



## STAFF APPROVAL LETTER

26-SA-2011

Narcisse Champagne Lounge

### 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: 15257 N Scottsdale Rd Ste 200  
PARCEL: 215-56-056G  
Q.S.: 34-45  
CODE VIOLATION #:

APPLICANT: Tom Zummo  
COMPANY: Diddy Da Management LLC  
ADDRESS: 4731 E Cactus Rd Scottsdale, AZ 85032  
PHONE: 602-402-1841

**Request:** Request approval for the installation of fabric awning panels on the south elevation of building F for the patio at Narcisse.

#### STIPULATIONS

1. The design, size, and location of the awnings shall be in conformance with the building elevations by 1 Stop Signs, stamped approved by City staff 1/26/11.
2. The awning material shall be Firesist "crimson red" as shown by the material sample stamped approved by City staff 1/26/11 or as required by the Fire Department.
3. The awnings shall be installed flush with the south edge of the existing columns at the edge of the patio area as shown on the building wall section stamped approved by City staff 1/26/11.

**Related Cases:** 10-DR-2007#3

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

Bryan Cluff, LEED AP  
Planner

DATE APPROVED: 1/26/11

### 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 **over the counter** plan review:

- BUILDING: ☒ 2 sets of architectural plans  
FIRE: ☒ 1 set of architectural plans  
PLANNING: ☒ 1 set of architectural plans and 2 additional 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: \_\_\_\_\_





# Staff Approval Application

## Submittal Requirements

Project Name: Narcisse Champagne Lounge

City Staff Contact: Bryan Cluff

Project Address: 15257 N. Scottsdale Rd. #200

Zoning: PRC

A.P.N.: \_\_\_\_\_

Quarter Section: 34 48

Associated References: Project Number: 759-PA-2010

Plan Check Number \_\_\_\_\_

Case(s) \_\_\_\_\_

Request: Approval for Awnings

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

Applicant Owner: Tom Zummo

Owner Applicant: Margo Conley (Project Manager)

Company: Diddy da Management LLC

Company: Glimcher

Phone: 602-402-1841

Fax: \_\_\_\_\_

Phone: 614-205-5221

Fax: \_\_\_\_\_

E-mail: tom@diddyda.com

E-mail: MConley@Glimcher.com

Address: 4731 E. Cactus Rd. Phoenix, AZ 85032

Address: 180 E. Broad St. Columbus Ohio 43215

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

☒ Completed Application (this form) and Application Fee-- \$ 85 (fee subject to change every July)

☐ Context Aerial with site highlighted

☐ Site Location Map

☐ Maricopa County Assessor's Parcel Map with site location highlighted

☒ Narrative describing nature of request

☐ Property Owner's Authorization, or signature below

☐ Homeowners/Property Owners Association Approval (if applicable)

☐ Color Photographs of site- including all areas of change.

☐ 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.

☐ Lighting- provide cut sheets, details, photometric for any proposed lighting

☐ Cross Sections- for all cuts and fills

☐ Floor Plan(s) of additions, alterations, or new structures. The floor plan shall be dimensioned and clearly delineate existing and proposed construction.

☐ 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.

☒ Elevation Drawings or Color Photosimulations of new additions, buildings, or other changes with materials and colors noted and keyed to material samples

☒ Material Samples- color chips, awning fabric, glazing, etc.

☐ Conceptual Grading & Drainage Plan showing existing & proposed drainage flows, channels and retention.

☐ Copy of Liquor License Application (For all bars/restaurants/pubs)

☐ Airport Vicinity Development Checklist- provided

☐ Current Title Report

☐ Other: \_\_\_\_\_

will be dropping off

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

Official Use Only:

Submittal Date:

12/14/10

City Staff Signature:

W. Harty per E.B. Cluff

**Planning & Development Services Department**

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

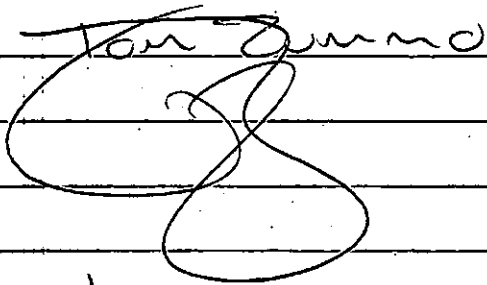
12/14/10

To Whom it May Concern:

We are Proposing an Instal of 4  
awnings on the South elevation  
of 15257 N. Scottsdale Rd. #200.

Thank You

Tom Quinn





# City of Scottsdale Cash Transmittal

# 85913

\*\*\*\*\* DUPLICATE \*\*\*\*\*

85913  
5 00305799  
12/14/10 PLN-1STQP  
SYANEZ HPD0858004  
12/14/2010 3:14 PM  
\$85.00

**Received From :**

DIDDY DA MANAGEMENT LLC  
4731 E CACTUS RD  
SCOTTSDALE, AZ 85032  
602-402-1841

**Bill To :**

\*\*\*\*\* DUPLICATE \*\*\*\*\*

DIDDY DA MANAGEMENT LLC  
4731 E CACTUS RD  
SCOTTSDALE, AZ 85032  
602-402-1841

**Reference #** 759-PA-2010  
**Address** 15257 N SCOTTSDALE RD STE 200  
**Subdivision** MOD FOR SCOTTSDALE QUARTER  
**Marketing Name**  
**MCR** 1020-26  
**APN** 215-56-056G

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

**Issued Date** 12/14/2010  
**Paid Date** 12/14/2010  
**Payment Type** CREDIT CARD  
**Cost Center**  
**Metes/Bounds** No  
**Water Zone**  
**Water Type**  
**Sewer Type**  
**Meter Size**  
**QS** 34-45

**Owner Information**

GLIMCHER DEVELOPMENT CORP  
180 E BROAD ST  
COLUMBUS, OH 43215  
614-302-2611

Code	Description	Additional	Qty	Amount	Account Number
3166	STAFF APPROVAL (MINOR-CASE)		1	\$85.00	100-21300-44221

SIGNED BY TOM ZUMMO ON 12/14/2010

Total Amount **\$85.00**

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

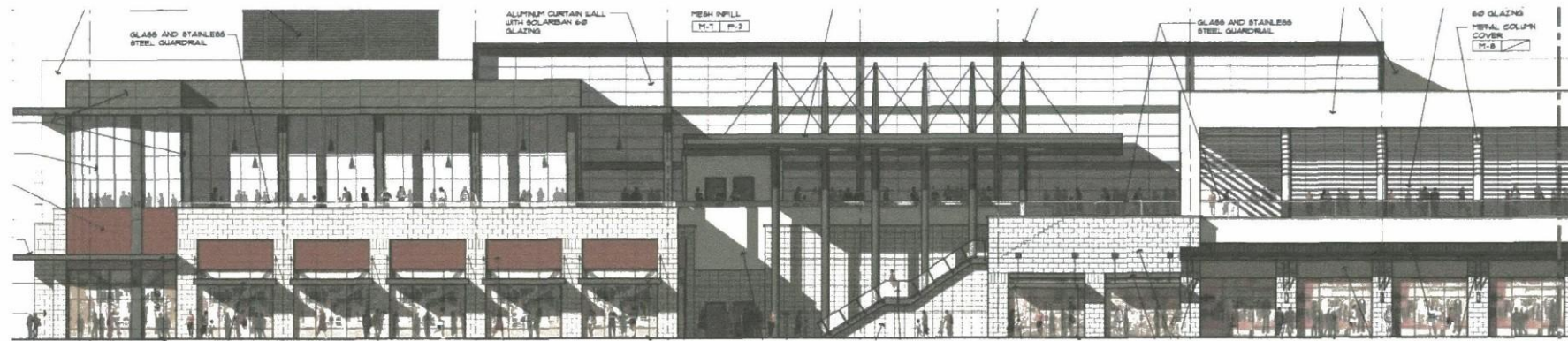
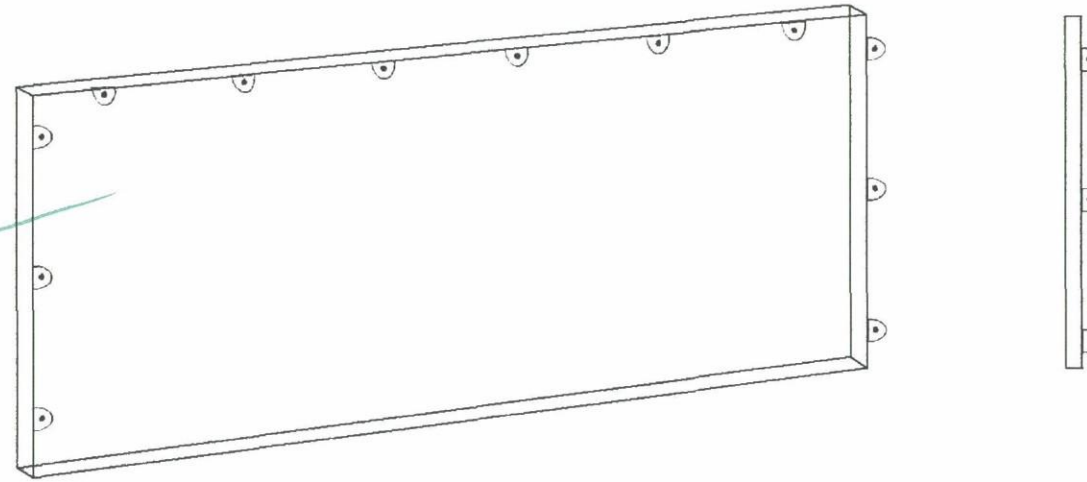
**TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 85913**



# Exterior Awnings Attachment Detail

Awning frames to have 2" weld tabs every 3' on center  
Attached with 14 x 2" tek screws with applicable anchors

26-4A-2011  
APPROVED  
1/26/11  
DATE  
INITIALS



124' Frontage



124' Frontage

**1 STOP SIGNS**  
480-961-SIGN (7446)

Fax 480.785.0754  
500 N. 56th St.  
Chandler, AZ 85226

Project Name: Narcisse Champagne and Tea Lounge

Owner Name: Todd Rosenbaum

Development: Scottsdale Quarter

Address: 15257 N Scottsdale Rd. Suite F200

City: Scottsdale

State: AZ, 85254

ALL ELECTRICAL SIGNS ARE  
120 Volts  
UNLESS OTHERWISE INDICATED

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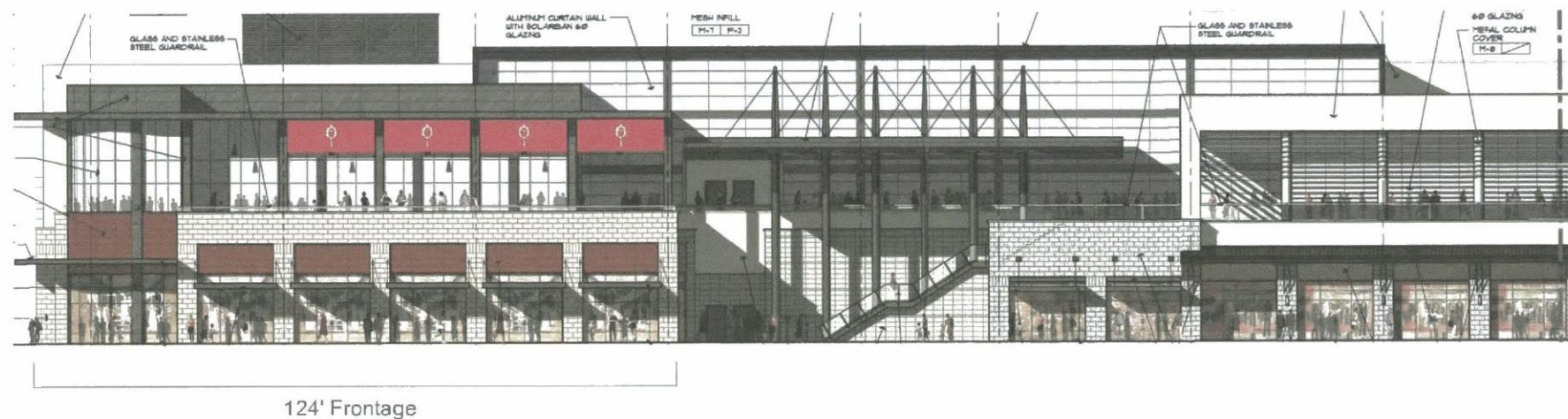
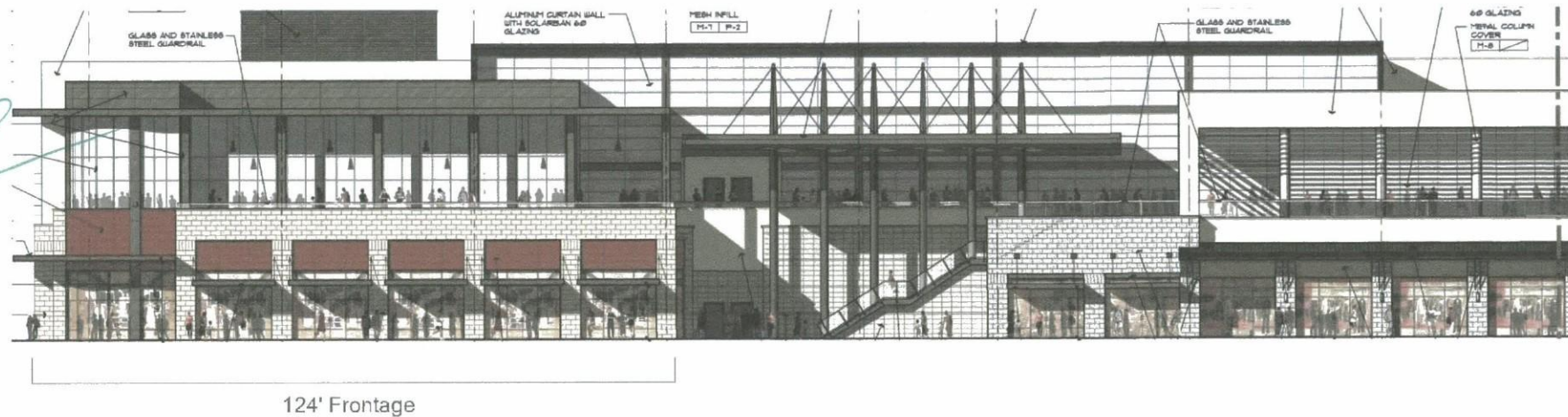
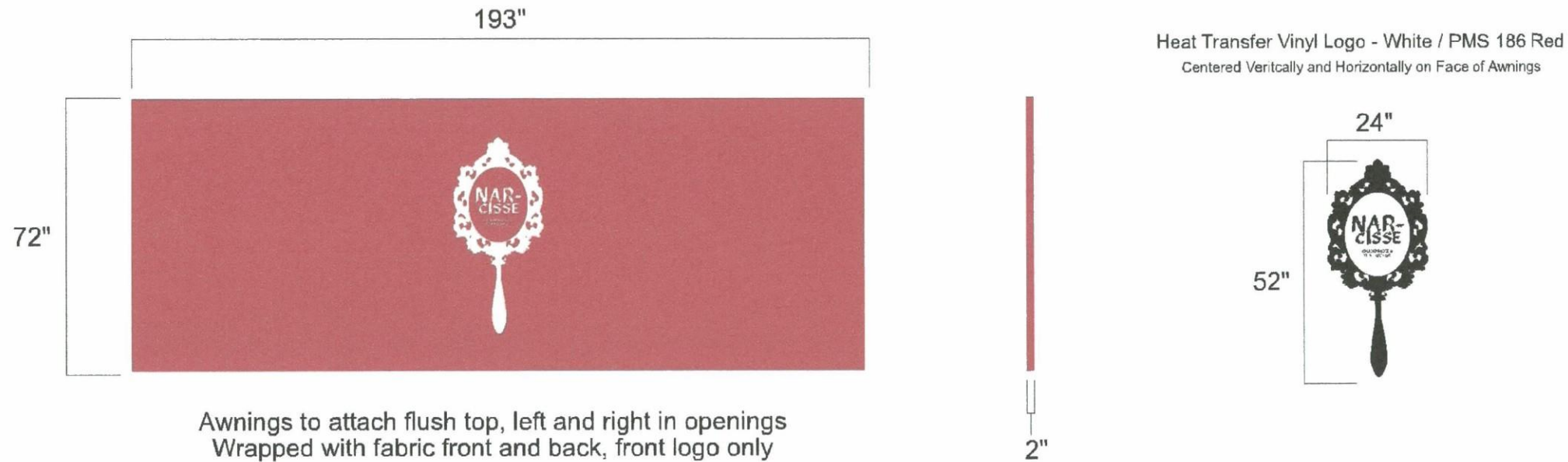
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# Exterior Awnings

Total Signage SF (4 awning logos) = 34.64 x 90% = 31.17

Sunbrella Firesist Crimson Red 8603 / Fire Resistant Canvas Awnings



**1st STOP SIGNS**

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26-SA-2011  
APPROVED  
1/26/11  
DATE

INITIALS





10-DR-2007  
 10-DR-2007#2  
 10-DR-2007#3  
 39-NP-2007  
 CITY OF SCOTTSDALE DEVELOPMENT REVIEW BOARD CASE NUMBERS  
 3568-08  
 CITY OF SCOTTSDALE PLAN CHECK NUMBER  
 PRC  
 CITY OF SCOTTSDALE ZONING

# SCOTTSDALE QUARTER PHASE 2 - BUILDING F 15257 N. SCOTTSDALE ROAD

Date  
 JUNE 26, 2008

Revisions  
 SEPT 22, 2008  
 COORDINATION SET  
 FEB 23, 2009  
 COORDINATION  
 APRIL 08, 2009  
 COORDINATION  
 JULY 22, 2009  
 PATIO REVISION

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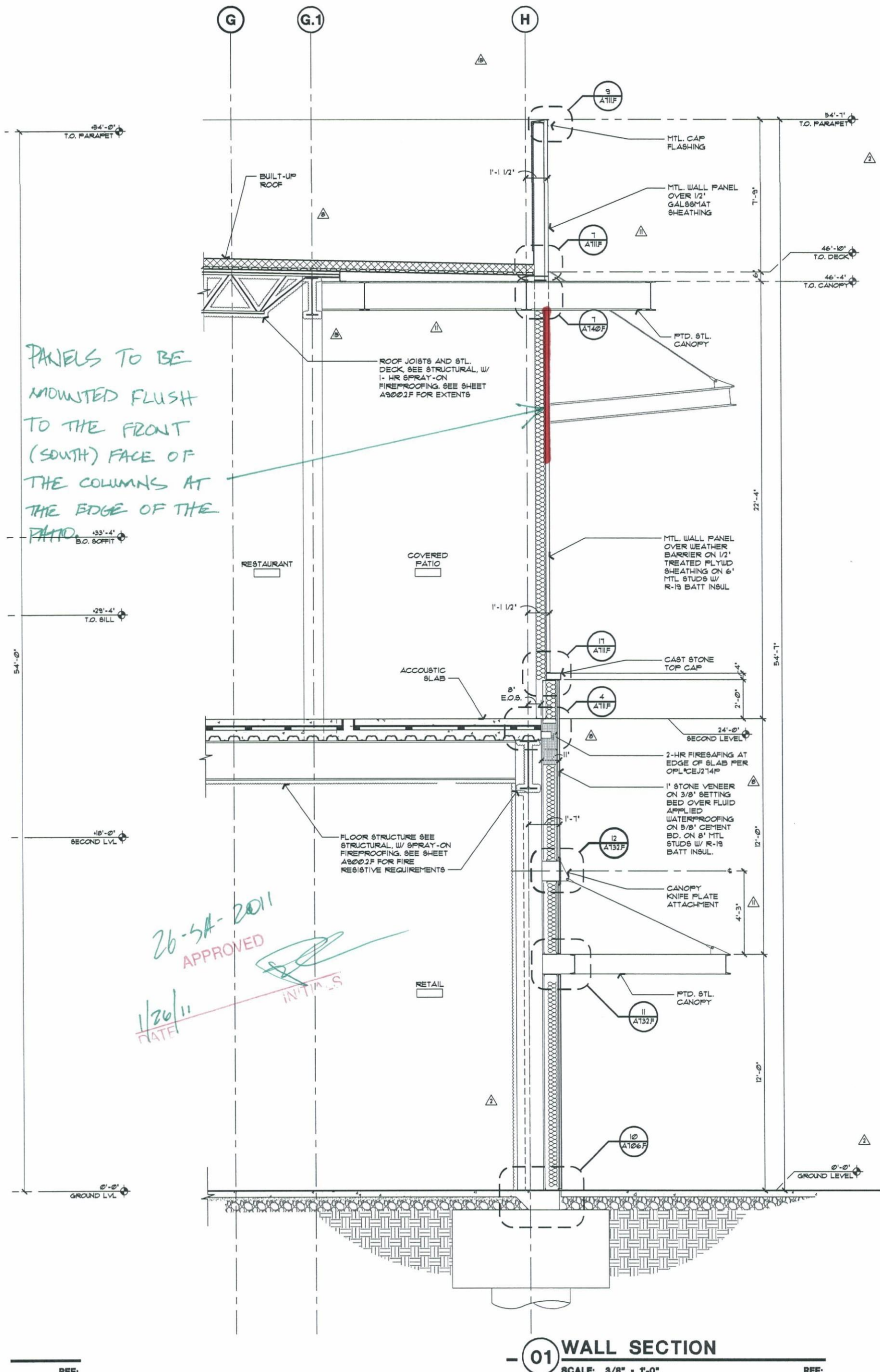
Project No.

37508

Sheet

**A508.F**

WALL SECTIONS



PANELS TO BE  
 MOUNTED FLUSH  
 TO THE FRONT  
 (SOUTH) FACE OF  
 THE COLUMNS AT  
 THE EDGE OF THE  
 PATIO.

26-5A-2011  
 APPROVED

1/26/11  
 DATE

INITIALS

**01 WALL SECTION**

SCALE: 3/8" = 1'-0"

REF:

REF:



