



# STAFF APPROVAL LETTER

30-SA-2011

El Hefe

## 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: 4425 N Saddlebag Tr  
PARCEL: 173-41-257  
Q.S.: 17-45  
CODE VIOLATION #:

APPLICANT: Ryan Hibbert  
COMPANY: Ryan Hibbert  
ADDRESS: 8518 E Sunnyside Dr Scottsdale, AZ 85260  
PHONE: 602-380-8545

Request: Request approval of awning on front of building

### STIPULATIONS

1. Approval is for Planning Department only. Other Departments reviews may apply.
2. Plan submitted for permits shall match those submitted with this approval dated 1-31-11.
3. Awnings are to be black. Signage location on awning is limited to the valance. Trim and text color on awning is to be pink.
4. Separate permits are required for awning and signage.

Related Cases: 12-DR-2010

SIGNATURE:   
Kim Chafin, AICP

DATE APPROVED: 1-31-11

## 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 or 20-day (as determined by the Plan Reviewer) plan review:

OTHER:  3 sets of architectural plans, including a site plan

**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

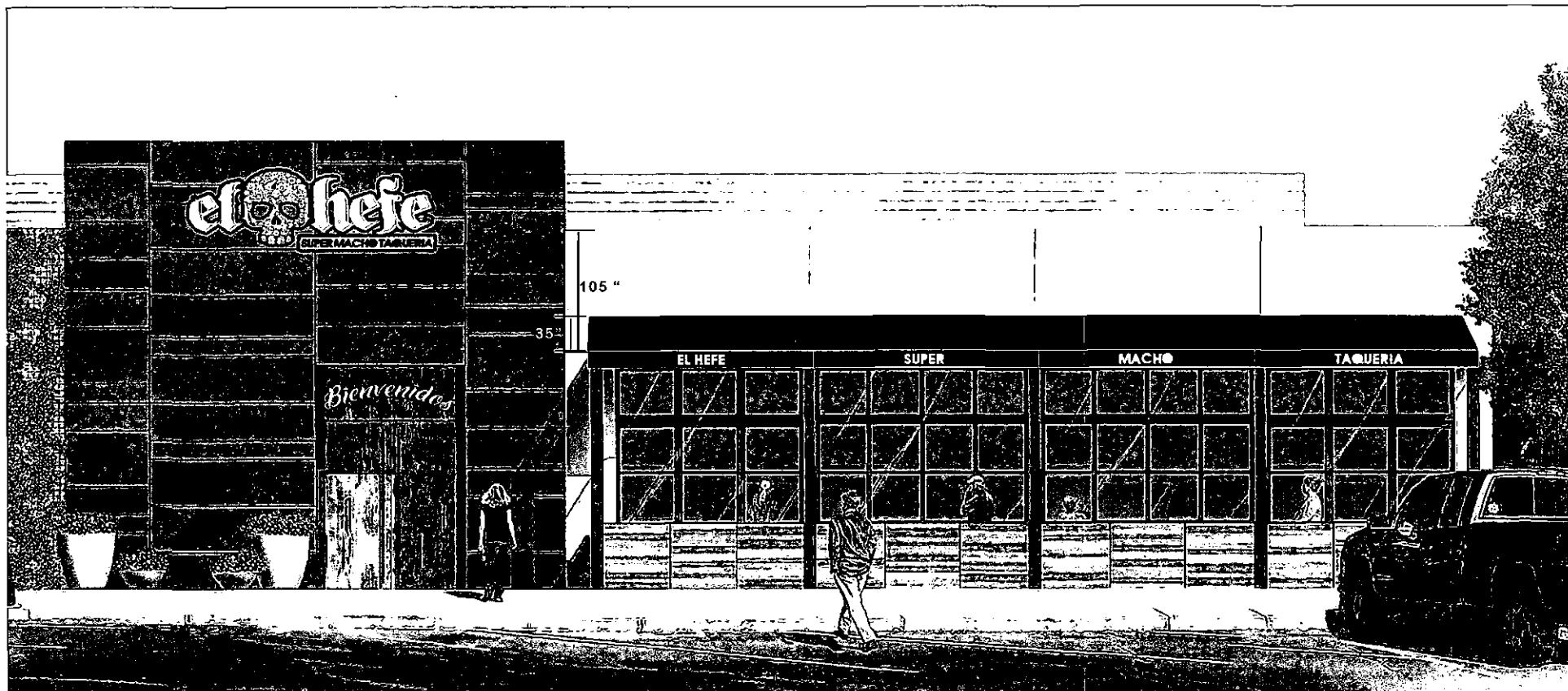
City Attorney's Office  
3939 Drinkwater Blvd.  
Scottsdale, AZ 85251  
(480) 312-2405

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:** \_\_\_\_\_



APPROVED  
"Avonng"  
1-31-11 *Ken Chefi*  
DATE INITIALS





# City of Scottsdale Cash Transmittal

# 86308

86308  
00320866  
6 01/28/11 PLN-1STOP  
KWHEELER C08DC32001  
1/28/2011 2:19 PM  
\$85.00

Received From :

RYAN HIBBERT  
8518 E SUNNYSIDE DR  
SCOTTSDALE, AZ 85260  
602-380-8545

Bill To :

RYAN HIBBERT  
8518 E SUNNYSIDE DR  
SCOTTSDALE, AZ 85260  
602-380-8545

Reference # 64-PA-2011

Issued Date 1/28/2011

Address 4425 N SADDLEBAG TR

Paid Date 1/28/2011

Subdivision

Payment Type CASH/CREDIT CARD

Marketing Name

Lot Number 6A

Cost Center

MCR

County No

Metes/Bounds No

APN 173-41-257

Gross Lot Area 0

Water Zone

Owner Information

NAOS Lot Area 0

Water Type

RYAN HIBBERT  
8518 E SUNNYSIDE DR  
SCOTTSDALE, AZ 85260  
602-380-8545

Net Lot Area

Sewer Type

Number of Units 1

Meter Size

Density

QS 17-45

Code	Description	Additional	Qty	Amount	Account Number
3180	PRE-APPLICATION / SA		1	\$85.00	100-21300-44221

  
SIGNED BY RYAN HIBBERT ON 1/28/2011

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 # 86308



64-PA-2011

# Staff Approval Application

## Submittal Requirements

Project Name: El Hefe City Staff Contact: Kim Chafin

Project Address: 4425 N. Saddlebag Trail #101 Scottsdale AZ 85251

Zoning: \_\_\_\_\_ A.P.N.: 173-41-125A 257 Quarter Section: 17-45

Associated References: Project Number: 344 PA 2010 Plan Check Number: \_\_\_\_\_ Case(s): \_\_\_\_\_

Request: To Approve Awning on Front of Building

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

Owner: Ryan Hibbert Applicant: same

Company: 4425 Saddlebag LLC \_\_\_\_\_

Phone: 6023808545 Fax: \_\_\_\_\_

E-mail: ryanhibbert@riothg.com \_\_\_\_\_

Address: 7743 E. Rovey Ave Scottsdale AZ 8525 \_\_\_\_\_

**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/patios)
- Airport Vicinity Development Checklist- provided
- Current Title Report
- 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

1/28/11 Date \_\_\_\_\_

Official Use Only:

Submittal Date: 1/28/11

City Staff Signature: Cheryl Summ

**Planning & Development Services Department**

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

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Check Mail New

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702 VIEW YOUR 3 Credit Scores \$0

Previous | Next | Back to Messages

Mark as Unread | Print

Delete Reply Forward Spam Move...

Folders [Add]

Inbox (141)

Drafts (1)

Sent

Spam [Empty]

Trash [Empty]

My Photos

My Attachments

FW: El Hefe awning

Friday, January 28, 2011 8:56 AM

"Chafin, Kim" &lt;KChafin@Scottsdaleaz.gov&gt;

"ryan hibbert" &lt;ryanhibbert1402@yahoo.com&gt;

"Patrick Hughes" &lt;patrick@amg-gc.com&gt;, "Venker, Steve" &lt;SVenker@Scottsdaleaz.gov&gt;, "Chi, Andrew" &lt;AChi@Scottsdaleaz.gov&gt;

1 File (1989KB)



hefe\_signag

No virus threat detected File: hefe\_signage\_streetscape\_v2.pdf [Download File](#)

Norton® AntiVirus

Email Invisible

1 Online Contact [Add]

mike faulkner

Not Listed? New Chat

0 Mobile Contacts [Add]

You don't have any Mobile Text contacts yet.

Start a Text Message

Good morning Ryan!

Thanks for working with us on this proposal. It looks great! Bring in a copy of this drawing (go ahead and fill in the first awning panel, and also submit a black and white version, which shows the measurements), and submit a Staff Approval application (form on-line). When you submit the Staff Approval application to the One-Stop Shop, give them a copy of this email so they will know to assign the Staff Approval application to me. After I issue the Staff Approval letter, you will be able to submit for your building permit.

Andrew, please Ryan know if El Hefe needs to apply for another sign permit for the lettering on the awning. Also, FYI the door is OK.

Muchas Gracias to Steve and Andrew for all their help, and to Ryan and Patrick for their creative brainstorming!

**Kim Chafin, AICP, LEED-AP**

Senior Planner

City of Scottsdale

Ph: 480-312-7734

Fax: 480-312-7088

email: [kchafin@ScottsdaleAZ.gov](mailto:kchafin@ScottsdaleAZ.gov)From: ryan hibbert [mailto:[ryanhibbert1402@yahoo.com](mailto:ryanhibbert1402@yahoo.com)]

Sent: Thursday, January 27, 2011 9:34 AM

To: Chafin, Kim

Cc: Patrick Hughes

Subject: Re: El Hefe awning

Kim,

Thank you again for taking your time to meet with us yesterday! Everything you have done for us on this project has been extremely appreciated :).

Attached is the updated El Hefe Streetscape with the black awnings and pink lettering. The first awning panel is cut out to show the measurements we spoke about yesterday. The total height of the white wall being 105" and 1/3 of that wall for the awning height being 35". Please let me know if this drawing is sufficient for you or if we need to add anything else to it.

On a side note, i really think you are going to like the finished product. The black awning will look very clean and the pinks will be a subtle touch of color to the building and will really make it look great!

Please let me know when we are good to move forward with everything..

Best Regards,