



STAFF APPROVAL LETTER

334-SA-2011

Verde Maison (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: 15037 N Scottsdale Rd Ste 190
PARCEL: 215-56-056G
Q.S.: 34-45
CODE VIOLATION #:


APPLICANT: Dan Pettit
COMPANY: All Weather Signs
ADDRESS: 6533 W Pershing Ave Glendale, AZ 85304
PHONE: 602-547-3040

Request: Request approval to add a fabric awning structure over the existing metal canopy on tenant suite 190 on the north side of building J (Verde Maison).

STIPULATIONS

1. The awning design, size, and location shall be installed in conformance with the rendering and site location map submitted by Total Signs and Graphics, stamped approved by City staff 9/26/11.
2. The awning fabric shall be Firesist fabric "black" as shown on the material cut sheet, stamped approved by City staff 9/26/11.
3. The proposed awning shall be constructed around the existing steal 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

SIGNATURE: 
Bryan Cluff

DATE APPROVED: 9/26/11

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:

ARCHITECTURAL: 4 sets of architectural plans and 1 additional site plan and elevation

**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.

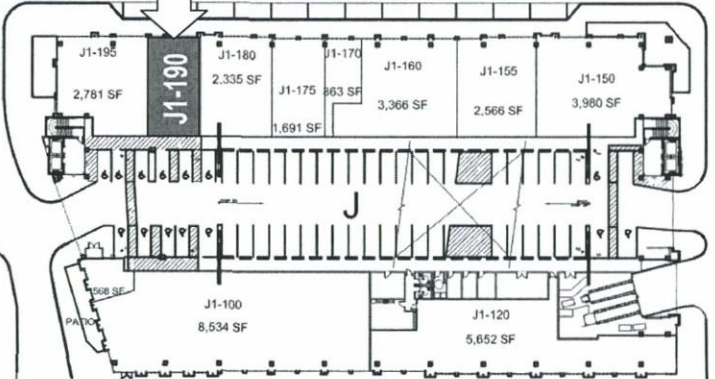
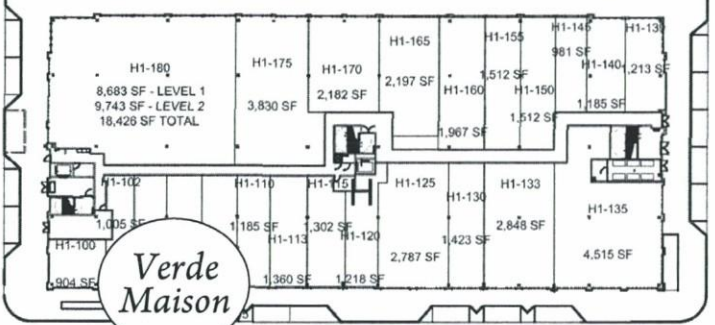
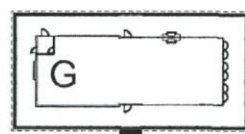
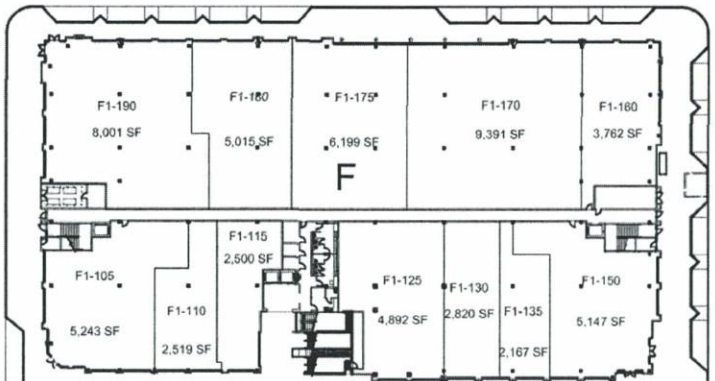
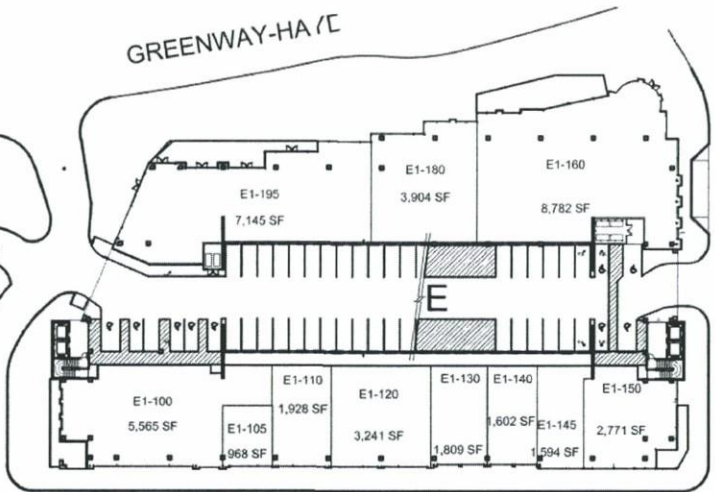
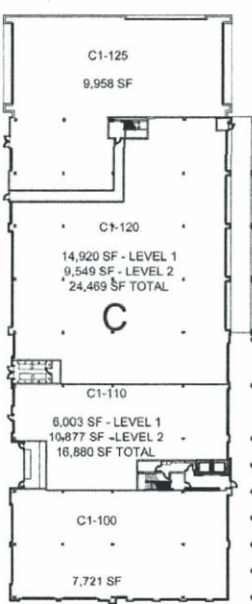
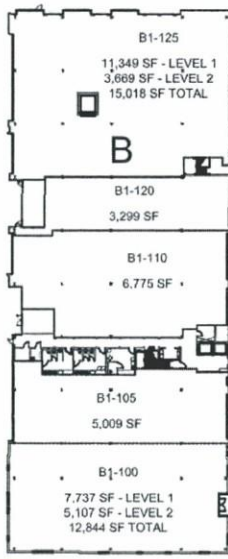
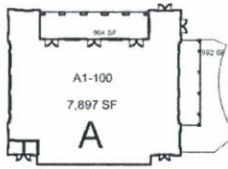
SIGNATURE: _____

391-SA-2011
 STIPULATION SET
 RETAIN FOR RECORDS
 APPROVED
 DATE 9/26/11
 INITIALS

SCOTTSDALE ROAD

72ND PLACE

73RD PLACE



Verde
Maison

SOUTH STREET

BUTHERUS ROAD



TOTAL SIGNS & GRAPHICS
 3839 W. ST. MORITZ LN.
 PHOENIX, AZ. 85053
 602.799.1003 fax:602.861.5815
 tsgraphics@qwest.net

Design _____ Account _____ Scale _____
 Location _____
 Date _____ Sales# _____ Designer _____
 Client Contact _____ Phone _____
 Sales _____ Art Dept _____ Estimating _____ Client _____ andlord _____

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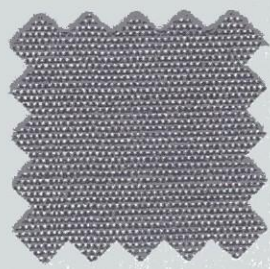
334-SA-2011

STIPULATION SET
RETAIN FOR RECORDS
APPROVED

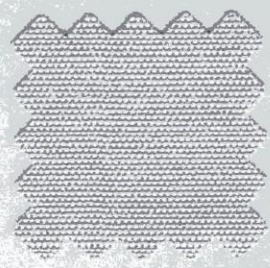
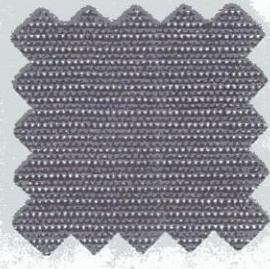
9/26/11
DATE

INITIALS

82015-0000
IVORY

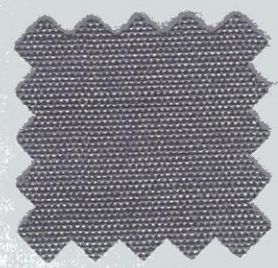
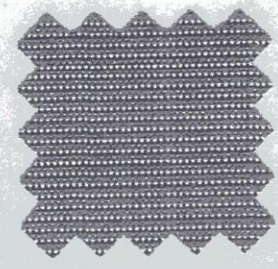
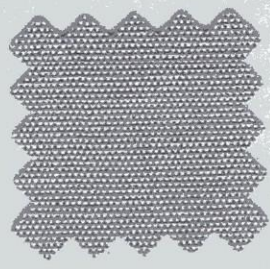


82006-0000
SAND



82013-0000
SUNBURST YELLOW

82003-0000
FOREST GREEN



82010-0000
SUNBURST NAVY

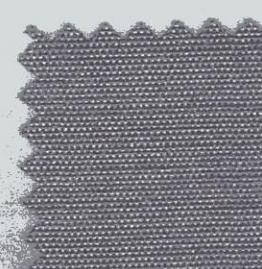
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REGATTA



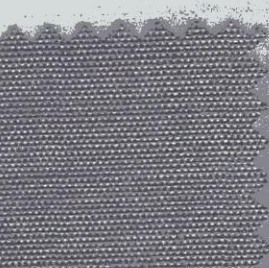
82005-0000
REGATTA TWEED



82016-0000
BURGUNDY



82017-0000
CRIMSON RED



82020-0000 (NEW FOR 2011)
BOULEVARD CRIMSON - 9.8" REPEAT



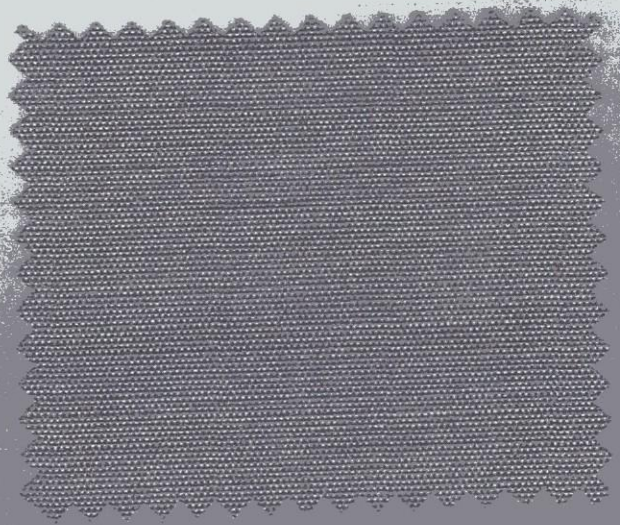
82019-0000 (NEW FOR 2011)
BOULEVARD SUNBURST YELLOW - 9.8" REPEAT



82018-0000 (NEW FOR 2011)
BOULEVARD FOREST - 9.8" REPEAT



82014-0000 (NEW FOR 2011)
TERRACOTTA



FIRE-SIST[®] awning fabric combines state-of-the-art flame retardant performance and UV resistance for the commercial awning, canopy and shade markets.



FIRE RETARDANT

FIRE-SIST® delivers a state-of-the-art combination of flame retardant performance and UV resistance that exceeds industry standards.

WEATHER RESISTANCE

With over 100 years of outdoor awning experience, Glen Raven has engineered new coatings and finishes to maximize water repellency, sunlight resistance, and ease of cleaning.

COLOR RETENTION & STRENGTH

The deep, rich colors and robust durability of FIRE-SIST deliver long lasting good looks to any application. Plus, workability improvements make cutting, sewing and welding easier than ever.

STYLING

The new FIRE-SIST color palette focuses on popular solids, tweeds and stripes.

TECHNICAL DATA	
WEIGHT	8.75 oz. per square yard
WIDTH	60" / 152.4 cm
COLOR	Solution dyed to resist color loss from UV exposure and weathering. Resistant to most chemicals, including bleach.
WARRANTY	5 years against loss of color or strength.
SURFACE	Plain weave - Highly water repellent and soil/stain release finish.
UNDERSIDE	Urethane/acrylic coating
TRANSPARENCY LEVEL	Lighter shades translucent for back-lighting applications.
ABRASION RESISTANCE	Excellent
FLEXIBILITY	Excellent in both hot and very cold conditions.
FLAME RESISTANCE (PASSES ALL, BUT NOT LIMITED TO)	<ul style="list-style-type: none">✓ California State Fire Marshal Title 19✓ NFPA 701-99, test method II✓ CPAI-84; Tent walls and roof✓ FMVSS 302✓ FAA 25.853 (Aviation)✓ UFAC Upholstered Furniture, Class I
MILDEW RESISTANCE	Excellent (with proper maintenance and cleaning)
CHEMICAL RESISTANCE	Excellent
WATER REPELLENCY	Excellent
OIL RESISTANCE	Very good
SEWABILITY	Excellent
HEAT SEALING	Can be heat sealed using sealing tape and heat source such as wedge, hot air, radio frequency welding, etc.



596-PA-2011



Staff Approval Application Submittal Requirements

Project Name: Verde Maison (Scottsdale Quarter) City Staff Contact: Bryan Cluff
 Project Address: 15257 N. Scottsdale Rd. 85254 # 190
 Zoning: 15037 A.P.N.: _____ Quarter Section: _____
 Associated References: Project Number: _____ -PA- _____ Plan Check Number _____ Case(s) _____
 Request: Request approval to add awning on storefront.

Is there an outstanding Code Enforcement violation? Yes No

Owner Contact: Roxana Cooney Applicant Contact: Dan Pettit
 Company: Verde Maison Company: All Weather Sign
 Phone: 480-563-0449 Fax: 480-563-0450 Phone: 602-799-1003 Fax: 602-861-5815
 E-mail: _____ E-mail: dan@totalsigns.net
 Address: 15257 N. Scottsdale Rd. 85254 Address: 6533 W Pershing Ave Gl, AZ 85304

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Completed Application (this form) and Application Fee -- \$ (fee subject to change every July)
<input type="checkbox"/> Context Aerial with site highlighted
<input type="checkbox"/> Site Location Map with site highlighted
<input type="checkbox"/> Maricopa County Assessor's Parcel Map with site location highlighted
<input checked="" type="checkbox"/> Narrative describing nature of request.
<input type="checkbox"/> Property Owner's Authorization, or signature below
<input type="checkbox"/> Homeowners/Property Owners Association Approval (if applicable).
<input type="checkbox"/> Photographs of Site -- including all areas of change.
<input checked="" type="checkbox"/> 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.
<input type="checkbox"/> Lighting - provide cut sheets, details, photometric to any proposed lighting
<input type="checkbox"/> Cross Sections - for all cuts and fills | <input checked="" type="checkbox"/> Floor Plan(s) of additions, alterations, or new structures. The floor plan shall be dimensioned and clearly delineate existing and proposed construction.
<input type="checkbox"/> Landscape Plan indicating location of existing and new plants, location and dimensions of paving, a plant palette with names, symbols, sizes, spacing & quantities, and open space/landscaping calculations.
<input checked="" type="checkbox"/> Elevation Drawings of new additions, buildings, or other changes with materials and colors noted and keyed to material samples.
<input checked="" type="checkbox"/> Material Samples - color chips, awning fabric, glazing, etc.
<input type="checkbox"/> Conceptual Grading & Drainage Plan showing existing & proposed drainage flows, channels and retention.
<input type="checkbox"/> Copy of Liquor License Application (For all bars/restaurants/patios)
<input type="checkbox"/> Airport Vicinity Development Checklist - provided
<input type="checkbox"/> Current Title Report
<input type="checkbox"/> Copy of Code Enforcement Violation , if applicable
<input type="checkbox"/> 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]
Applicant Signature

9-16-11
Date

Official Use Only:

Submittal Date: 9/21/11

City Staff Signature: [Signature]

Planning & Development Services Department

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

*Ok to submit
DORIS*



City of Scottsdale Cash Transmittal

88304

88304
 5 00391358
 09/21/11 PLN-1STOP
 KWHEELER HPDC575014
 9/21/2011 11:47 AM
 \$87.00

Received From :

ALL WEATHER SIGNS
 6533 W PERSHING AVE
 GLENDALE, AZ 85304
 602-547-3040

Bill To :

ALL WEATHER SIGNS
 6533 W PERSHING AVE
 GLENDALE, AZ 85304
 602-547-3040

Reference #	596-PA-2011	Issued Date	9/21/2011
Address	15037 N SCOTTSDALE RD STE 190	Paid Date	9/21/2011
Subdivision	MOD FOR SCOTTSDALE QUARTER	Payment Type	CREDIT CARD
Marketing Name		Cost Center	
MCR	1020-26	County	No
APN	215-56-056G	Gross Lot Area	0
Owner Information		NAOS Lot Area	0
VERDE MAISON		Net Lot Area	
16459 N SCOTTSDALE RD STE 105		Number of Units	1
SCOTTSDALE, AZ 85254		Density	
602-796-7719		Water Zone	
		Water Type	
		Sewer Type	
		Meter Size	
		QS	34-45

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

SIGNED BY DAN PETIT ON 9/21/2011

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 # 88304

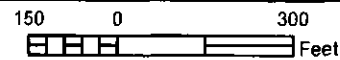
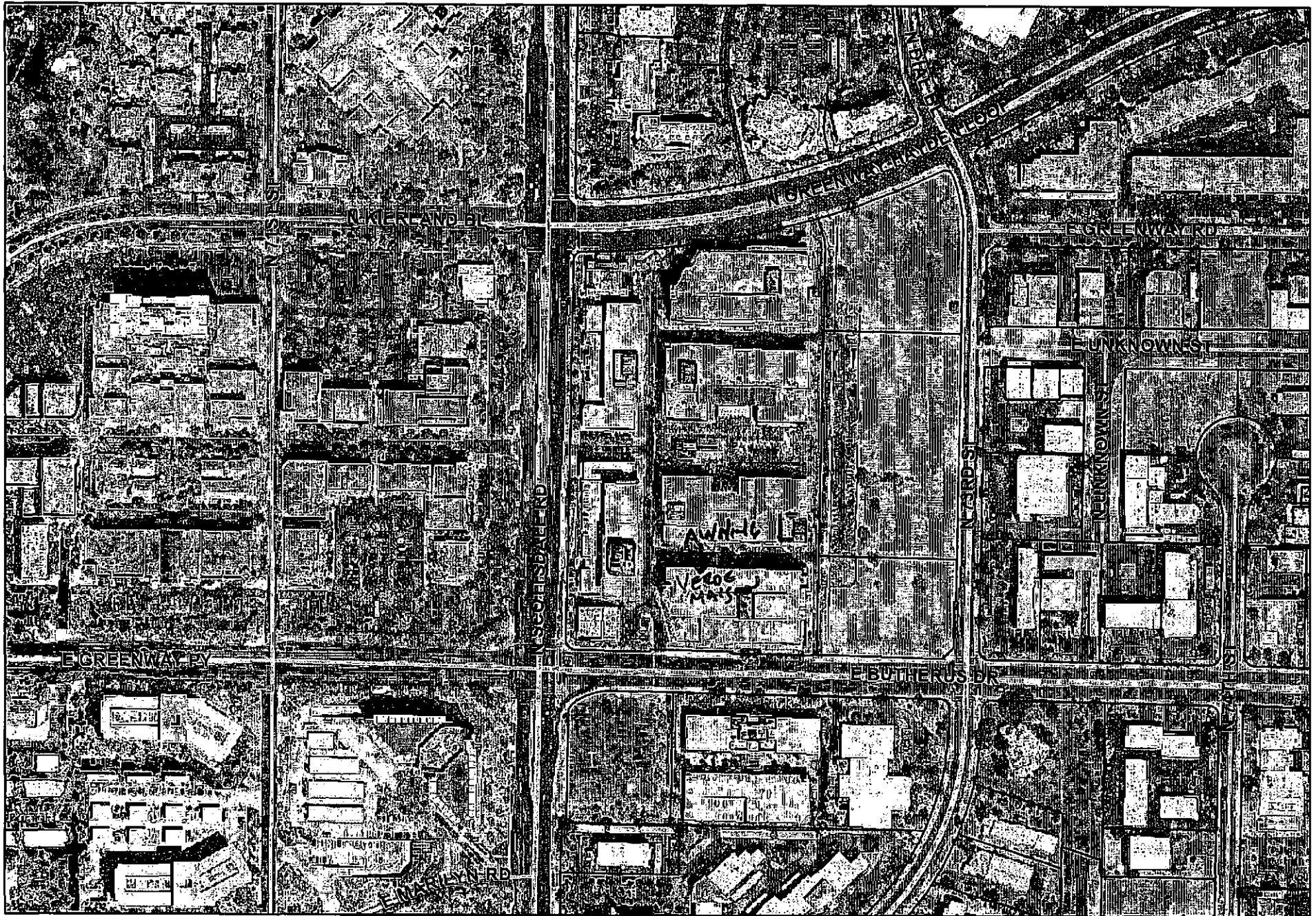


VERDE MAISON

*To whom it may concern,
We are requesting permission to proceed
on retro fitting a fabric awning system to the existing metal awnings
on the storefront at Scottsdale Quarter. The awnings are not to interfere
with support arms on the metal awning. Awnings are to maintain a low
profile and attached to existing structure. Awnings to be similar in materials
and size as the neighbor "drybar".*

*Thank You,
Dan Pettit*

15257 N Scottsdale Road

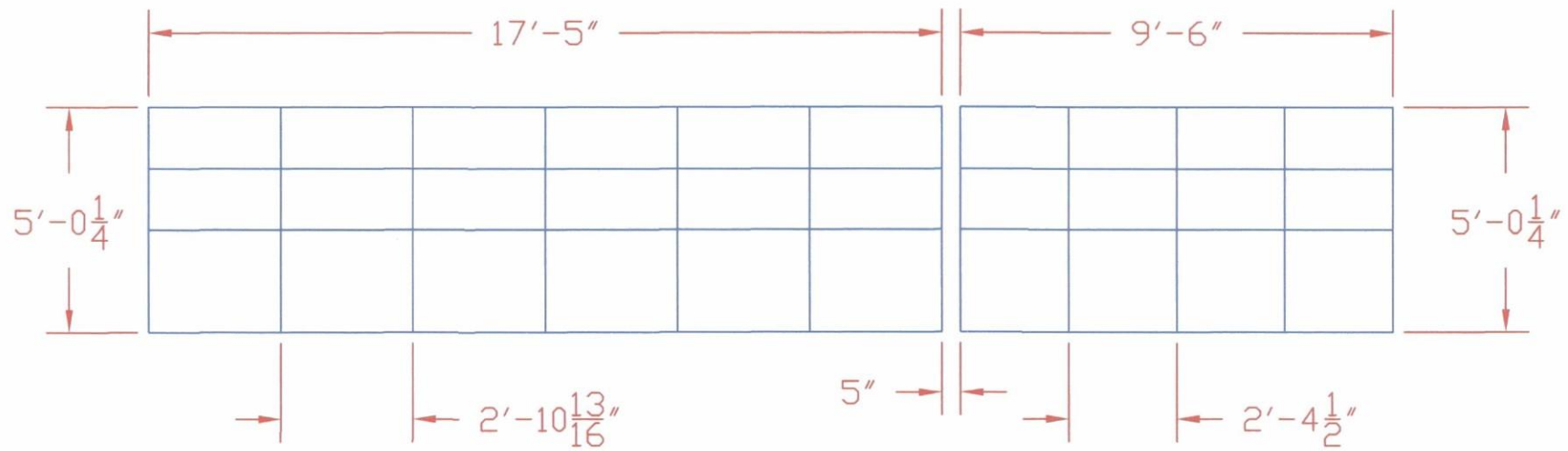


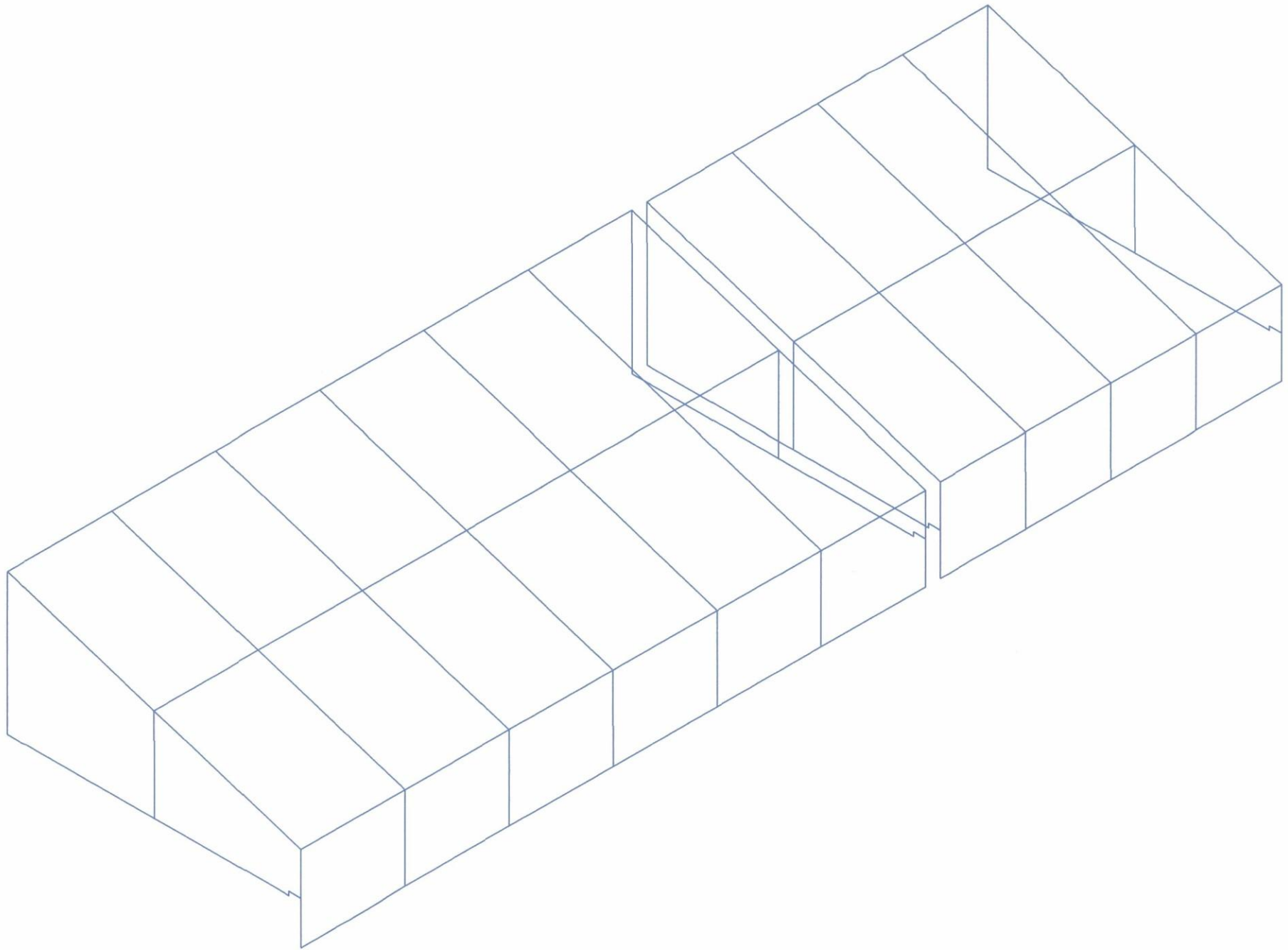
dmcclay
9/21/2011 11:03:00 AM

Notice: This document is provided for general information purposes only. The City of Scottsdale does not warrant its accuracy, completeness, or suitability for any particular purpose. It should not be relied upon without field verification.

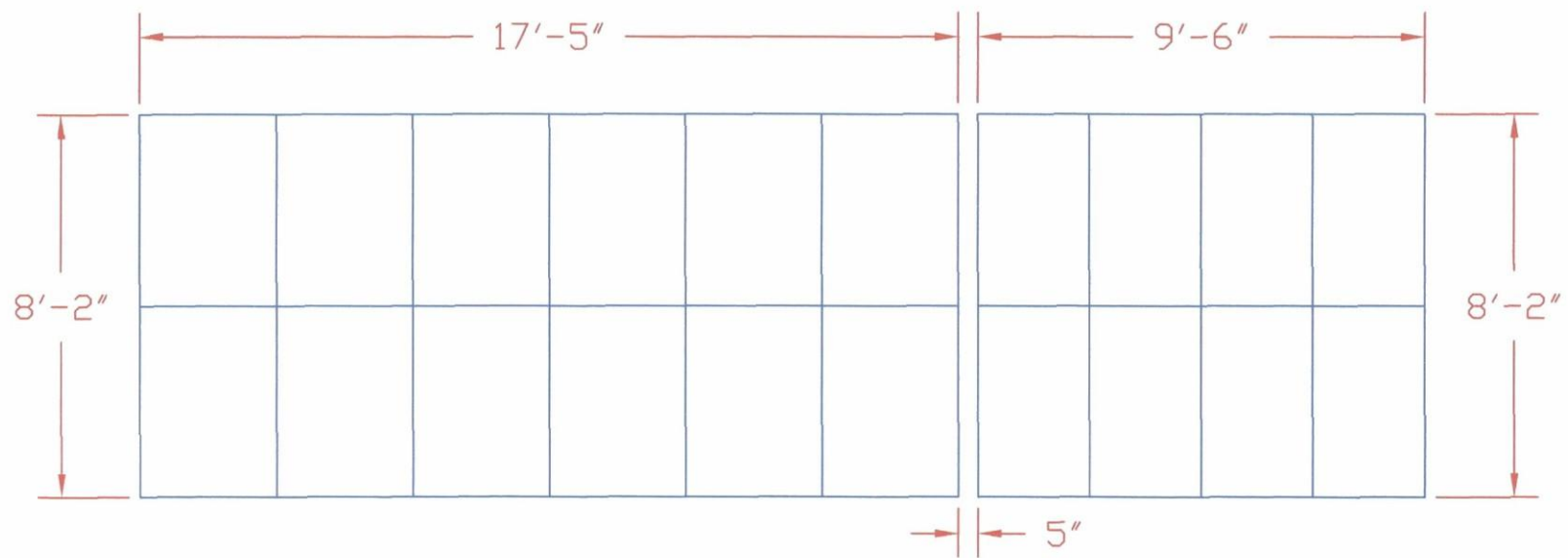


Verde Maison
Elevation View

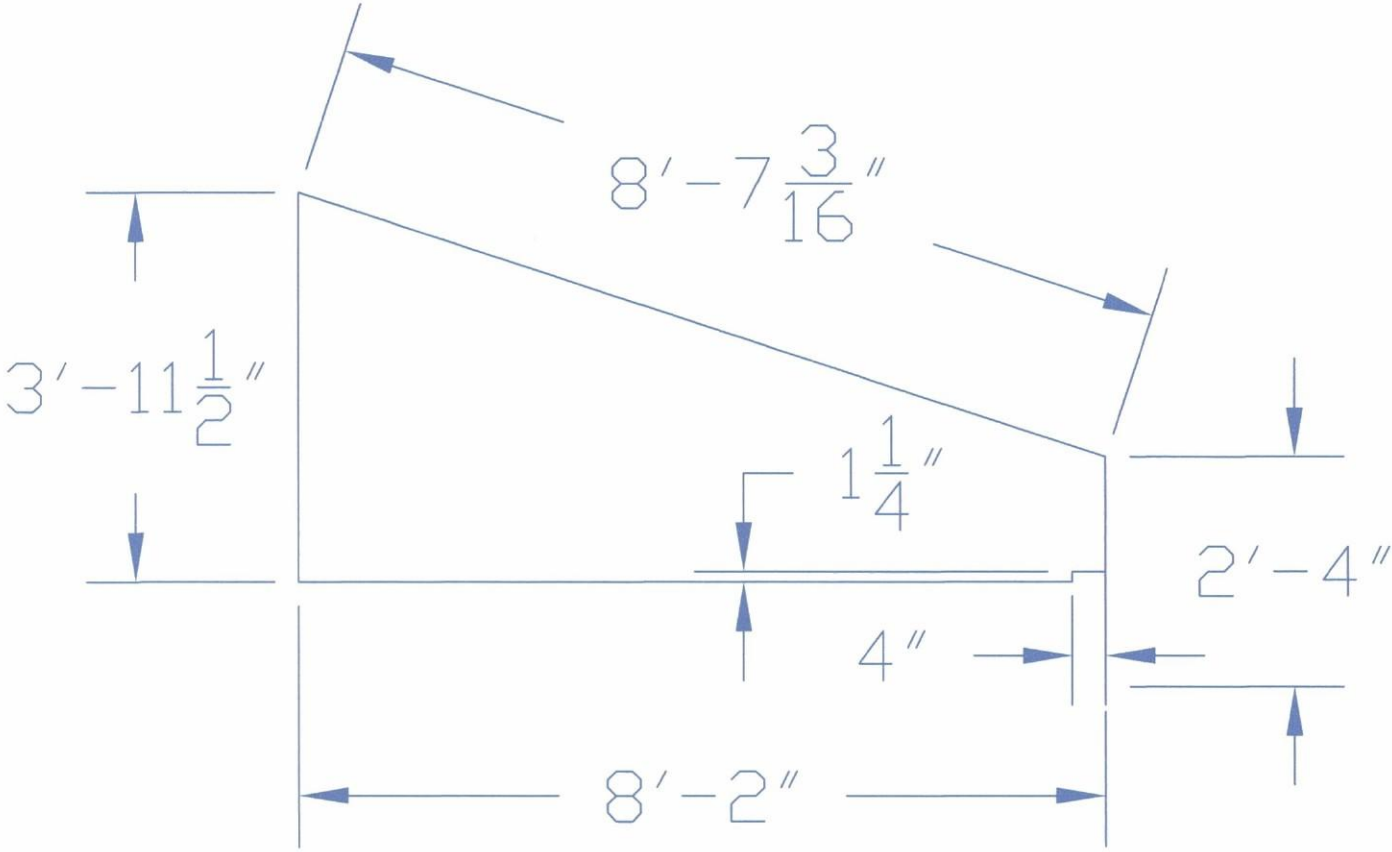


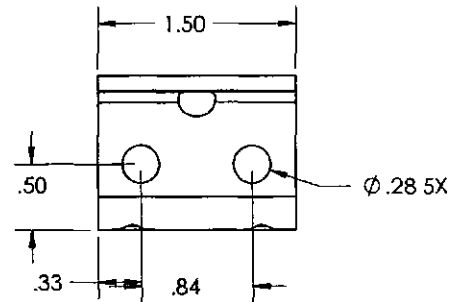
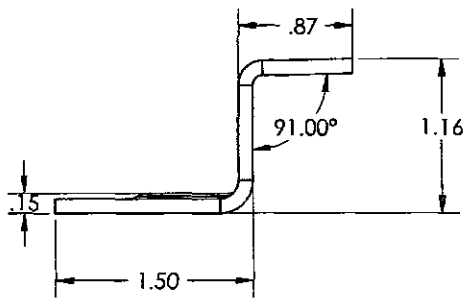
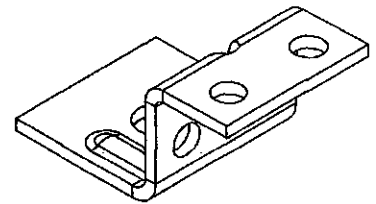
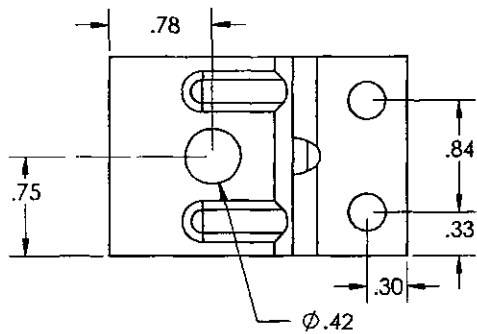


Verde Maison
Plan View



Verde Maison
Section View





PROPRIETARY AND CONFIDENTIAL
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		UNLESS OTHERWISE SPECIFIED:		NAME	DATE	UNIVERSAL FORMATIONS	
		DIMENSIONS ARE IN INCHES		DRAWN	RAB		06/18/08
		TOLERANCES:		CHECKED			
		FRACTIONAL: $\pm 1/16$		ENG APPR.			
		ANGULAR: ± 2 DEG		MFG APPR.			
		TWO PLACE DECIMAL: $\pm .030$		G.A.			
		THREE PLACE DECIMAL: $\pm .015$		COMMENTS:			
		INTERPRET GEOMETRIC TOLERANCING PER:					
		MATERIAL					
		11 GA CRS					
		FINISH					
		Clear Zinc					
		DO NOT SCALE DRAWING					
NEXT ASSY		USED ON					
APPLICATION							
				SIZE	DWG. NO.	REV	
				A	00283		
				SCALE: 1:1	WEIGHT:	SHEET 1 OF 1	

5

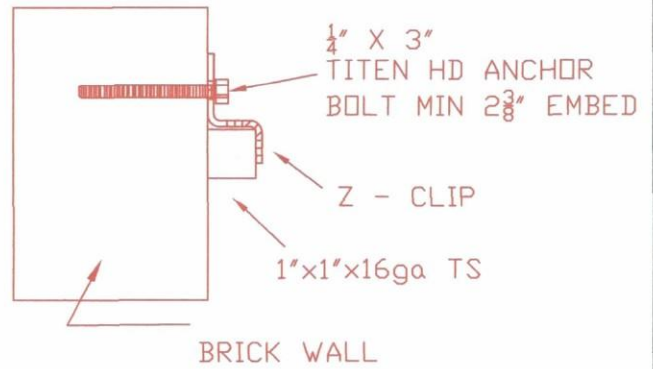
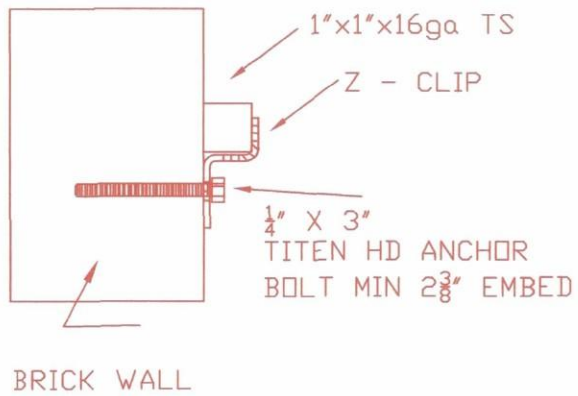
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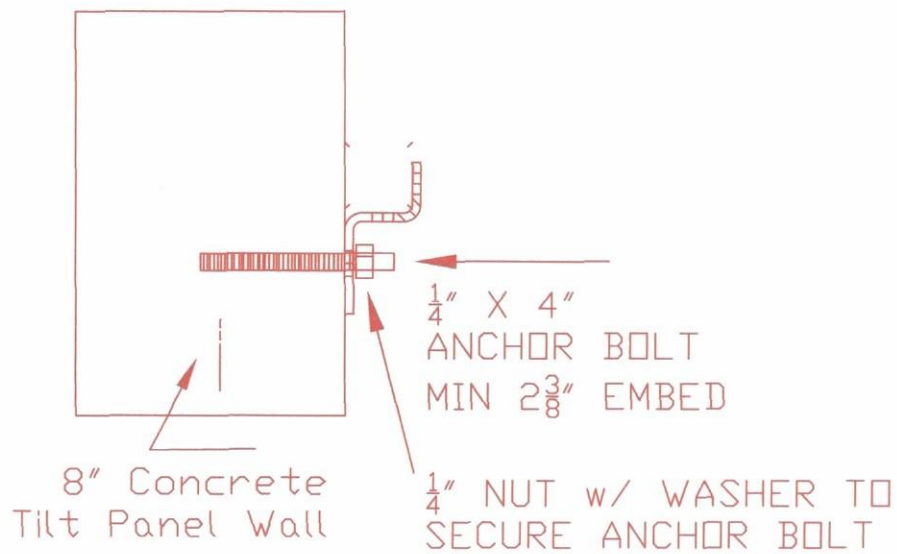
2

1

Z-Bracket with Simpson
Titen HD Anchor Bolt to
Brick Wall

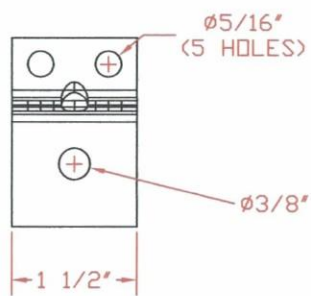


Z-Bracket with RedHead
Anchor Bolt to
Concrete Tilt Panel Wall

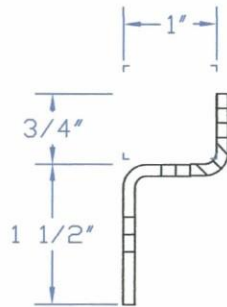


*Z-Clips located at ends and each rafter at
top back bar - Also located at ends
and all vertical back bars

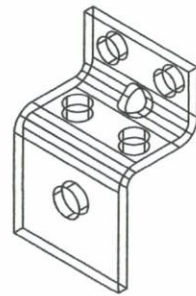
11 ga Zinc Plated Steel
Z-Clip Bracket



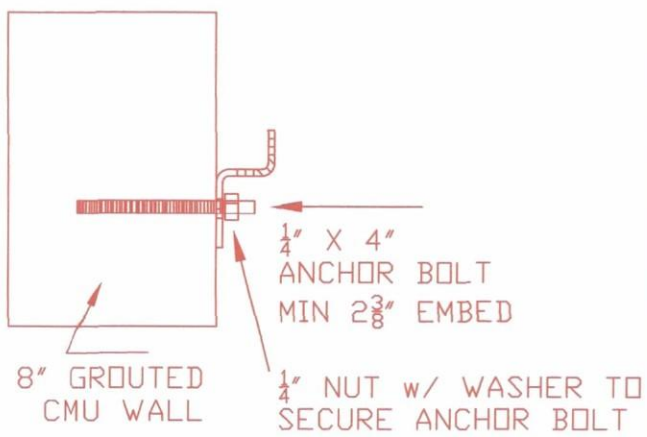
FRONT ELEVATION



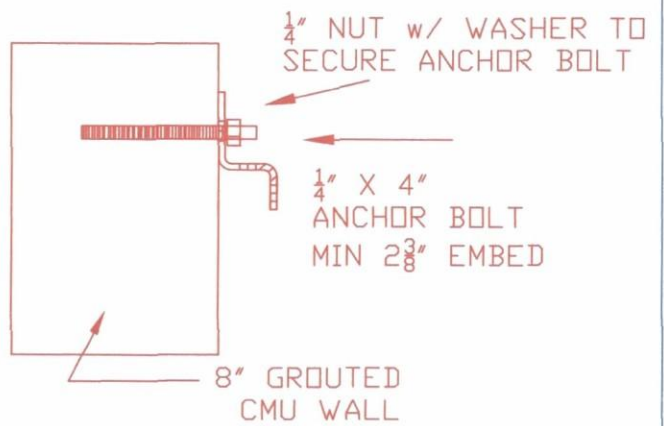
SIDE ELEVATION



Z-Bracket with RedHead Anchor Bolt to CMU Wall



Z-Bracket with RedHead Anchor Bolt to CMU Wall



Z-Bracket with 4" TEK Screw
Attachment to Steel Stud Wall w/
EIFS

