



STAFF APPROVAL LETTER

412-SA-2011
Make Meaning

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: 15257 N Scottsdale Rd Ste 160
PARCEL: 215-56-056G
Q.S.: 34-45
CODE VIOLATION #:

APPLICANT: Jeff Clark
COMPANY: Wjca Inc
ADDRESS: 763 Susquehanna Av Franklin Lakes, Nj 07417
PHONE: 201-848-9060

Request: Request approval for storefront modifications and a patio area for Make Meaning at Scottsdale Quarter.

STIPULATIONS

1. The proposed improvements shall be consistent with the site plan by William J. Commer, stamped approved by City staff 11/30/11.
2. The proposed storefront design, colors, and materials shall be consistent with the storefront elevations by William J. Commer, stamped approved by City staff 11/30/11.
3. The proposed materials and colors shall be consistent with the material board stamped approved by City staff 11/30/11.
4. The proposed patio area shall be limited to the east storefront area as shown on the approved site plan. No railing shall be provided, and a minimum 8' wide pedestrian walkway shall remain clear between any patio furniture and any other obstructions on the sidewalk. Landscape planters/pots or other existing obstructions shall be modified as necessary for pedestrian circulation.
5. All signs shall require separate review and approval.

Related Cases: 10-DR-2007#3

SIGNATURE: _____


Bryan Cluff, LEED AP
Planner

DATE APPROVED: 11/30/11

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: _____

700-PA-11



Staff Approval Application

Submittal Requirements

Project Name: Make Meaning (Scottsdale Quarter) City Staff Contact: Bryan Cluff
 Project Address: 15257 N. Scottsdale Rd., Suite 160
 Zoning: PRC A.P.N.: 215-56-056G Quarter Section: 34-45
 Associated References: Project Number: -PA- Plan Check Number 4138-11 Case(s)
 Request: Request approval for storefront modifications and exterior patio addition.

Is there an outstanding Code Enforcement violation? Yes No

Owner Contact: Melody Conwell Applicant Contact: Jeff Clark
 Company: Make Meaning Company: WJCA, Inc.
 Phone: 646-307-5903 Fax: Phone: 201-848-9000 X24 Fax: 201-848-9881
 E-mail: Melody@MakeMeaning.COM E-mail: jclark@WJCAINC.COM
 Address: 45 Madison Ave, 13th Fl., NY, NY Address: 763 Sossauetanna Ave, Franklin Lakes, NJ

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

- | | |
|---|---|
| <ul style="list-style-type: none"> <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 checked="" type="checkbox"/> Property Owner's Authorization, or signature below <input type="checkbox"/> Homeowners/Property Owners Association Approval (if applicable). <input checked="" 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 checked="" type="checkbox"/> Lighting- provide cut sheets, details, photometric to any proposed lighting <i>is any proposed?</i> <input type="checkbox"/> Cross Sections- for all cuts and fills | <ul style="list-style-type: none"> <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 checked="" type="checkbox"/> Other: <u>Provide details for the exterior lighting at patio.</u> |
|---|---|

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

10/31/2011
Date

Official Use Only:

Submittal Date: _____ 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

ok to submit
[Signature]
J. Barnes
11/11

NelsenPartners

Nelsen Partners, Inc.
Architecture Planning Interiors

Austin - Scottsdale

15210 N. Scottsdale Road, Suite 300
Scottsdale, Arizona 85254
tel 480.949.6800
fax 480.949.6601

www.nelsenpartners.com

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

Associate Principals
Helen Bowling, AIA
Stan Haas, AIA
Michael Martin, AIA
Michael W. Milburn, AIA
Andy Nellands, AIA

VIA EMAIL AND/OR OVERNIGHT DELIVERY - FEDERAL EXPRESS

October 28, 2011

Bill Commer
Project WJCA
763 Susquehanna Avenue
Franklin Lakes, NJ 07417
Tel:201-848-9060

RE: Make Meaning #160 Building F
Scottsdale Quarter
Scottsdale, AZ 85260

Dear Bill:

This letter is notification that the Drawings for Make Meaning at Scottsdale Quarter are being returned as "**Approved As Noted**" with the following conditions:

1. A000: Add in contacts for mall – Fred Alleva and for the main office- Jennifer Gibson.
2. A100: Rear door will be recessed into opening. Existing door is temporary for access only. Landlord has forwarded plans for coordination.
3. A100: Construction barricade to be installed by Landlord. Tenant will be responsible for removal.
4. A101: Verify the width of the patio area. The city requires 6' of public sidewalk from the corral to the next obstacle (meaning curb or planter etc.)
5. A101: Verify code compliance of the patio corral door swing.
6. A102: Fixture type E4R must be decorative fixture or not visible to pedestrians. Please submit to the landlord where you plan to install this fixture and what type of fixture it is for approval.
7. A102: Please provide emergency backup for one of the fixture type M at the entrance.
8. A102: Hard lid ceilings are required within the design control zone. (From window 5' back)
9. A200: Provide sign shop drawings for approval. The signs are not a part of this approval. Be advised that the blade sign is fabricated and installed by the Landlord at Tenant's cost.

NelsenPartners

10. A201: The north storefront elevation is accepted. Please provide attachment details for the discs when available.
11. A301: Door pulls are required to be custom pulls. Submit the door pulls you are intending to use for final approval. Per the conversation with the tenant's architect the door frames are white.
12. E-1.0: Electrical panels located at rear of space may need to be relocated to other side to permit recessed door.
13. E-3.0: Landlord does not have a 400 amp service available. We do have an additional 200 amps meter socket that the tenant could utilize.
14. M2.0: Current configuration on utilizing the six (6) identified WSHPs are acceptable to tie into the central plant. Please notify the Landlord if any other items will be required to connect to the Landlord's central plant.

Nothing in this letter shall be construed to expand Landlord's scope of work beyond that called for in the Lease Agreement.

Tenant is responsible for code compliance for Tenant's work. Staff Approval with the City of Scottsdale is pending and a copy of the approval will be provided to tenant when received by Landlord.

Any attached written comments.

Any other comments as marked on this returned submission.

Please review the Tenant Handbook for all Tenant Store Working Drawing requirements; incomplete submissions will not be reviewed.

Should you have any questions or concerns, feel free to contact me at (480)949-6800.

Sincerely,

Gwen Jarick

Enclosures

cc: Tenant File
Mall Operations Director



763 Susquehanna Avenue
 Franklin Lakes, NJ 07417
 Tele: 201.848.9060
 Fax: 201.848.9881

RECEIVED
 NOV 01 2011

RUSSELL-FILAND BUILDERS

Attn: Mike Lee Date: 10/31/11
 Company: Russell Finland Builders Re: Make Meaning
 Street Address: 18001 N 79th Ave. Scottsdale Quarter
 Suite #: C-56
 City/State/Zip: Glendale, AZ 85308 Project #: 17903
 Phone #: 623 412 8999
 E-Mail Address: mlee@russellbuildersinc.com

We are sending the following via:

- Federal Express E-Mail _____
 Bond Rendering(s) _____
 Vellum Shop Drawing(s) _____
 Disk(s) Specifications _____

Copies	Date	Sheet #	Description
1	10-28-11	Full Set	Storefront Drawings
1	10-28-11	-	LL Approval Letter
1	10-28-11	-	Staff Approval Application
1	10-28-11	-	Full Site Plan
1	10-28-11	-	Material Board

These are transmitted as checked below:

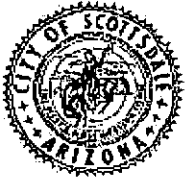
- Review and Use Submittal Distribution
 Preliminary Approval Permitting _____

Remarks: Mike:
Here is the Planning Board Review Submittal Package.
Let me know if you have any questions.

The above named recipient(s) of the above described and transmitted documents, in electronic data and/or drawing form are hereby notified that these documents are for a specific project and may not be suitable for the recipient's intended use. WJCA has no specific objections to the appropriate reuse of these documents, provided the recipient does so solely at the recipient's own risk. However, as a strict condition of having used the above described documents, the recipient hereby agrees to indemnify, defend, and hold harmless WJCA. And its Shareholders, Officers, agents and employees from and against any and all damages, suites, actions, claims, cost (including legal and attorney's fees) and other expenses directly and/or indirectly arising from and/or related to the recipient's use of the aforementioned documents. The recipient is hereby directed to remove from all transmitted documents prior to reuse all references to "WJCA", the WJCA logo, and all names and/or initials of WJCA personnel appearing on the document. There should be no further distribution, propagation or reuse of these documents beyond that expressly approved, in writing, WJCA.

Signed Jeff Clark

Cc: Originator
File



City of Scottsdale Cash Transmittal

88632

Received From :

WJCA INC
 763 SUSQUEHANNA AV
 FRANKLIN LAKES, NJ 07417
 201848-9060

Bill To :

WJCA INC
 763 SUSQUEHANNA AV
 FRANKLIN LAKES, NJ 07417
 201848-9060

Reference #	700-PA-2011	Issued Date	11/1/2011
Address	15257 N SCOTTSDALE RD STE 160	Paid Date	11/1/2011
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
KIERLAND CROSSING LLC		Net Lot Area	
180 E BROAD ST		Number of Units	1
COLUMBUS, OH 43215		Density	
614-887-5624		Meter Size	34-45

Code	Description	Additional	Qty	Amount	Account Number
3166	STAFF APPROVAL (MINOR-CASE)		1	\$87.00	100-21300-44221

SIGNED BY MIKE LEE ON 11/1/2011

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 # 88632



763 Susquehanna Avenue
Franklin Lakes, NJ 07417
Tele: 201.848.9060
Fax: 201.848.9881
www.wjcainc.com

November 15, 2011

City of Scottsdale
7447 E. Indian School Road
Suite 100
Scottsdale, AZ 85251

Re: Make Meaning
Scottsdale Quarter
Suite 160
Scottsdale, AZ
Plan Check : 4138-11

To Whom It May Concern,

Please accept this letter as authorization for David Stoutenburgh with Russell-Filand Builders, Inc to submit the revised plans for the Make Meaning project to the city of Scottsdale.

Should you have any questions, please feel free to contact me. I can be reached directly at 201-848-9060 ext. 12 or via email at escilingo@wjcainc.com.

Respectfully,

Erin Scilingo
Project Coordinator