



STAFF APPROVAL LETTER

29-SA-2012

Dominicks Office T I /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: 15169 N Scottsdale Rd Ste 205
PARCEL: 215-56-056G
Q.S.: 34-45
CODE VIOLATION #:

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

Request: Request approval for the addition of a retractable roof over the existing Dominick's roof top dining area and the addition of an office area in Building C east of the roof top dining area.

STIPULATIONS

1. The proposed retractable roof shall be constructed consistent with the building elevations and sections by Nelsen Partners, Inc. stamped approved by City staff 1/30/12.
2. The glass material for the roof area shall be fully transparent, and shall not be translucent or reflective.
3. The proposed materials and colors shall be consistent with those shown on the material board by Nelsen Partners, Inc. stamped approved by City staff 1/30/12.

Related Cases: 10-DR-2007, 97-DR-2010

SIGNATURE: _____

Bryan Cluff, LEED AP
Planner

DATE APPROVED: 2/2/12

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:

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: _____

NelsenPartners

Nelsen Partners, Inc.
Architecture Planning Interiors

Austin · Scottsdale

15210 N. Scottsdale Road, Suite 300
Scottsdale, Arizona 85254
tel 480.949.6800
fax 480.949.6801

www.nelsenpartners.com

Principals

Brad J. Nelsen, AIA, RAIA
Philip J. Crisara, AIA
George A. Melara, AIA
Erston Senger, AIA

Associate Principals

Helen Bowling, AIA
Stan Haas, FAIA
Michael Martin, AIA
Michael W. Millburn, AIA
Andy Neilands, AIA

December 14, 2011

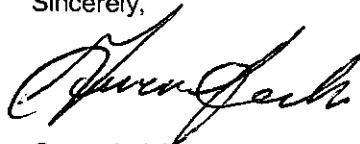
Bryan Cluff
City of Scottsdale Planner

Dear Bryan,

We are requesting the staff approval of the second floor façade change, an extension of the roof to the building from the rooftop dining area and an addition of a retractable roof over the Domick's rooftop dining area. It has become apparent that the operation of the Domick's rooftop dining area is not working in its current form. The heat from the heaters that were placed on the patio roof is escaping too quickly through the roof opening. A retractable roof seems to be the best option to alleviate this problem. The roof will retract towards the east therefore making it appear less intrusive to traffic along Scottsdale Road. This roof will be glass with tan colored framing.

To accommodate the patrons eating on the roof additional restrooms are needed as well as a covered breezeway to connect to these restrooms. This area is not visible from Scottsdale Road or pedestrians walking along sidewalks surrounding the buildings. The finishes will match the current rooftop dining area.

Sincerely,



Gwen Jarick



Staff Approval Application Submittal Requirements

Project Name: Dominick's Offic TI City Staff Contact: Bryan Cluff

Project Address: 15169 N. Scottsdale Rd. Suite 205

Zoning: PRC A.P.N.: _____ Quarter Section: 34 - 35

Associated References: Project Number: 6 - PA - 2012 Plan Check Number _____ Case(s) 10DR2007

Request: Roof addition/ glass retractable roof addition and large window and facade finish changes in breezeway.

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: Glimcher Reality Trust

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-- \$ 87** (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.

Signature: [Signature] Circle One: Applicant Owner: [Signature] Date: 1/6/12

Date: Dec 23, 2011

Official Use Only:

Submittal Date: 1/6/12

City Staff Signature: [Signature] Bob H.

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



BREEZEWAY LOOKING NORTH



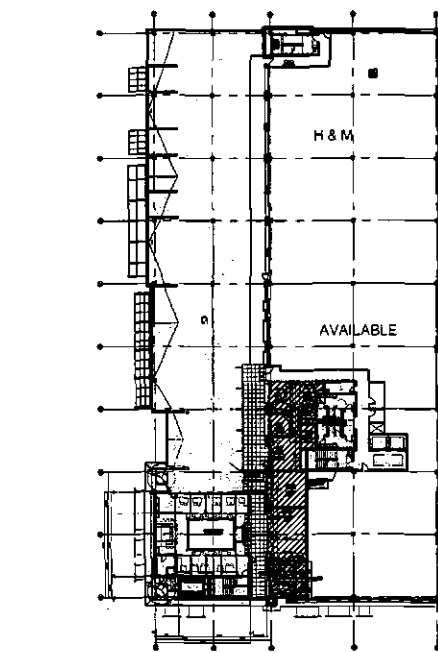
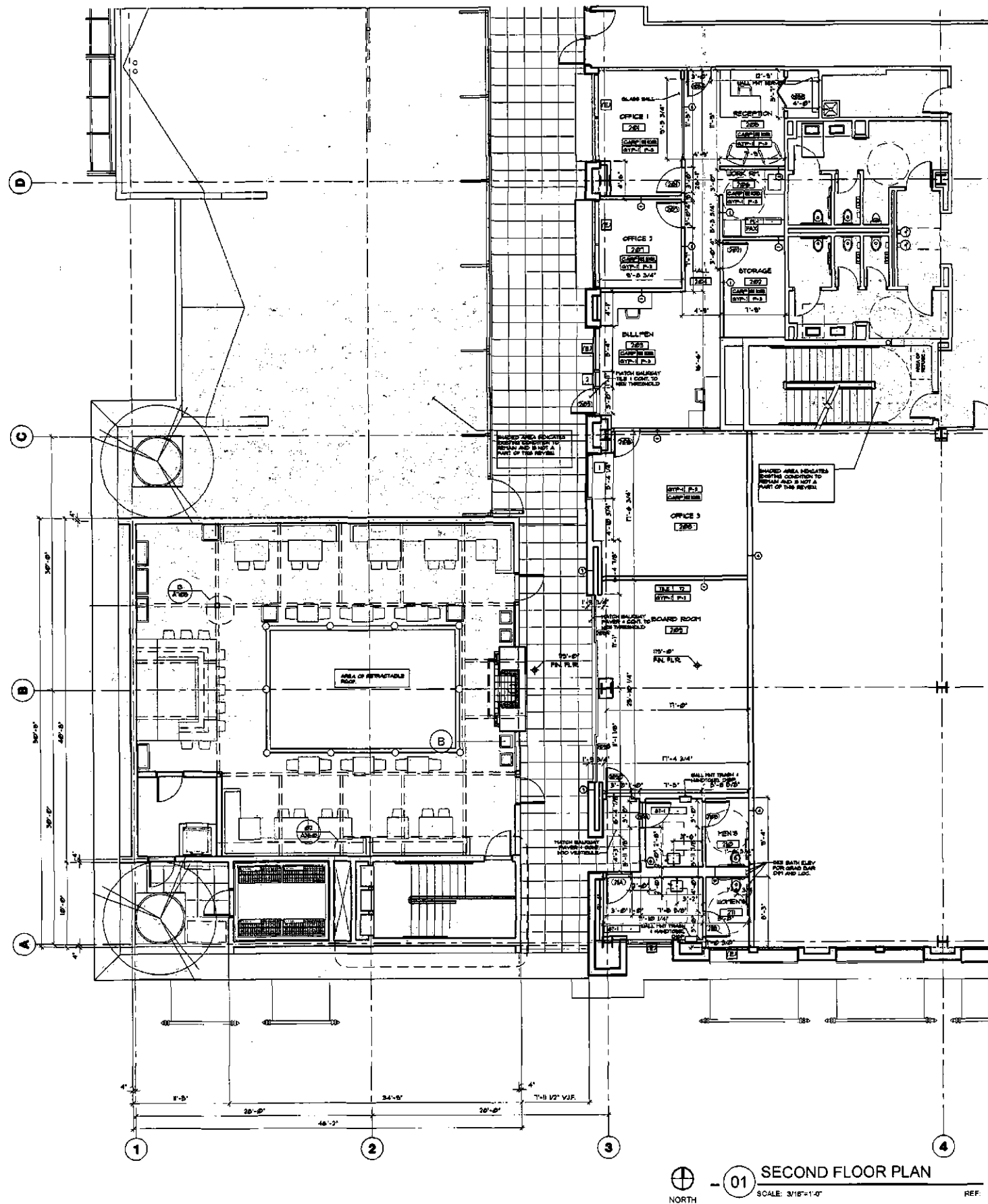
BREEZEWAY LOOOKING SOUTH



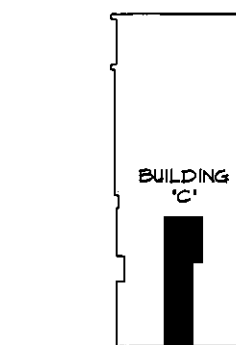
NelsenPartners
www.nelsenpartners.com

Dominick's Office TI
December 14, 2011

Existing Site Photos



NOTES:
1. SHADDED AREA INDICATES EXISTING CONDITION AND IS TO REMAIN.
HATCHED AREA NOT A PART OF THIS REVIEW.



NelsenPartners

NelsenPartners, Inc.
Architecture Planning Interiors
Austin - Scottsdale
15210 N. Scottsdale Road, Suite 300
Scottsdale, Arizona 85254
Tel: 480.848.8800
Fax: 480.848.8801
www.nelsenpartners.com

PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

DOMINICK'S-Office Expansion
Scottsdale Quarter - Building C

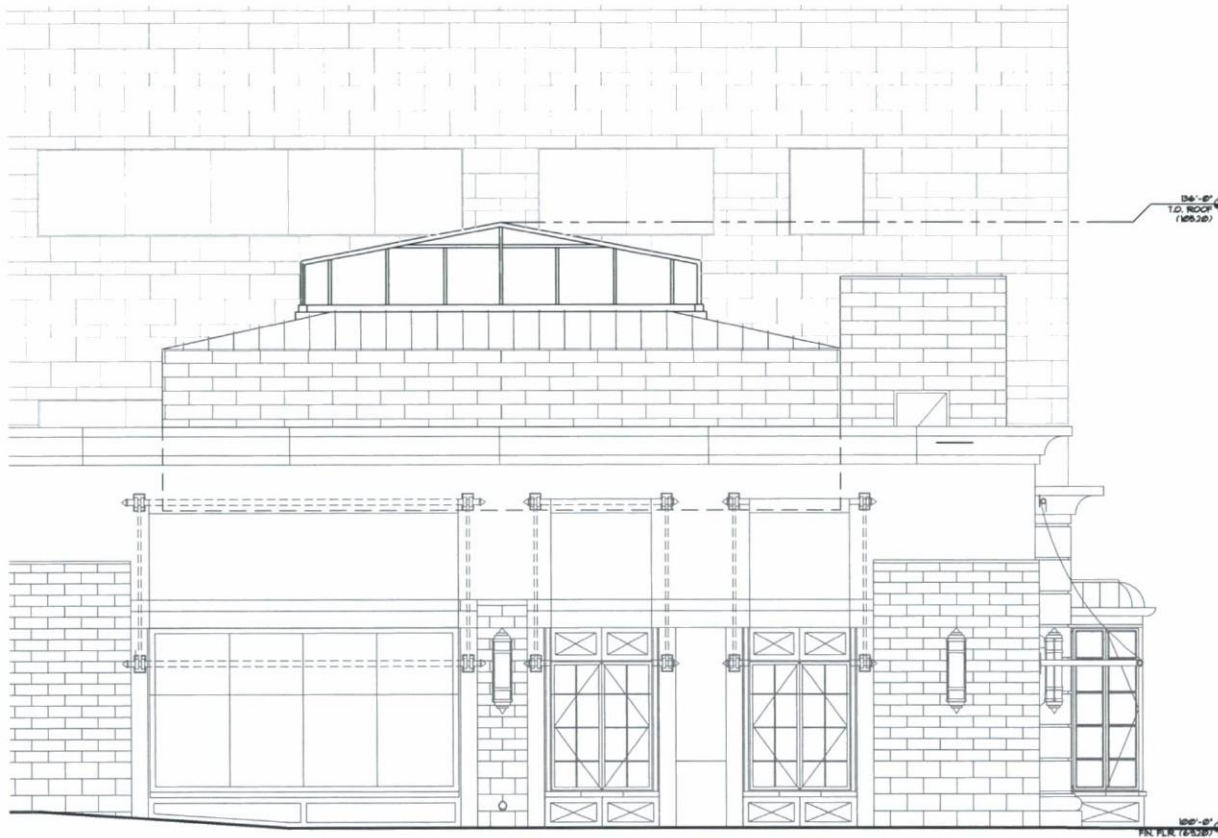
15168 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85254

Date
Revisions

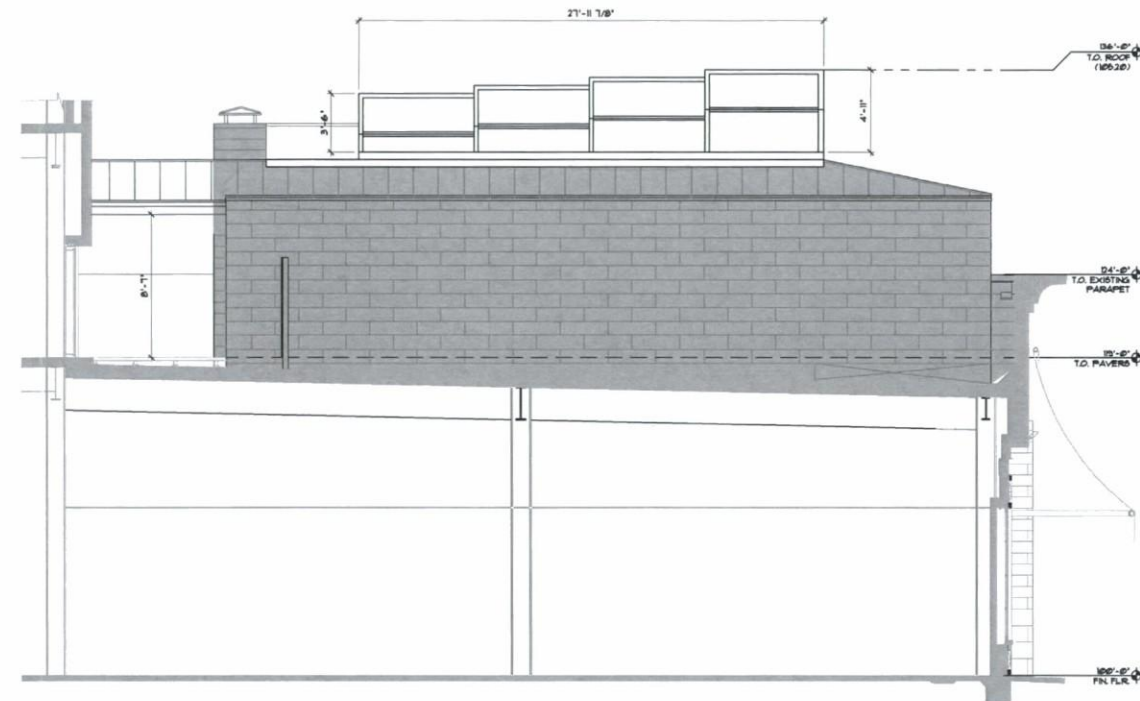
Drawings and written material submitted herewith constitute the entire contract and no other conditions, specifications, or details shall be binding on the architect unless specifically referred to in the contract.
© 2008 NELSEN PARTNERS, INC.
Project No.
31190
A201
FLOOR PLAN - OVERALL

PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

DOMINICK'S-Office Expansion
Scottsdale Quarter - Building C
15169 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85254

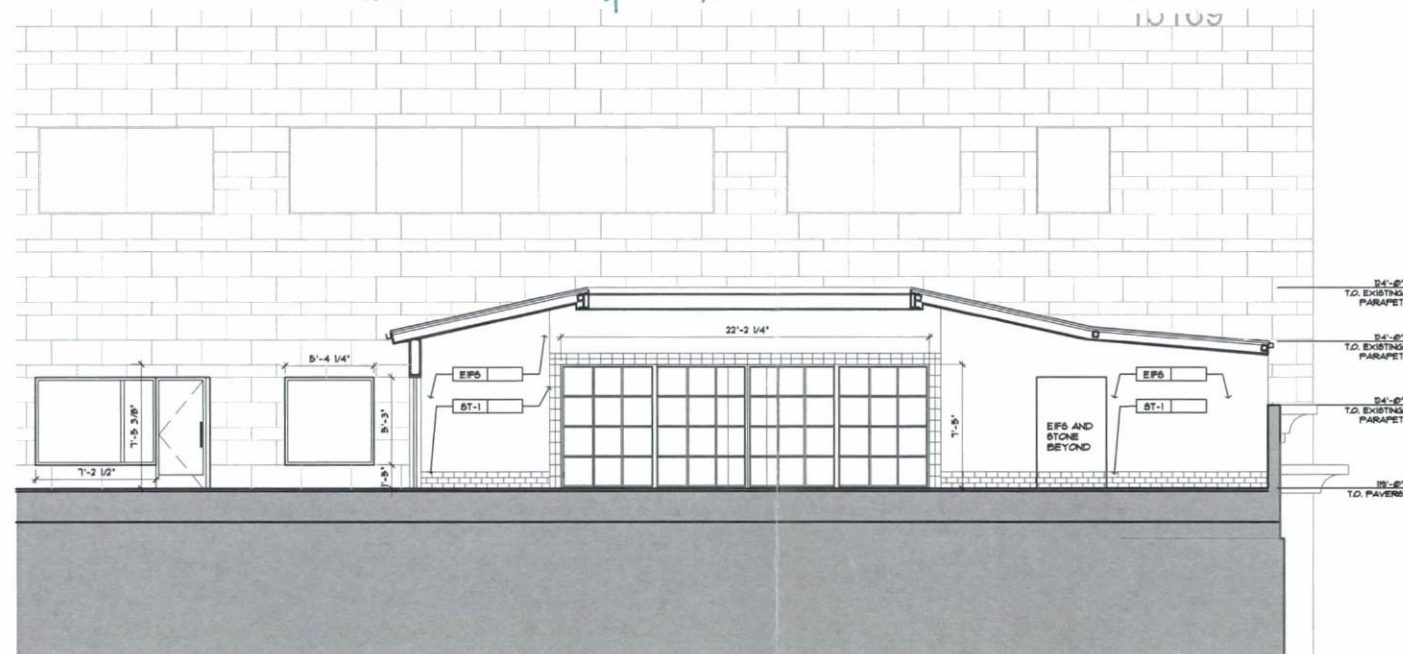


03 PARTIAL WEST ELEVATION FROM
SCOTTSDALE ROAD
SCALE: 1/4"=1'-0" REF:



02 PARTIAL SOUTH ELEVATION
SCALE: 1/4"=1'-0" REF:

BUILDING C DATUM FOR
BUILDING HEIGHT IS 73.48 : 31.22 PROPOSED HEIGHT



01 PARTIAL WEST ELEVATION/
SECTION THROUGH BREEZEWAY
SCALE: 1/4"=1'-0" REF:

NOTES:

BOLD LINES INDICATE NEW CONDITION
SCREENED LINES AND SHADED AREAS INDICATE
EXISTING CONDITION

MATERIALS LIST

BT-1: 8' x 4' Noce Travertine - Cleft face

EP6: Benjamin Moore 'Kingston Gray' HC-86 (To match
existing EP6 color)

Glass Frame Color: Benjamin Moore 'Midsummer Night'
-2134-20 (To match existing frame color in patio dining
area)

Retractable Roof Frame Color: Benjamin Moore
'Hillsborough Beige' - 1033

Date

Drawings and written material appearing
herein constitute original and unpublished
work of the architect and may not be
duplicated, used, or disclosed without written
consent of the architect.

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Project No.
31190

A301
BUILDING ELEVATIONS

29-SA-2012
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
1/30/12
DATE INITIALS