



STAFF APPROVAL NO. 63-SA-2010			
SUBMIT ONE COPY OF THIS APPROVAL LETTER WITH THE FOLLOWING PLAN SETS TO THE ONE-STOP SHOP FOR OVER THE COUNTER 30 DAY PLAN REVIEW: BUILDING: <input checked="" type="checkbox"/> 2 sets of architectural plans FIRE: <input checked="" type="checkbox"/> 1 set of architectural plans PLANNING: <input checked="" type="checkbox"/> 1 set of architectural plans and 2 additional site plans & elevations			
PROJECT NAME:	Big Daddys BBQ		
LOCATION:	8608 E Shea Bl		
PARCEL:	175-29-004C	QUARTER SECTION:	29-48
COMPANY NAME:	Mastro Development		
APPLICANT'S NAME:	Oliver Badgio		
ADDRESS:	16441 N 90Th St Scottsdale, AZ 85260		
PHONE:	48-235-1306	FAX:	
REQUEST:	A request to modify elevations to an existing restaurant.		

STAFF APPROVAL NOTIFICATION

This letter is notification that your REQUEST is approved conceptually by Planning and Development Services Staff. Plans shall be submitted for permits as required by the One-Stop Shop. **This approval expires one (1) year from date of approval if a permit is required but has not been issued.**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

x	STIPULATIONS:	
1)	Improvements shall conform to the site plan, floor plan, elevations and narrative submitted by Ryan McCluckie of Nelsen Partners through Oliver Badgio of Mastro Development with a staff approval date of February 12, 2010.	
2)	Building materials, finish and color shall match the material board submitted by Ryan McCluckie of Nelsen Partners through Oliver Badgio of Mastro Development with a staff approval date of February 12, 2010.	
3)	The mounting detail of the proposed window overhangs shall be enclosed as described in the February 8, 2010 correspondence from Ryan McCluckie of Nelsen Partners.	
4)	All landscape material that might be removed with the construction of the 6' sidewalk on the south side of the existing establishment shall be replaced with same like, size and quantity of the existing landscape material.	
5)	No new exterior lighting is proposed nor approved with this submittal.	
6)	All signs / graphic panels require separate permit and approval.	
7)	The proposed site modifications shall meet all requirements of the City of Scottsdale Zoning Ordinance and Design Standards and Policies Manual.	
8)	Any modifications to the plan indicated above shall require a revised DRB/Staff approval prior to submittal of the final construction documents.	
9)	The applicant shall obtain all approvals and permits as required by the one-stop-shop.	

RELATED CASES: 36-UP-1994, 25-UP-2005, 40-DR-1991, 40-DR-1991 #9, 4-LL-2006, 221-SA-2003

SIGNATURE:

Adam Yaron

Date Approved: February 12, 2010

STAFF: Please distribute to the list below and return this letter, along with approved plans, to the Coordination Specialists.

Yaron, Adam

From: Yaron, Adam
Sent: Friday, February 12, 2010 9:50 AM
To: 'Oliver Badgio'
Cc: 'Ryan McCluckie'; 'George Melara'
Subject: Big Daddy's Staff Approval
Attachments: 63-SA-2010.pdf

Mr. Badgio,

Please find attached a copy of the requested staff approval letter – with stipulations, for Bid Daddy's BBQ. Please provide a copy of this letter with all plan set submittals to the one-stop-shop. 63-SA-2010 should be referenced on the plan sets in the bottom right hand margin of all sheets. Should you have any further questions or concerns please contact me at your earliest.

Adam Yaron

Associate Planner

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www.scottsdaleaz.gov

Yaron, Adam

From: Beer, Jon [jonbeer@regencycenters.com]
Sent: Thursday, February 11, 2010 2:17 PM
To: Yaron, Adam
Cc: Oliver Badgio; Romero, John
Subject: Big Daddy Approval
Attachments: Big Daddy's Elevations DRB.pdf; logo.gif

Adam,

Regency Center is giving approval for the intent of the elevations as attached. Please allow Oliver Badgio to process the application on our behalf.

Please let me know if you have any questions or need further information.

Thanks,

Jon K. Beer
Manager -Tenant Construction
1873 South Bellaire Street
Suite 600
Denver, CO 80222
303.300.5300 phone
303.691.6905 fax
jbeer@regencycenters.com

regencycenters

> moving quality forward

regencycenters.com

> please consider the environment before printing

Yaron, Adam

From: Ryan McCluckie [rmccluckie@nelsonpartners.com]
Sent: Monday, February 08, 2010 1:56 PM
To: Yaron, Adam
Cc: George Melara; Helen Bowling; Oliver Badgio
Subject: Big Daddy's BBQ - Response to DRB comments
Attachments: Big Daddy's BBQ - DRB Comments Graphic 2010-02-08.pdf

Hello Adam,

Per our phone conversation today, I am writing to inform you of our intent to comply with DRB Staff comments for the Big Daddy's BBQ project at Pima Crossing in Scottsdale, Arizona.

Item #1. DRB wishes us to clarify the Fiber Cement product – what is its style, etc?

Answer: It is a 6" exposed lap siding fiber cement product with a smooth surface, and is painted.

Item #2. DRB states that the roofs projecting from the building should be closed on their ends.

Answer: We have provided a detail showing our intent to close of the end caps of the 3 instances where this occurs on the building. The structural truss will be hidden, and a decorative grooved wood board will be "sandwiched" between the structural truss and decorative trim boards, complete with powder-coated gusset plates. This sufficiently closes the roof cavity on its ends and retains a visual relationship to the main entry detailing.

Item #3. DRB inquires to the nature of the signage proposed on the East Elevation's Main entry above the walkway.

Answer: There will be a decorative grooved board closure panel between the timber trusses similar to the other roofs. This will allow the signage to mount cleanly to its face.

Please find attached the detail for our proposed response to items 2 + 3. We trust that this will achieve the results that the DRB requires and request a confirming e-mail should this meet with their satisfaction.

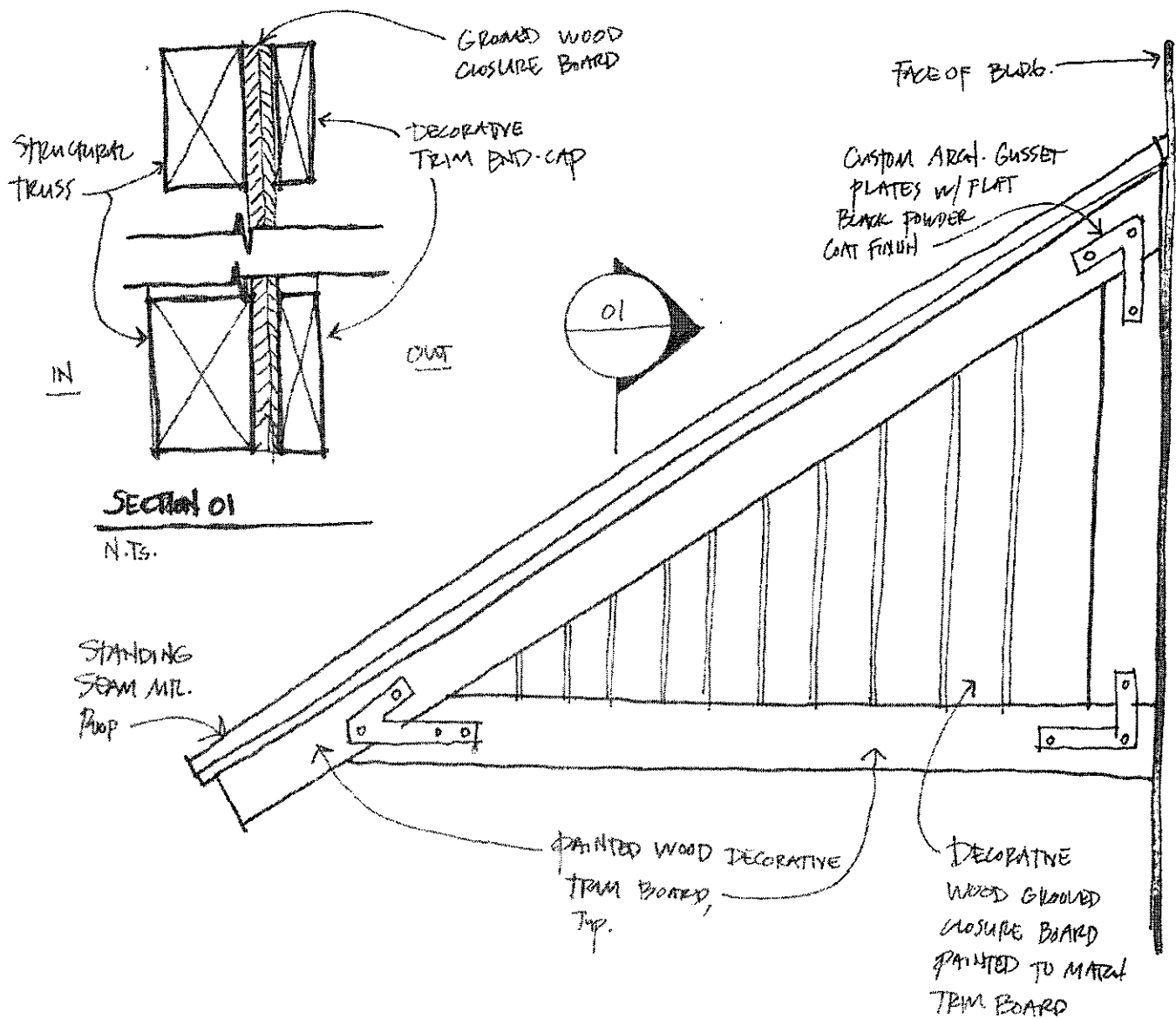
If you have any questions or comments, please do not hesitate to call.

Sincerely,

-Ryan McCluckie

Ryan McCluckie
Architect

Nelsen Partners, Inc.
15210 N. Scottsdale Road, Suite 300
Scottsdale, Arizona 85254
Tel: 480.949.6800
Fax: 480.949.6801
<http://www.nelsenpartners.com>

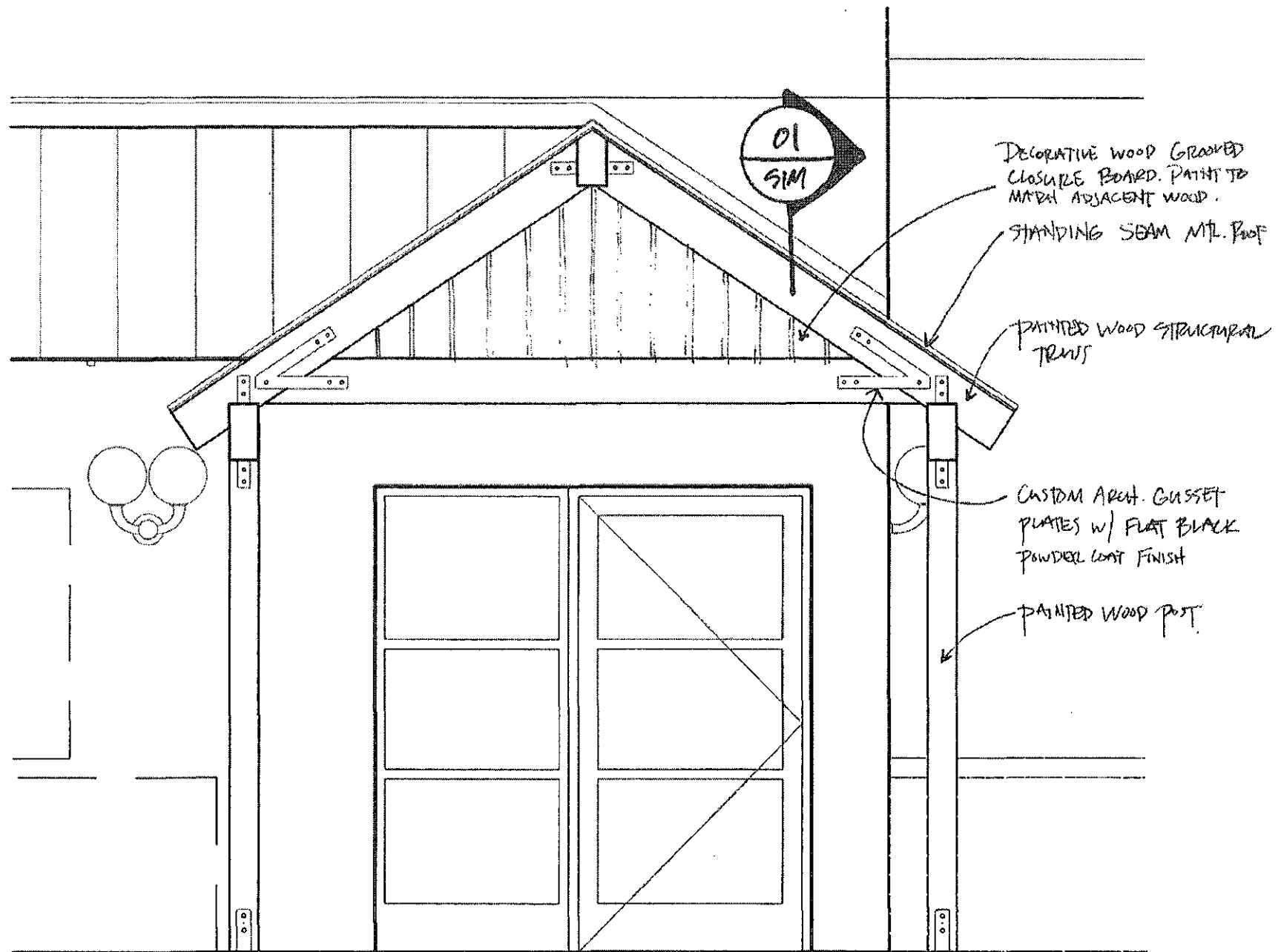


PROPOSED ROOF CLOSURE DETAIL

BIG DADDY'S BBQ

NIELSEN PARTNERS

02/08/10



EAST ENTRY

Yaron, Adam

From: Ryan McCluckie [rmccluckie@nelsonpartners.com]
Sent: Tuesday, February 09, 2010 10:22 AM
To: Yaron, Adam
Cc: Helen Bowling
Subject: RE: Big Daddy's BBQ - Response to DRB comments
Attachments: 2010-02-09 - Big Daddy's Site Plan.pdf

Adam,

Here are the responses to your answers:

Please identify the purpose of the gate on the southwest portion of the proposed patio? With current site conditions there is no sidewalk access to the proposed gate; should access be requested and/or required a sidewalk six foot in width will be required.

The purpose of the gate is that it is an exit. The gate will not have a latch. The new 6'-0" wide sidewalk has been shown on the attached site plan.

Please demonstrate that the proposed improvements will be maintained on parcel number 175-004C? As shown the shaded area indicating a new covered entry and walkway is encroaching over an existing property line. This condition will not be approved provided the existence of the mentioned property line.

The proposed improvements will be maintained on parcel number 175-004C. The property line was inadvertently drawn on the border of an 8'-0" utility easement. The attached site plan shows the true location of the property line from our ALTA drawing of the center.

Thank you,

-Ryan

Ryan McCluckie
Architect

Nelsen Partners, Inc.
15210 N. Scottsdale Road, Suite 300
Scottsdale, Arizona 85254
Tel: 480.949.6800
Fax: 480.949.6801
<http://www.nelsenpartners.com>

From: Yaron, Adam [mailto:AYaron@Scottsdaleaz.gov]
Sent: Monday, February 08, 2010 3:52 PM
To: Ryan McCluckie
Subject: RE: Big Daddy's BBQ - Response to DRB comments

Ryan,

Thank you for your correspondence – with the information provided those items of concern are now satisfied. I did however some additional questions that needs to be clarified.

- Please identify the purpose of the gate on the southwest portion of the proposed patio? With current site conditions there is no sidewalk access to the proposed gate; should access be requested and/or required a sidewalk six foot in width will be required.

Please demonstrate that the proposed improvements will be maintained on parcel number 175-004C? As shown the shaded area indicating a new covered entry and walkway is encroaching over an existing property line. This condition will not be approved provided the existence of the mentioned property line.

Please respond as at your earliest – should you have any questions please don't hesitate to call.

Thanks.

Adam Yaron

Associate Planner

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1yzzl:Y rti[:: :@]lv[zYF l:Y

bu08235PPck5

www.scottsdaleaz.gov

From: Ryan McCluckie [mailto:rmcluckie@nelsenpartners.com]

Sent: Monday, February 08, 2010 1:56 PM

To: Yaron, Adam

Cc: George Melara; Helen Bowling; Oliver Badgio

Subject: Big Daddy's BBQ - Response to DRB comments

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If you have any questions or comments, please do not hesitate to call.

Sincerely,

-Ryan McCluckie

Ryan McCluckie
Architect

Nelsen Partners, Inc.

15210 N. Scottsdale Road, Suite 300

Scottsdale, Arizona 85254

Tel: 480.949.6800

Fax: 480.949.6801

<http://www.nelsenpartners.com>

January 29th 2010

Big Daddy's BBQ
8608 E. Shea Blvd.
Scottsdale, AZ 85260

Current Zoning: C-2



PROJECT NARRATIVE

This is a staff approval application for changes to the existing building located at 8608 E. Shea Blvd. The changes are as follows:

PROJECT DESCRIPTION:

The existing building has historically been a restaurant use, Big Daddy's BBQ is a new restaurant concept that will provide a new covered patio area. The nature of our request is for exterior modifications to preserve the majority of the existing stucco and brick accent building, with changes at the stucco portions consisting of a brick wainscot. The use of the brick veneer is consistent with other buildings in the Shopping Center, therefore our request is in keeping with the character of the Center. The new patio will be defined by expanding the existing large window openings. New steel railings will be added to define the patio area. A new roof canopy will be added to break up the blank façade on the South/East side of the building, as well as provide additional patio shading. A new wood truss entry area will be added to create a stronger entrance. The new covered patio will be constructed within the existing building envelope and the new exterior wall will be predominantly defined by glass roll up doors with synthetic wood siding on the solid portions of the wall.

PARKING:

The overall center parking requirement is 1,222 cars, the center has 1,485 parking spaces provided.

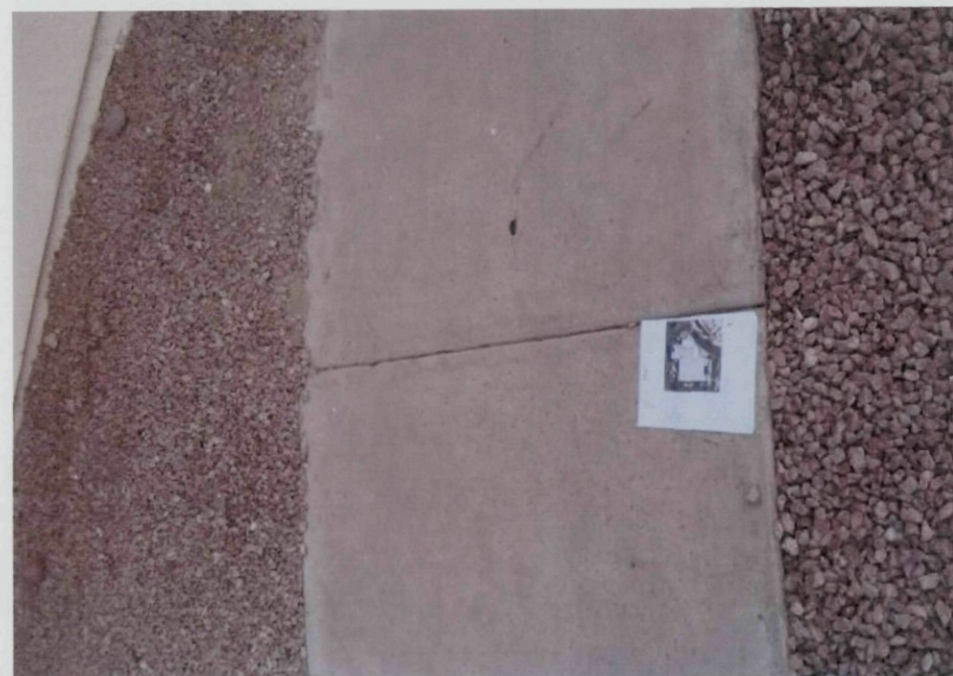
The existing restaurant SF is +/- 8,114 SF gross with 440 SF of patio area, therefore the existing parking demand for this building is 109 cars and 2 cars for the patio = 111 cars total. The parking demand for this building will be diminished since the new patio area will be carved from the existing building therefore reducing the parking demand calculation. The new patio SF is 1,468 SF and the new building gross is 6,420 SF. The new building parking demand will be 84 cars and 7 cars for the patio area = 91 cars. The new parking demand for the building is 20 cars less.

SUMMARY

We are requesting staff approval of minor exterior modifications to the existing building. The use is consistent with its historical use and the proposed modifications consistent with the overall shopping center at Pima Crossing.















Staff Approval Application

Submittal Requirements

CT 82806

Project Name: BIG DADDY'S BBQ City Staff Contact: ADAM YARON

Project Address: 8609 E. SHUA BLVD

Zoning: _____ A.P.N.: _____ Quarter Section: _____

Associated References: Project Number: 67 -PA-2000 Plan Check Number _____ Case(s) _____

Request: MINOR MODIFICATION TO RETURN EXISTING RESTAURANT TO ORIGINAL CONDITION (NEW CHART)

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

Owner: BUBBA NICH LLC Applicant: OLIVER BATHIO

Company: _____ Company: MASTRO DEVELOPMENT

Phone: 480-235-1306 Fax: 480-889-1189 Phone: 480-235-1306 Fax: 480-889-1189

E-mail: OO@MASTRODEVELOPMENT.COM E-mail: OO@MASTRODEVELOPMENT.COM

Address: 16441 N. 90th ST SCOTTSDALE AZ 85260 Address: 16441 N. 90th ST SCOTTSDALE AZ 85260

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

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

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 _____ Circle One: Applicant Owner _____

Date 2-2-10

Official Use Only:

Submittal Date: _____

City Staff Signature: _____

Planning & Development Services Department

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

de TO SIGN IT
ADAM
2/2/2010



City of Scottsdale Cash Transmittal

82906

82906
11 00220707
02/02/10 *PLN-1STOP
ANBENNETT CRSDC30041
2/2/2010 4:35 PM
\$103.00

Received From :

MASTRO DEVELOPMENT
16441 N 90TH ST
SCOTTSDALE, AZ 85260
480-235-1306

Bill To :

MASTRO DEVELOPMENT
16441 N 90TH ST
SCOTTSDALE, AZ 85260
480-235-1306

Reference # 67-PA-2010
Address 8608 E SHEA BL
Subdivision

Issued Date 2/2/2010
Paid Date 2/2/2010
Payment Type CREDIT CARD

Marketing Name
MCR
APN 175-29-004C

Lot Number
County No
Gross Lot Area 0
NAOS Lot Area 0
Net Lot Area
Number of Units 1
Density

Cost Center
Metes/Bounds No
Water Zone
Water Type
Sewer Type
Meter Size
QS 29-48

Owner Information
BUBBA NICHOLLS LLC
16441 N 90TH ST
SCOTTSDALE, AZ 85260
480-235-1306

Code	Description	Additional	Qty	Amount	Account Number
3180	PRE-APPLICATION / SA		1	\$82.00	100-21300-44221
3199	RECORDS PACKET FOR PREAPPS		1	\$21.00	100-21300-44221

SIGNED BY OLIVER BADGIO ON 2/2/2010

Total Amount

\$103.00

(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 # 82906

City of Scottsdale

7447 E. Indian School Rd.

Scottsdale, AZ 85251

(480) 312-2500

One Stop Shop

Date: 02/02/10 Cashier: ANBENNETT
Office: PLN-1STOP Mach ID: CQSDC300416
Tran #: 11 Batch #: 14146

Receipt:00220707 Date:2/2/2010 4:35 PM
82906

3180 PRE APPLICATION/SA \$82.00
3199 RECORDS PACKET FOR PREAP \$21.00

TENDERED AMOUNTS:

American Express Tendered: \$103.00
*****200 BADGIO, OC

Transaction Total: \$103.00

Thank you for your payment.
Have a nice day!

County Parcels

