



STAFF APPROVAL LETTER

94-SA-2012

Scottsdale Quarter - Industrie Denim

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
PARCEL: 215-56-056G
Q.S.: 34-45
CODE VIOLATION #:

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


Request: Request approval for storefront modifications including a change from EIFS to wood, and installation of gooseneck light fixtures (Industrie Denim).

STIPULATIONS

1. The proposed storefront shall be consistent with the storefront elevations and rendering by Nelsen Partners, Inc., stamped approved by City staff 3/15/12.
2. The proposed wood material shall match the material sample submitted by Nelsen Partners, Inc., stamped approved by City staff 3/15/12.
3. The proposed gooseneck fixture housing shall be consistent with the salvaged lamps shown in the photo submitted by Nelsen Partners, Inc., stamped approved by City staff 3/15/12. The fixtures shall be mounted at a downward angle so that they are full cut-off.
4. The lamp for each of the gooseneck light fixtures shall not exceed the intensity of a 75 watt incandescent bulb.
5. All signage shall require separate review and permit.

Related Cases: 10-DR-2007, 10-DR-2007#2, 10-DR-2007#3

SIGNATURE: _____


Bryan Cluff, LEED AP
Planner

DATE APPROVED: 3/15/12

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 over the counter plan review:

ARCHITECTURAL: 2 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, FAIA
Philip J. Crisara, AIA
George A. Melara, AIA
Erston Senger, AIA

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

February 13, 2012

Dear Bryan,

We are requesting the staff approval for a change in materials to the portion above the storefront from EIFS to Wood. We are also requesting an approval of the goose neck light fixture that will be used to light up the sign. These changes are being made to enhance the stores unique look and to match the tenants branding.

Sincerely,



Gwen Jarick



Staff Approval Application Submittal Requirements

Project Name: Scottsdale Quarter City Staff Contact: Bryan Cluff

Project Address: 15257 N. Scottsdale Rd. Scottsdale AZ 85260

Zoning: PRC A.P.N.: 215-56-056-G Quarter Section: 34-35

Associated References: Project Number: 96-PA-2012 Plan Check Number: _____ Case(s) 10-DR-2007

Request: change the EIFS finish above the storefront but under the canopy to a wood finish.

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@nelsonpartners.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-- \$ 87.00** (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

2/13/11
Date

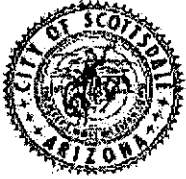
Official Use Only:

Submittal Date: 02/13/12

City Staff Signature: Andrew Cluff

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

89454

DUPLICATE

89454
11 00435616
02/13/12 PLN-1STDP
SYANEZ HPDOB58004
2/13/2012 5:18 PM
\$87.00

Received From :
NELSEN PARTNERS
15210 N SCOTTSDALE RD
SCOTTSDALE, AZ 85254
480-949-6800

Bill To :
NELSEN PARTNERS
15210 N SCOTTSDALE RD
SCOTTSDALE, AZ 85254
480-949-6800

Reference #	96-PA-2012	Issued Date	2/13/2012
Address	15257 N SCOTTSDALE RD	Paid Date	2/13/2012
Subdivision	MOD FOR SCOTTSDALE QUARTER	Payment Type	CREDIT CARD
Marketing Name		Lot Number	1
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	
614-887-5690		Cost Center	
		Metes/Bounds	No
		Water Zone	
		Water Type	
		Sewer Type	
		Meter Size	
		QS	34-45

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

Total Amount **\$87.00**

SIGNED BY GWEN ON 2/13/2012

(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 # 89454

94-9A-2012
STIPULATION SET
RETAIN FOR RECORDS
3/15/12 APPROVED
DATE INITIALS



2.6.12
Proposed Storefront Modifications

Industrie Denim - Scottsdale Quarter

Scottsdale, Arizona

robinson hill architecture, inc.



A California Corporation 3195 B Airport Loop Drive Costa Mesa, California 92626 telephone: 714.825.8888

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