



STAFF APPROVAL LETTER

247-SA-2011

Summerfield Suites Hotel - Gazebo change

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: 4245 N Drinkwater Bl
PARCEL: 173-51-099B
Q.S.: 17-45
CODE VIOLATION #:

APPLICANT: Garret Feig
COMPANY: Advantage Renovations
ADDRESS: 317 1St Av Se Hallendale Beach, Fl 33009
PHONE: 954-699-7830

Request: Enclose existing gazebo with glazing system and add covered walkway from existing gatehouse to gazebo

STIPULATIONS

1. Plans submitted for permits shall match those submitted with this approval dated 07/21/2011.
2. Changes include replacing a teal awning on the front entrance with a beige Sunbrella fabric along with a covered walkway and enclosing a gazebo within the interior courtyard of the hotel.

Related Cases: 459-PA-2011

SIGNATURE:

Bob Hults

DATE APPROVED: July 21, 2011

STEP 2

FINAL PLAN REVIEW SUBMITTAL REQUIREMENTS

No additional reviews are required. Plans are currently in review for permits.

**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: _____



City of Scottsdale Cash Transmittal

87814

PAY TO THE ORDER OF
WELLS FARGO BANK AZ, N.A.
FOR DEPOSIT ONLY
CITY OF SCOTTSDALE 3464604885
07/19/11 PLN-1STOP
HPDC6005104 1 00373406
CHK10 \$108.00

Received From :

ADVANTAGE HOTEL RENOVATION IN
2708 CANAL RD
MIRAMAR, FL 33025-2517
954-699-7830

Bill To :

Reference # 459-PA-2011
Address 4245 N DRINKWATER BL
Subdivision M.O.D. SUMMERFIELD SUITES

Marketing Name

MCR 470-08
APN 173-51-099B

Owner Information

HERSHA GROUP
44 HERSHA DR
HARRISBURG, PA 17102
717-412-5500

Lot Number

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

Issued Date 7/19/2011

Paid Date 7/19/2011

Payment Type CHECK

Cost Center

Metes/Bounds No

Water Zone

Water Type

Sewer Type

Meter Size

QS 17-45

Code	Description	Additional	Qty	Amount	Account Number
3199	RECORDS PACKET FOR PREAPPS		1	\$21.00	100-21300-44221
3168	PRE-APPLICATION / DR		1	\$87.00	100-21300-44221

SIGNED BY KEVIN AYDELOTTE ON 7/19/2011

Total Amount **\$108.00**

(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 # 87814



Staff Approval Application

Submittal Requirements

Project Name: Hyatt Summerfield Suites - Gazebo & Link City Staff Contact: _____
Project Address: 4245 N. Drinkwater Blvd.
Zoning: D / OR-2 PBD D A.P.N.: _____ Quarter Section: _____
Associated References: Project Number 459 -PA- 2011 Plan Check Number _____ Case(s) _____
Request: For approval of enclosing existing gazebo with new glazing system and addition of covered link from existing gate house to gazebo.

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

Owner: Paige Pullins Applicant: Garret Feig
Company: Hersha Group Company: Advantage Renovations
Phone: 717-412-5500 Fax: 717-774-7383 Phone: 954-699-7830 Fax: _____
E-mail: paige.pullins@hersha.com E-mail: gfeigics@cs.com
Address: 44 Hersha Drive, Harrisburg, PA 17102 Address: 317 SE 1st Ave, Hallandale Beach, FL 33009

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

- ☒ Completed Application (this form) and Application Fee-- \$ 108 (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. N/A
- ☒ 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.

P. Pullins
Signature Circle One: Applicant Owner

7.18.11
Date

Official Use Only:

Submittal Date: 7/19/11

City Staff Signature: W. Harty

Planning & Development Services Department

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

Not sure who filled this out but it looks like they want Records Packet will email to Wendy