



## STAFF APPROVAL LETTER

27-SA-2011

Dry Bar

### 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: 15147 N Scottsdale Rd Ste 115  
PARCEL: 215-56-056G  
Q.S.: 34-45  
CODE VIOLATION #:

APPLICANT: Gwen Garick  
COMPANY: Nelsen Partners  
ADDRESS: 15210 N Scottsdale Rd Scottsdale, AZ 85254  
PHONE: 480-949-6800

**Request:** Request approval to add a fabric awning structure over the existing metal canopy on tenant suite 115 on the south side of building H (Dry Bar).

#### STIPULATIONS

1. The awning design, size, and location shall be installed in conformance with the building elevations and sections by Nelsen Partners, Inc., approved by City staff 1/26/11.
2. The awning fabric shall be Sunbrella fabric "slate" as shown on the material board, stamped approved by City staff 1/26/11.
3. The proposed awning shall be constructed around the existing steel canopy, leaving the existing canopy in its current location.
4. Any signage included on the awning shall require a separate review and permit.

**Related Cases:** 10-DR-2007#3, 10-DR-2007#5

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: Dry Bar City Staff Contact: Bryan Cluff  
Project Address: 15147 N. Scottsdale Rd. Suite 115  
Zoning: PRC A.P.N.: \_\_\_\_\_ Quarter Section: 34 35  
Associated References: Project Number: 22 -PA-2011 Plan Check Number 43-11 Case(s) 10DR2007-3  
Request: Modification to existing canopy.

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

Owner: <u>Brian Teske</u>	Applicant: <u>Gwen Jarick</u>
Company: <u>Kierland Crossing LLC</u>	Company: <u>Nelsen Partners Inc.</u>
Phone: _____ Fax: _____	Phone: <u>480-949-6800</u> Fax: <u>480-949-6801</u>
E-mail: <u>bteske@glimcher.com</u>	E-mail: <u>gjarick@nelsonpartners.com</u>
Address: <u>180 E. Broad Street. Columbus, Ohio</u>	Address: <u>15210 N. Scottsdale Rd. Scottsdale, AZ 85254</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-- \$ _____</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 checked="" 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 checked="" 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 type="checkbox"/> <b>Color Photographs of site-</b> including all areas of change.   | <input type="checkbox"/> <b>Airport Vicinity Development Checklist-</b> provided  |
| <input 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 Circle One Applicant Owner

January 10, 2011  
Date

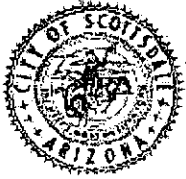
**Official Use Only:**

Submittal Date: 1.10.11

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



# City of Scottsdale Cash Transmittal

# 86123

86123  
5 00314349  
01/10/11 PLN-1STOP  
SYANEZ HPD0858004  
1/10/2011 4:20 PM  
\$85.00

**Received From :**

NELSEN PARTNERS  
15210 N SCOTTSDALE RD  
SCOTTSDALE, AZ 85254  
480-949-6800

**Bill To :**

NELSEN PARTNERS  
15210 N SCOTTSDALE RD  
SCOTTSDALE, AZ 85254  
480-949-6800

Reference # 22-PA-2011  
Address 15147 N SCOTTSDALE RD STE 115  
Subdivision MOD FOR SCOTTSDALE QUARTER  
Marketing Name  
MCR 1020-26  
APN 215-56-056G

Owner Information  
Keirland Crossing, LLC  
180 E. BROAD ST  
COLUMBUS, OH 43215-3130  
614-621-9000

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

Issued Date 1/10/2011  
Paid Date 1/10/2011  
Payment Type CREDIT CARD  
Cost Center  
Metes/Bounds No  
Water Zone  
Water Type  
Sewer Type  
Meter Size  
QS 34-45

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

SIGNED BY GWEN JARICK ON 1/10/2011

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 # 86123**



# NelsenPartners

**Nelsen Partners, Inc.**  
Architecture Planning Interiors

Austin - Scottsdale

15210 N. Scottsdale Road, Suite 300  
Scottsdale, Arizona 85254  
tel 480.949.6800  
fax 480.949.6801

[www.nelsenpartners.com](http://www.nelsenpartners.com)

**Principals**

Brad J. Nelsen, AIA, FAIA  
Philip J. Crisara, AIA  
George A. Melara, AIA  
Erston Senger, AIA

**Associate Principals**

Helen Bowling, AIA  
Stan Haas, FAIA  
Michael Martin, AIA  
Michael W. Milburn, AIA  
Andy Neilands, AIA

January 10, 2011

Dear Bryan,

This is a request to change the "look" of the canopy above the storefront in Suite 115 in building H at Scottsdale Quarter. The existing canopy will remain as is but we request to put an awning over the structure. The awning will cover the existing vertical supports as well as the horizontal channels and tubes. This will give the tenant the individual identity that is typical for all of their stores. We feel this will enhance the pedestrian environment as well as give additional shade.

Sincerely,



Gwen Jarick

## Gwen Jarick

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**From:** Cluff, Bryan [BCluff@Scottsdaleaz.gov]  
**Sent:** Monday, December 13, 2010 5:40 PM  
**To:** Gwen Jarick  
**Subject:** RE: DBSQ - Facade Options  
**Attachments:** StaffApprovalform.pdf

Gwen,

If this awning is providing the same amount or more coverage (depth) than the existing canopy, we should be able to process as a staff approval. Please use the attached application. Let me know if you have any questions.

Thanks,

**Bryan D. Cluff, LEED AP**

Planner

City of Scottsdale

Planning, Neighborhood & Transportation

Phone: 480-312-2258

Fax: 480-312-7088

[bcluff@ScottsdaleAZ.gov](mailto:bcluff@ScottsdaleAZ.gov)

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twitter

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**From:** Gwen Jarick [<mailto:gjarick@nelsonpartners.com>]  
**Sent:** Friday, December 10, 2010 9:11 AM  
**To:** Cluff, Bryan  
**Subject:** FW: DBSQ - Facade Options

Bryan,

Hope you are well. A tenant that is coming to Scottsdale Quarter soon wants to take out the existing canopy and add a fabric awning. Please see the attached option two. I think this would look great but I want to get an opinion from you so we don't have any problems with an approval. Should this be submitted as a staff approval? We are on a really tight schedule as usual.

Thank you,

gwen jarick

**Nelsen Partners, Inc.**

15210 N. Scottsdale Rd, Suite 300

Scottsdale, Arizona 85254

Tel: 480.949.6800

Fax: 480.949.6801

[www.nelsenpartners.com](http://www.nelsenpartners.com)

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**From:** Marcel Perez-Pirio  
**Sent:** Thursday, December 09, 2010 3:23 PM

**To:** 'Gwen Jarick'; 'amy ross'  
**Cc:** 'Cameron Webb'; Josh Heitler; 'michael@thedrybar.com'  
**Subject:** DBSQ - Facade Options

Hello Amy and Gwen,

Attached is a PDF of the façade options. We have discussed this with Drybar and it seems as though everyone is leaning toward the Awning option (removing the canopy). Please review with your comments.

Gwen, will a presentation similar to this suffice for a Glimcher review?

Thanks,

Marcel Perez-Pirio, LEED<sup>AP</sup>

**LACINA HEITLER ARCHITECTS**

135 Fifth Avenue, 6th Floor

New York, NY 10010

T: 212-533.4250 x13

F: 212-533-4251

[mperezpirio@lacina-heitler.com](mailto:mperezpirio@lacina-heitler.com)

[www.lacina-heitler.com](http://www.lacina-heitler.com)

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



SCALE: 1/2" = 1'-0"

— SUSPENDED CANOPY SIGN  
BEYOND BY OTHERS

Project No.  
10-DBSQ

# A.073.0





1

EXISTING STOREFRONT

SCALE: N.T.S.

2

NOT USED

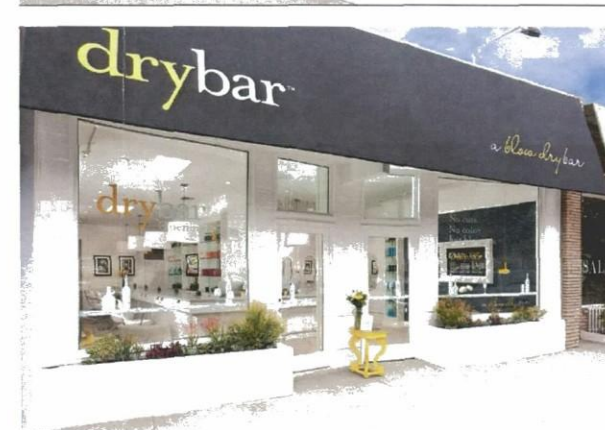
SCALE: N.T.



3

STOREFRONT WITH AWNING

SCALE: N.T.S.



4

PRECEDENT STOREFRONT WITH AWNING

SCALE: N.T.S.

5

NOT USED

SCALE: N.T.S.

drybar

ARCHITECT OF RECORD:  
NELSEN PARTNERS, INC.  
15210 N. SCOTTSDALE ROAD  
SCOTTSDALE, AZ 85254

MEP ENGINEER:  
KRAEMER CONSULTING ENGINEERS  
2050 W. WHISPERING WIND DR. #158  
PHOENIX, AZ 85085

BUILDING OWNER:  
GLIMCHER  
180 EAST BROAD ST.  
21ST FLOOR  
COLUMBUS, OH 43215

TENANT:  
PURPLE VENTURES, LLC  
8432 EAST MUSTANG TRAIL  
SCOTTSDALE, AZ 85258

DESIGNER:  
LACINA HEITLER ARCHITECTS  
135 5TH AVE.  
6TH FLOOR  
NEW YORK, NY 10010  
T: 212.533.4250  
F: 212.533.4251

**DRY BAR**  
15147 N. SCOTTSDALE ROAD  
SUITE 115  
SCOTTSDALE, AZ 85260

No	Revision	Date	Description
1		12/03/10	PROGRESS SET
2		12/15/10	PLANNING APPROVAL
3		12/17/10	FOR BID & APPROVAL

27-4A-2011  
APPROVED  
1/20/11  
DATE  
INITIALS

PERSPECTIVE  
RENDERINGS OF  
STOREFRONT

Project No.  
10-CBSQ **A.074.0**





- ## CONSTRUCTION PLAN NOTES
1. SEE DRAWING A.001 FOR SYMBOL LEGEND AND DRAWING A.000 FOR GENERAL NOTES.
  2. CLUTTERING NOTES AND PLUMBING NOTES. DO NOT SCALE DRAWINGS. USE ONLY FIGURED DIMENSIONS. LARGE SCALE DETAILS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS.
  3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD.
  4. ALL ROUGH OPENINGS FOR CLOSET DOORS ARE TO BE CENTERED UNLESS OTHERWISE NOTED.
  5. ALL ROUGH OPENINGS FOR DOORS TO BE OFFSET 6" FROM ADJACENT WALL UNLESS OTHERWISE NOTED.
  6. ALL PARTITION DIMENSIONS ARE MEASURED TO THE FACE OF NEW SHEETROCK, NEW FINISH MATERIALS, OR EXISTING FINISH.
  7. IF ANY "+/-" DIMENSIONS VARY BY MORE THAN 2" FROM LABELED DIMENSION NOTIFY ARCHITECT BEFORE PROCEEDING WITH WORK.
  8. REMOVE EXISTING PARTITIONS AS REQUIRED IN ALL AREAS AFFECTED BY CONSTRUCTION AND DEMOLITION.
  9. ANY WORK PERFORMED ON WALLS, CEILINGS, AND FLOORS COMMON TO OTHER HABITABLE SPACES, PUBLIC SPACES OR EXTERIOR SHALL NOT LOWER THEIR EXISTING FIRE RATINGS.
  10. ALL DOORS TO CONFORM TO ADA PUSH/PULL, LEVERAGE.
  11. CONTRACTOR TO PATCH, REPAIR, OR SKIM COAT ALL REMAINING G.W. POST-DEMOLITION TO MATCH FINISH QUALITY OF NEWLY INSTALLED G.W.
  12. WATER HEATER LOCATION TBD. CONFIRM WITH DESIGNER.
  13. ALL EXISTING DOORS, DOOR FRAMES OR HARDWARE TO REMAIN OR BE REUSED SHALL BE PATCHED, REPAIRED, UNDERCUT, OR ADJUSTED AS REQUIRED FOR A PROPER INSTALLATION.
  14. ALL DOORS (NEW AND EXISTING) SHALL HAVE DOOR STOPS AND BUMBERS OR SILENCERS.
  15. ALL DOOR STOPS TO BE UNADJUSTED TYPE, UNLESS OTHERWISE NOTED.
  16. ALL LOCKSETS SHALL BE MASTERKEYED AS REQUIRED BY THE BUILDING MANAGEMENT. SEE DOOR SCHEDULE/HARDWARE SCHEDULE FOR INFORMATION.
  17. G.C. TO CONFIRM QUANTITIES, LOCATIONS AND REQUIREMENTS OF ALL FLAT-PANEL TV'S WITH BUILDING MANAGER PRIOR TO INSTALLATION.
  18. G.C. TO PROVIDE LOCKING AT ALL ACCESSORY AND/OR GRAB BAR LOCATIONS.

15147 N. SCOTTSDALE ROAD  
SUITE 115  
SCOTTSDALE, AZ 85260

[illegible]

## CONSTRUCTION PLAN

Project No.  
10-DBSQ

# A.010.0