



## STAFF APPROVAL LETTER

204-SA-2011  
White House Salon

### 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: 7105 E 1st Av  
PARCEL: 130-12-083  
Q.S.: 16-44  
CODE VIOLATION #:

APPLICANT: Katina Samaras  
COMPANY: Katina Samaras  
ADDRESS: 7654 E Via De Lindo Scottsdale, AZ 85258-4220  
PHONE: 602-809-7075

**Request:** Replace window with a door and steps, handrail & sidewalk

#### STIPULATIONS

1. Plans submitted for permits shall match the plans with the approval dated 6/24/2011.
2. The new double door will be installed on the west side of the building to match the existing front doors and remove an existing window.
3. A new window will be added on the west side of the building to match the existing windows.

**Related Cases:** 373-PA-2011

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

Bob Hults

DATE APPROVED: June 24, 2011

### 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: ☒ 3 sets of architectural plans

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



Katina Samaras

Tenant at 7105 E. 1st Ave.

Katina.samaras@yahoo.com

# Staff Approval Application

## Submittal Requirements

Project Name: WHITE HOUSE SALON

City Staff Contact: \_\_\_\_\_

Project Address: 7105 E 1ST AVE

Zoning: C-2 DO

A.P.N.: 130-12-083

Quarter Section: 16 .44

Associated References: Project Number: 373-PA-2011

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

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

Request: REMOVE WINDOW AND INSTALL DOOR W/ NEW CONC STEPS, RAIL AND SIDE WALK

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

Owner: Shipp Ltd.

Applicant: CORNEL OLARI

Company: 3523 N. 70th St.

Company: GEORGE BAKER ARCHITECTS

Phone: 480 994 9762 Fax: 480 994 0146

Phone: 602-679-1456 Fax: 877-815-6895

E-mail: blen@mac.com

E-mail: OCSTUDIO@YMAIL.COM

Address: \_\_\_\_\_

Address: 6828 E. DUANE LN.

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

☒ Completed Application (this form) and Application Fee-- \$ 85.00 (fee subject to change every July)

☐ Cross Sections- for all cuts and fills

☒ Context Aerial with site highlighted

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

☒ Site Location Map

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

☐ 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.

☒ Narrative describing nature of request

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

☒ Property Owner's Authorization, or signature below

☐ Homeowners/Property Owners Association Approval (if applicable).

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

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

☒ 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.

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

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

☐ 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

C. Blen Shipp  
Shipp Ltd.

Date

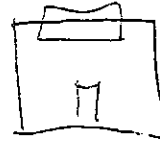
Submittal Date: 6/15/11

City Staff Signature: Chris McCarty

Planning & Development Services Department

4401 East Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7800

# Map1



## Streets

— Streets

□ Parcels

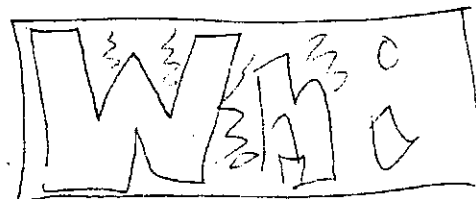
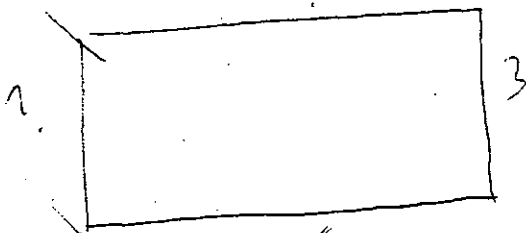
## Miscellaneous

▣ City Boundary



27 A hand-drawn sketch of a building, similar to the one at the top of the page, with a rectangular footprint and a small square feature in the center.

SCALE 1 : 579



6-15-2011

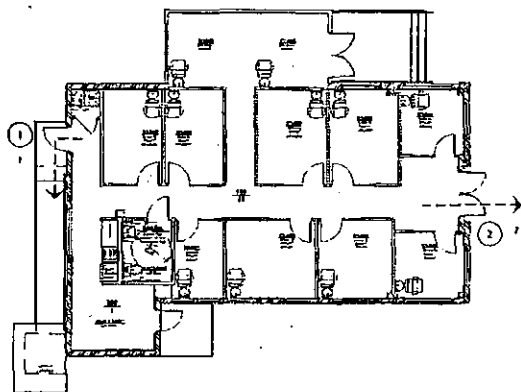
Request: 7105 E. 1<sup>st</sup> Ave.  
Scottsdale - Az. 85251

- 1) At Small "white house" has existing window  
on ~~left~~<sup>west</sup> side of building - we would  
like to put a door way where window  
is matching the double doors in the  
Front entrance, with steps going up.
- 2) ~~East~~<sup>West</sup> side of building has one window  
and we would like to match a second  
one just next to it.

Thank you.

Kalina Szmara

602-809-7075



FLOOR PLAN

SCALE 1/8" = 1'-0"

PLUMBING FIXTURE REQUIREMENT:  
PER TABLE 2002.1

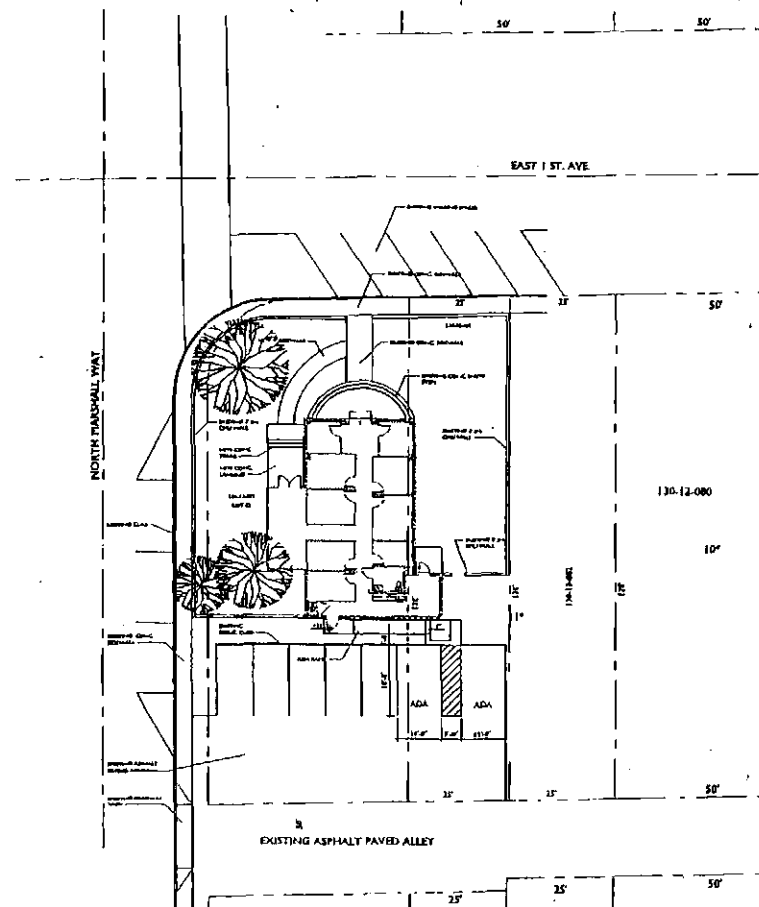
	W/C	LAV	DF	SERVICE SINK
REQUIRED:	1	1	0	1
PROVIDED:	1	1	0	1

FT. @ 1/100" = 11 OCC.  
FT. @ 1/200" = 1 OCC.

14 OCC.

16"

12"



SITE PLAN

SCALE 1/16" = 1'-0"

PARKING CALCULATIONS: (ALL CURR. TENANTS)  
PARKING CALCULATIONS HAVE BEEN DETERMINED BY  
CITY OF SCOTTSDALE TO BE SUFFICIENT FOR THE USE  
INTENDED BY THE PREVIOUS USER OF THIS BUILDING. WE  
ARE PROPOSING A (B) TYPE USE PROJECT WITH SAME  
OCCUPANCY AS PREVIOUS TENANT PARKING  
CALCULATION THEREFORE PARKING SHALL REMAIN AS  
PER ORIGINAL APPROVED PROJECT.



ecStudio, LLC  
SCOTTSDALE, ARIZONA 85251  
TEL: 480.479.1100  
STUDIO: 480.479.1100



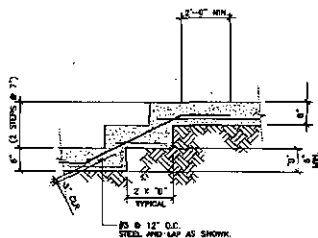
TENANT IMPROVEMENT FOR  
**WHITE HOUSE SALON AND BOUTIQUE**  
7105 EAST 1ST AVENUE  
SCOTTSDALE, ARIZONA 85251

PROJECT NO. 1014  
DATE 03/23/11  
DRAWN BY: [signature]  
DESIGNED BY: [signature]  
APPROVED BY: [signature]  
NO. 1014-001-001-001

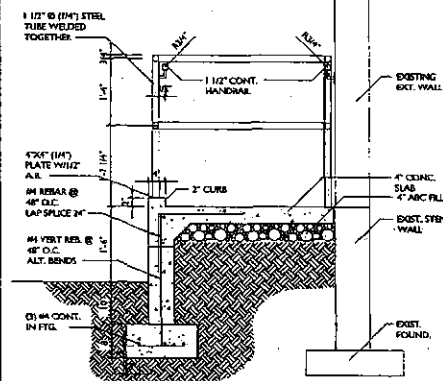
SHEET NO. 1  
ARCHITECTURAL  
OVERALL SITE PLAN  
CODE DATA

SHEET NO.

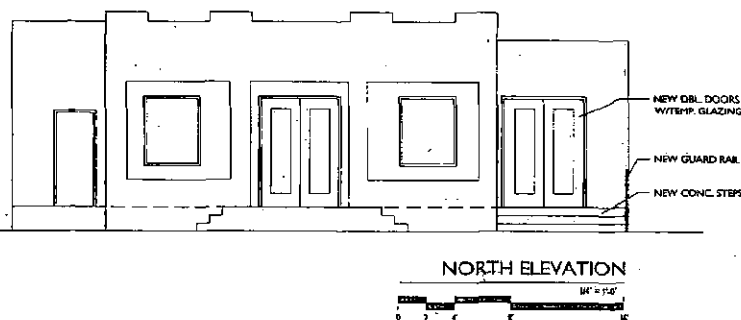
A1.1



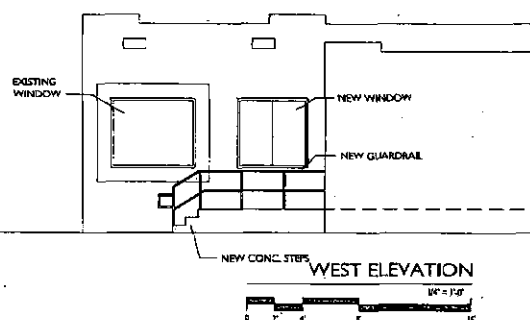
# 1 CONCRETE STEPS



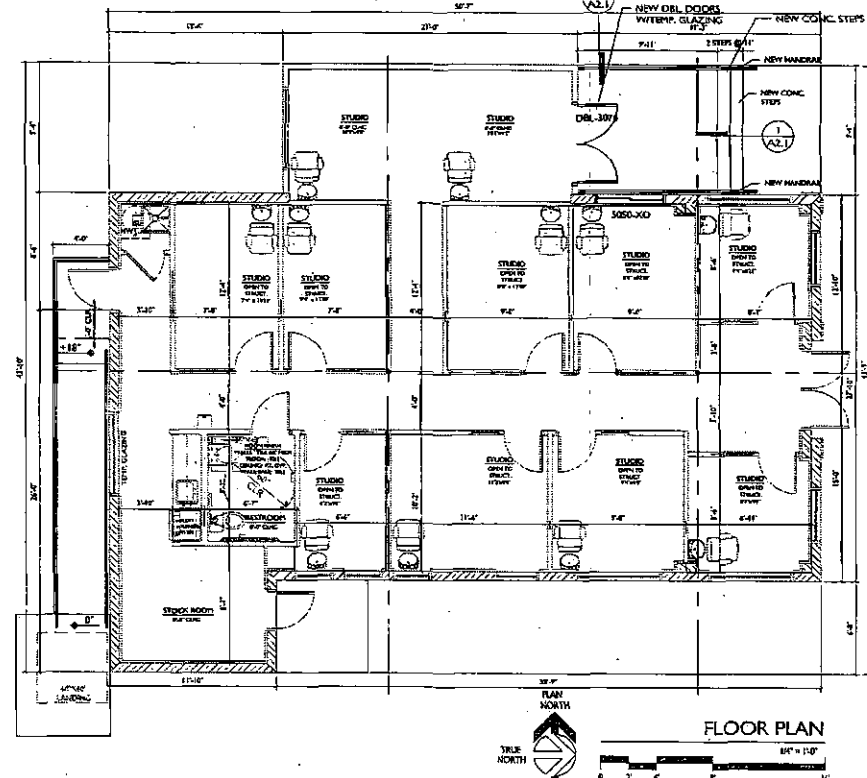
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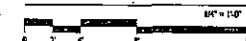
NORTH ELEVATION



WEST ELEVATION



FLOOR PLAN



## GENERAL NOTES

- ALL BUILDING ENTRANCES SHALL BE ACCESSIBLE PER ADAAG SECTION 4.14 AS APPLIES.

GEORGE H. BAKER  
ARCHITECTS  
CULVERDALE, ARIZONA 85201

©2000 G.H.B. Co.  
SCOTTSDALE, ARIZONA 85201  
TEL: 480.777.4444  
FAX: 480.777.4444



TENANT IMPROVEMENT FOR  
**WHITE HOUSE SALON AND BOUTIQUE**  
7105 EAST 1ST AVENUE  
SCOTTSDALE, ARIZONA 85251

## SYMBOL LEGEND

- 1 KEYNOTE TAG - SEE KEYNOTES
- WALL TAG - SEE WALL TYPE LIST
- DOOR TAG - SEE SHT. A2.2
- EQUIPMENT TAG - SEE SCHEDULE THIS SHEET

## WALL LEGEND

- EXISTING CMU WALL
- DEM'D CMU WALL
- NEW CMU WALL
- EXISTING GYP. BD. ON WOOD STUDS WALL
- DEM'D GYP. BD. ON WOOD STUDS WALL
- NEW GYP. BD. ON WOOD STUDS WALL
- NEW GYP. BD. ON WOOD STUDS WALL TO ROOF DECK

PROJECT NO.:	1011	
DATE:	03/23/11	
DRAWN BY:	GO	
DESIGNED BY:	GO	
APPROVED BY:		
NO	REVISIONS	DATE

SHOWN HERE:  
ARCHITECTURAL  
FLOOR PLAN  
DETAILS

SHEET NO.

A2.1



# City of Scottsdale Cash Transmittal

# 87536

87536  
7 00364577  
06/15/11 PLN-1STOP  
LORS HPDC600524  
6/15/2011 4:57 PM  
\$85.00

Received From :

KATINA SAMARAS  
7654 E VIA DE LINDO  
SCOTTSDALE, AZ 85258-4220

Bill To :

Reference # 373-PA-2011  
Address 7105 E 1ST AV  
Subdivision SCOTTSDALE

Issued Date 6/15/2011  
Paid Date 6/15/2011  
Payment Type CHECK

Marketing Name  
MCR 006-26  
APN 130-12-083

Lot Number 12  
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 16-44

Owner Information

SHIPP LTD  
3523 N 70TH ST  
SCOTTSDALE, AZ 85251  
480-994-9762

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

SIGNED BY KATINA SAMARAS ON 6/15/2011

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 # 87536





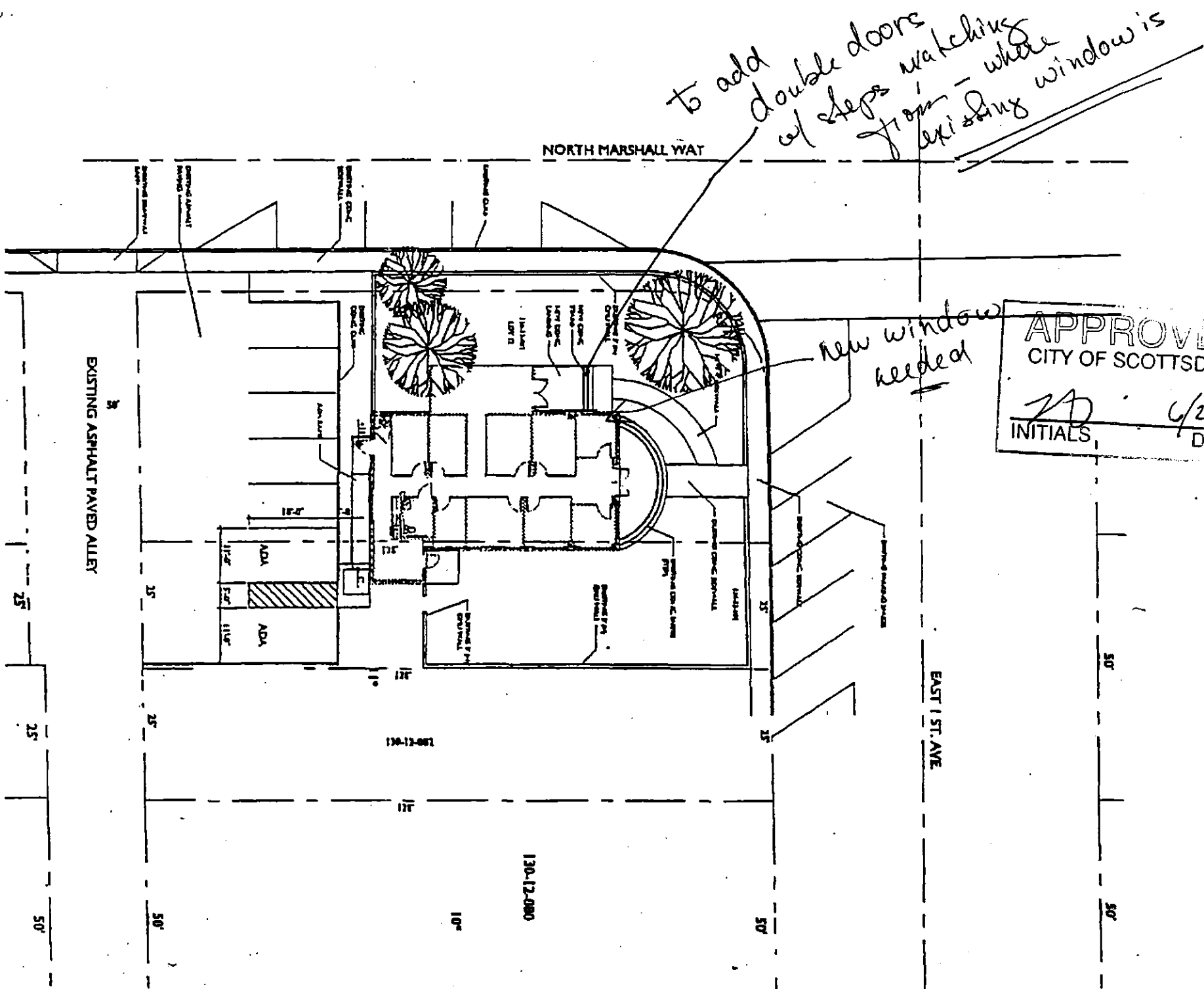
TENANT IMPROVEMENT FOR  
WHITE HOUSE SALON AND BOUTIQUE  
7105 EAST 1ST. AVENUE  
SCOTTSDALE, ARIZONA 85251

PROJECT NO.	1014
ISSUE DATE	09/27/11
DRAWN BY	CO
DESIGNED BY	CO
APPROVED BY	GMB
NO.	REVISION
	DATE

SHORT TITLE  
ARCHITECTURAL  
OVERALL SITE PLAN  
CODE DATA

## NOTES

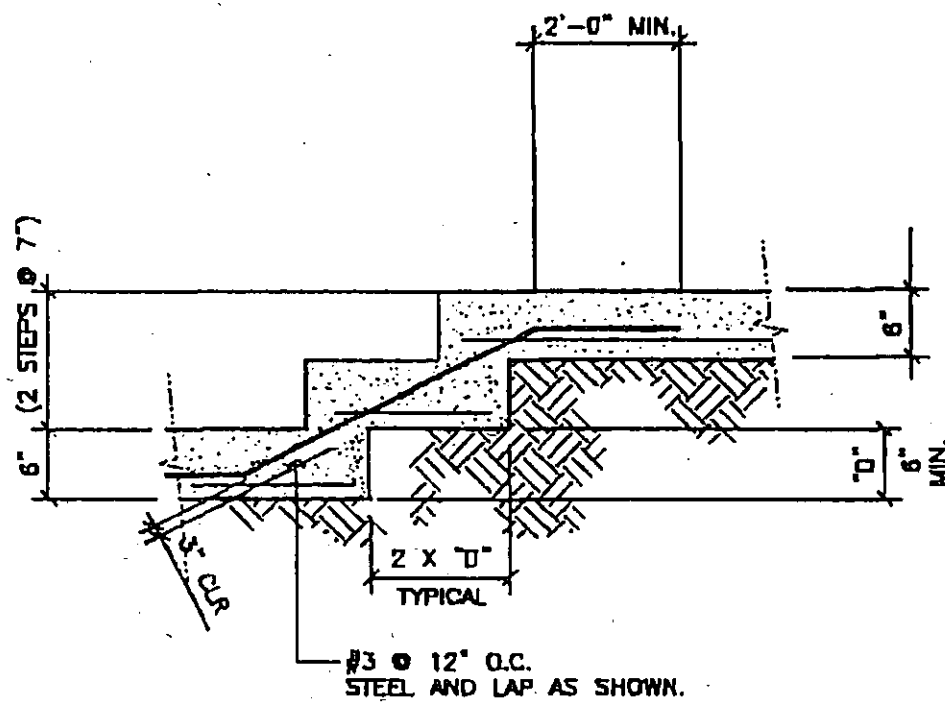
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PARKING CALCULATIONS: (ALL CURR. TENANTS)  
PARKING CALCULATIONS HAVE BEEN DETERMINED BY CITY OF SCOTTSDALE TO BE SUFFICIENT FOR THE USE INTENDED BY THE PREVIOUS USER OF THIS BUILDING. WE ARE PROPOSING A (B) TYPE USE PROJECT WITH SAME OCCUPANCY AS PREVIOUS TENANT PARKING CALCULATION THEREFORE PARKING SHALL REMAIN AS PER ORIGINAL APPROVED PROJECT.

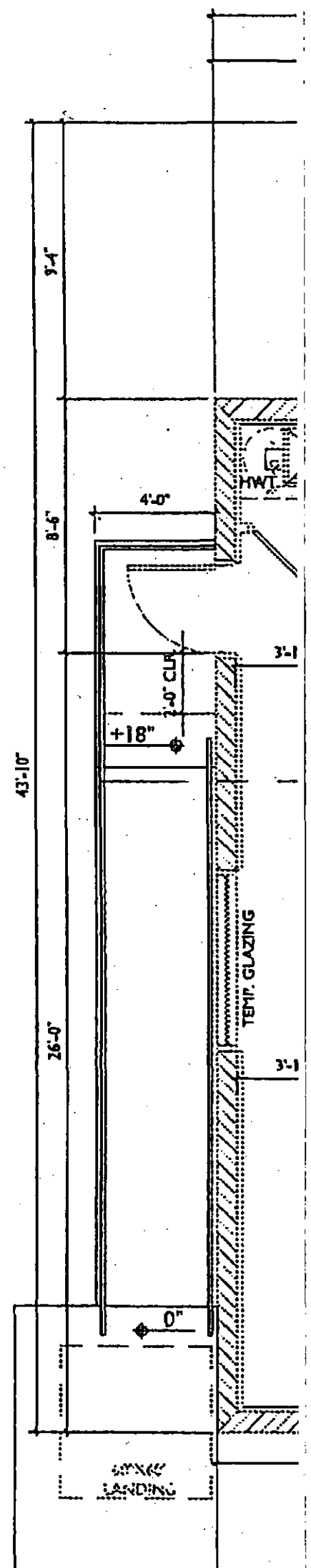
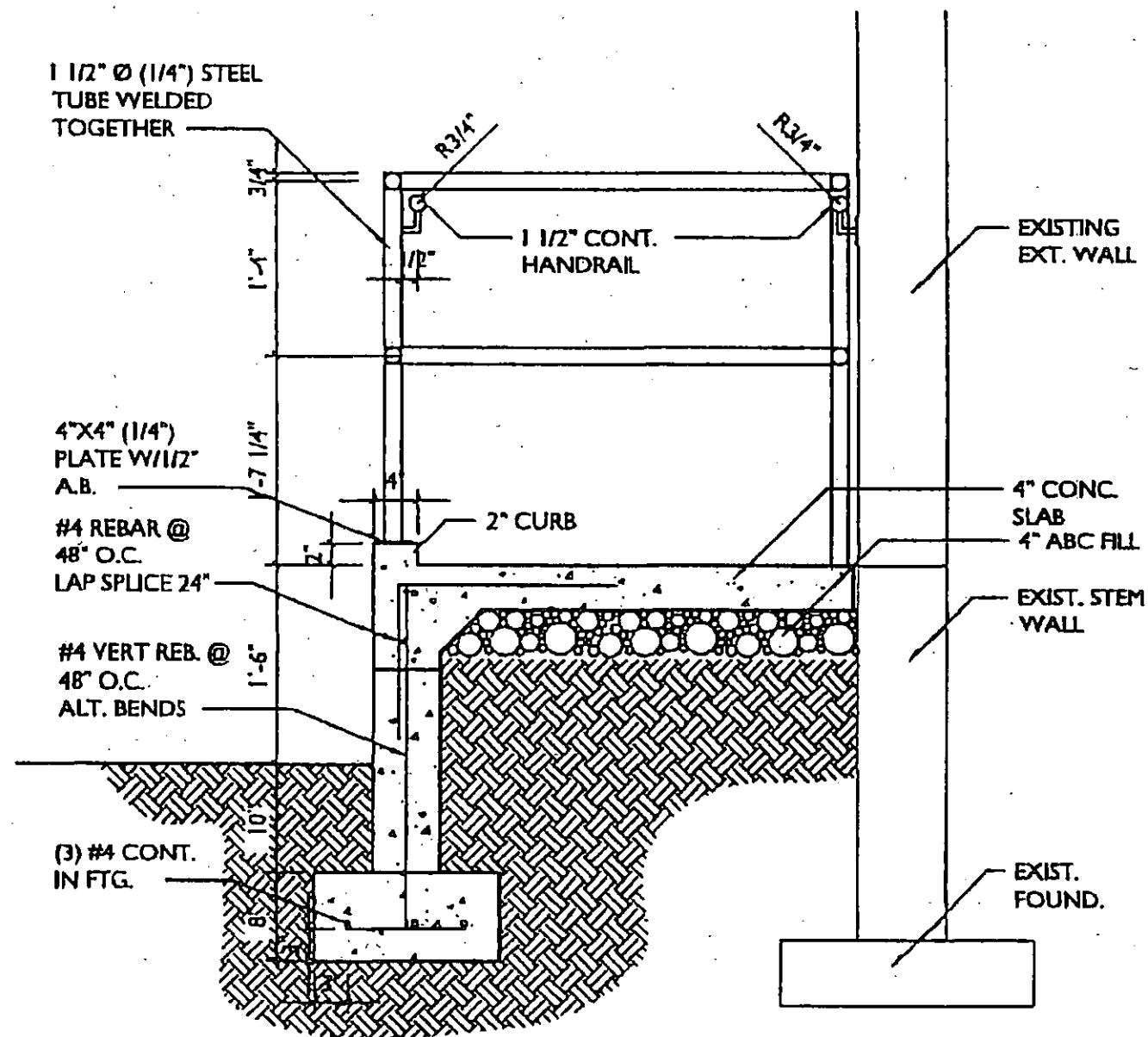
**SITE PLAN**  
**SCALE 1/16" = 1'-0"**

SCALE 1/16" = 1'-0"



# 1 CONCRETE STEPS

108



# 2