



# STAFF APPROVAL LETTER

254-SA-2011  
Scottsdale Quarter

## 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: 15323 N Scottsdale Rd  
PARCEL: 215-56-056G  
Q.S.: 34-45  
CODE VIOLATION #:

APPLICANT: Gwen Jarick  
COMPANY: Nelson Partners Inc.  
ADDRESS: 15210 N Scottsdale Rd Ste 300 Scottsdale, AZ 85254  
PHONE: 480-949-6800

Request: Request approval to add an EIFS bulkhead to the SW corner of building E to allow for the expansion of the tenant space into the open corner of the building.

### STIPULATIONS

1. The proposed shell revisions to the southwest corner of building E shall be consistent with the building elevations and floor plan by Nelsen Partners, Inc. stamped approved by City staff 7/27/11.
2. The landscape planter located directly southwest of the building corner shall be modified to provide a minimum of 8' in sidewalk width between the building corner and the planter.
3. The additional floor area that will be added to the building shall be subtracted from another building within the project so that the FAR for the overall project does not exceed the maximum allowable.

Related Cases: 10-DR-2007

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

Bryan Cluff, LEED AP  
Planner

DATE APPROVED: 7/27/11

## 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 15-day plan review:

- BUILDING:  2 sets of architectural plans and 1 set of civil improvement plans  
 FIRE:  1 set of architectural plans  
 PLANNING:  1 set of architectural plans and 2 additional site plans & elevations

This plan set shall be reviewed by the following departments:

PLANNING:  
BUILDING:  
FIRE:

Staff Reviewer:  
Bryan Cluff  
TBD  
TBD

**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

444-PA-2011

Project Name: Scottsdale Quarter City Staff Contact: Bryan Cluff

Project Address: 15323 N. Scottsdale Road, Scottsdale AZ, 85260

Zoning: PRC A.P.N.: \_\_\_\_\_ Quarter Section: 34\_35

Associated References: Project Number: \_\_\_\_\_ -PA- \_\_\_\_\_ Plan Check Number \_\_\_\_\_ Case(s) 10 DR 2007

Request: Add an EIFS bulkhead to the SW corner of building E and fill corner with slab for future tenant storefront.

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

Owner: Brian Teske

Applicant: Gwen Jarick

Company: Kierland Crossing LLC

Company: Nelsen Partners Inc.

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

Phone: 480-949-6800 Fax: 480-949-6801

E-mail: bteske@glimcher.com

E-mail: gjarick@nelsenpartners.com

Address: 180 E Broad St. Columbus Ohio

Address: 15210 N. Scottsdale Rd. Scottsdale, AZ 85254

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

- Completed Application (this form) and Application Fee-- \$ \_\_\_\_\_** (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.

Gwen Jarick  
Signature Circle One: Applicant Owner

July 13, 2011  
Date

### Official Use Only:

Submittal Date: \_\_\_\_\_

City Staff Signature: [Signature] OK TO SUBMIT 7/13/11

## 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

## # 87766

87766  
 00372080  
 07/13/11 PLN-1STOP  
 RMHEELER HPDC575014  
 7/13/2011 2:36 PM  
 \$87.00

**Received From :**

Nelson Partners Inc.  
 15210 N SCOTTSDALE RD STE 300  
 SCOTTSDALE, AZ 85254  
 480-949-6800

**Bill To :**

Nelson Partners Inc.  
 15210 N SCOTTSDALE RD STE 300  
 SCOTTSDALE, AZ 85254  
 480-949-6800

<b>Reference #</b>	444-PA-2011	<b>Issued Date</b>	7/13/2011
<b>Address</b>	15323 N SCOTTSDALE RD	<b>Paid Date</b>	7/13/2011
<b>Subdivision</b>	MOD FOR SCOTTSDALE QUARTER	<b>Payment Type</b>	CREDIT CARD
<b>Marketing Name</b>		<b>Cost Center</b>	
<b>MCR</b>	1020-26	<b>County</b>	No
<b>APN</b>	215-56-056G	<b>Gross Lot Area</b>	0
<b>Owner Information</b>		<b>NAOS Lot Area</b>	0
KIERLAND CROSSING LLC		<b>Net Lot Area</b>	
180 E BROAD ST		<b>Number of Units</b>	1
COLUMBUS, OH 43215		<b>Density</b>	
614-887-5624		<b>Water Zone</b>	
		<b>Water Type</b>	
		<b>Sewer Type</b>	
		<b>Meter Size</b>	
		<b>QS</b>	34-45

Code	Description	Additional	Qty	Amount	Account Number
3180	PRE-APPLICATION / SA		1	\$87.00	100-21300-44221

SIGNED BY GWEN JARICK ON 7/13/2011

Total Amount

**\$87.00**

(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 # 87766**





