



STAFF APPROVAL LETTER

104-SA-2012

TKS Urban Tavern @ 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 195
PARCEL: 215-56-056G
Q.S.: 34-45
CODE VIOLATION #:

APPLICANT: David Ross
COMPANY: Ross Design Group
ADDRESS: 4342 N Civic Center Plz Scottsdale, AZ 85251
PHONE: 602-908-7405

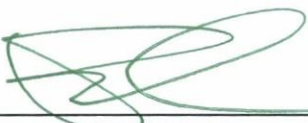
Request: Request approval to add an awning cover over existing dining patio with drop down panels.

STIPULATIONS

1. This approval is for the addition of an awning cover over the existing metal canopy and fabric drop down panels around the existing patio area. There is no change in floor plan or expansion of patio area approved with this application.
2. The proposed awning and drop down panels shall be installed consistent with the building elevations, building sections, and floor/site plans by Ross Design Group, LLC., stamped approved by City staff 3/20/12.
3. The material and color shall be Firesist 4684-0000 as shown with the material sample and cut sheet stamped approved by City staff 3/20/12.
4. The proposed awning and drop panels shall be tightly secured so that they are not allowed to flap in the wind. The drop panels shall be a temporary installation that can be retracted/lowered as the weather permits.
5. The drop panels shall be designed/installed in a way that will allow them to be screened while in a retracted position, so that they are not visible from outside the patio area.
6. The maintenance of the awning and drop down panels shall be the responsibility of the property owner. If for any reason, the material becomes worn, damaged, or faded, the property owner shall require them to be replaced as necessary to the satisfaction of the City Planning Dept.

Related Cases: 10-DR-2007

SIGNATURE:


Bryan Cluff, LEED AP
Planner

DATE APPROVED: 3/20/12

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: ☒ 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: _____

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)	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 1
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.

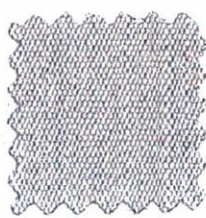
104-SA-2012
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
3/20/12
DATE
INITIALS

FIRE SIST®

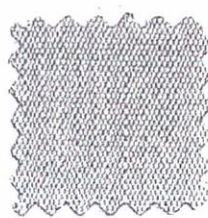
FIRE SIST® IS A REGISTERED TRADEMARK OF GLEN RAVEN, INC.



4604-0000
NATURAL



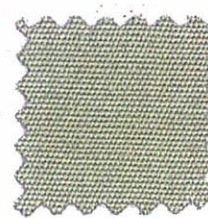
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SILVER



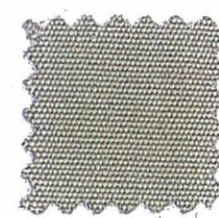
4642-0000
OYSTER



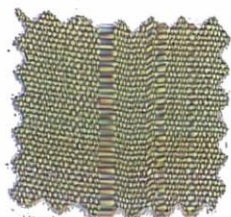
4683-0000
PARCHMENT



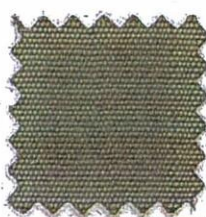
4633-0000
LINEN



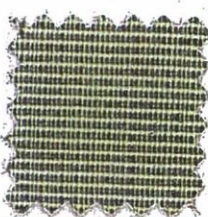
4630-0000
CADET GREY



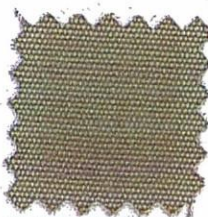
4628-0000
HEATHER BEIGE



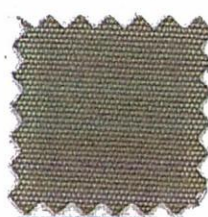
4676-0000
COCOA



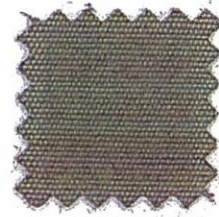
4654-0000
LINEN TWEED



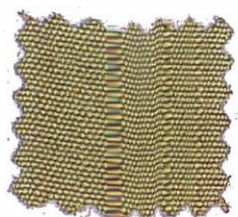
4620-0000
BEIGE



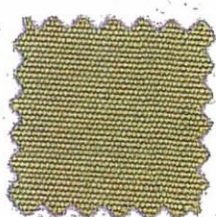
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TAUPE



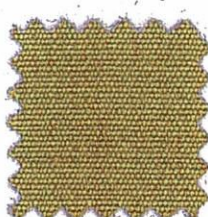
4644-0000
CHARCOAL GREY



4628-0000
TOAST



4674-0000
WHEAT



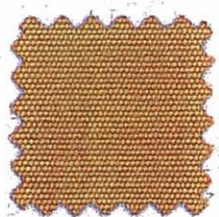
4625-0000
GOLD (NEW)



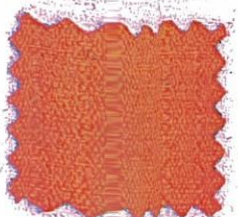
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BUTTERCUP



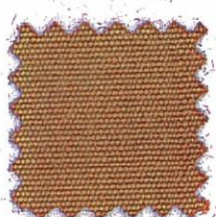
4602-0000
SUNFLOWER YELLOW



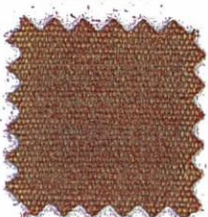
4619-0000
PUMPKIN (NEW)



4609-0000
RANGE



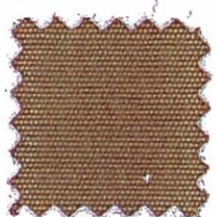
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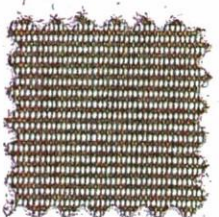
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RUST



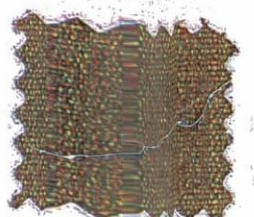
4686-0000
NUTMEG



4627-0000
SALMON



4616-0000
MOCHA TWEED



4614-0000
TAN



4621-0000
TRUE BROWN



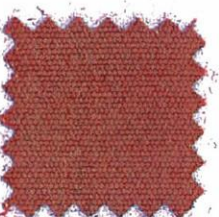
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WALNUT BROWN TWEED



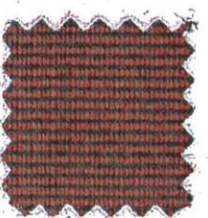
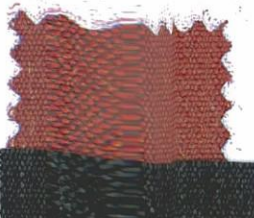
4667-0000
MAHOGANY



4622-0000
TERRACOTTA



4666-0000
LOGO RED



4606-0000
DUBONNET TWEED



4640-0000
BLACK CHERRY



4608-0000
BLACK



4665-0000
CONCORD



4684-0000
SLATE



4626-0000
NAVY



4646-0000
CAPTAIN NAVY



4678-0000
MARINE BLUE



Staff Approval Application

Submittal Requirements

Project Name: TK's Urban Tavern City Staff Contact: B. Cluff
Project Address: 15037 N Scottsdale Rd. Suite 195
Zoning: PRC A.P.N.: 215-56-0565 Quarter Section: 34-45 1020-26
Associated References: Project Number: 147 -PA-2012 Plan Check Number _____ Case(s) _____
Request: AWNING COVER & SIG PANELS @ EXIST. OUTDOOR DINING PATIO
Is there an outstanding Code Enforcement citation or Notice of Compliance? ☐ Yes ☒ No If yes, provide a copy.
Owner: Tom Kelly Applicant: David Ross
Company: TK'S URBAN TAVERN Company: ROSS DESIGN GROUP LLC (602-908-7405)
Phone: _____ Fax: _____ Phone: 602-908-7405 Fax: 480-427-0107
E-mail: gkell7557@msn.com E-mail: david@rossdesign.biz
Address: 15037 N. Scottsdale Rd. STE 195 Address: 4342 N. Civic Center Plaza

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-- \$ 87.00 (fee subject to change every July)
<input type="checkbox"/> Context Aerial with site highlighted
<input type="checkbox"/> Site Location Map
<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"/> Color 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 for 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 dimension of paving, a plant palette with names, symbols, sizes, spacing & quantities, and open space/landscaping calculations.
<input checked="" type="checkbox"/> Elevation Drawings or Color Photosimulations 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 checked="" type="checkbox"/> Other: <u>Provide material sample for awning and roll down</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: [Signature] Circle One: Applicant Owner: TK's Date: 3/6/2012

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

Narrative: TKs Urban Tavern Patio Awning

Tks would like to increase the use of the patio by putting an awning above the existing steel frame structure, to help shed water and aid in the winter use of the patio area. Heaters already exist here, however this would help them extend the use of the patio dining during the winter. By adding drop panels will help cut the wind and cooler temperatures. (This has been down the way at True Foods in the same center)

We are proposing a heavy duty canvas, dark gray color which matches the metal panels and character of the bldg. The canvas is attached to a steel frame system welded to the existing heavy duty steel awning frame in place. Awning will drum tight fit , similar to other awnings on site. The installation will be done by Arizona Awning Company who is the premier vendor at the Scottsdale Quarter. (please see attached drawings and submittals, samples and photos)

Glimcher the Landlord has approved this set of drawings being submitted with our staff approval. See attached.



City of Scottsdale Cash Transmittal

89646

***** DUPLICATE *****

89646
8 00443032
03/07/12 PLN-1STOP
LORS HPDV585002
3/7/2012 4:24 PM
\$87.00

Received From :

ROSS DESIGN GROUP
4342 N CIVIC CENTER PLZ
SCOTTSDALE, AZ 85251
602-908-7405

Bill To :

***** DUPLICATE *****

Reference # 147-PA-2012
Address 15037 N SCOTTSDALE RD STE 195
Subdivision MOD FOR SCOTTSDALE QUARTER

Marketing Name
MCR 1020-26
APN 215-56-056G

Owner Information
KIERLAND CROSSING LLC
180 E BROAD ST
COLUMBUS, OH 43215
614-887-5690

Lot Number 1
County No
Gross Lot Area 0
NAOS Lot Area 0
Net Lot Area 0
Number of Units 1
Density

Issued Date 3/7/2012
Paid Date 3/7/2012
Payment Type CHECK
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

SIGNED BY DAVID ROSS ON 3/7/2012

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 # 89646







VIA EMAIL ROSS DESIGN GROUP [RDG@ROSSDESIGN.BIZ]

GLIMCHER

February 28, 2012

David Ross
Ross Design Group LLC
Architecture

RE: TK's Tavern
Scottsdale Quarter
Scottsdale, AZ

Dear David:

This letter is notification that the Patio Awning Drawings for **TK'S MODERN TAVERN** at **SCOTTSDALE QUARTER** are being returned as **"Approved as Noted"** with the following conditions:

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.


Any attached written comments.

Any other comments as marked on this returned submission.

Should you have any questions, do not hesitate to let me know.

Sincerely,

KIERLAND CROSSING, LLC


Jennifer Gibson
Project Coordinator

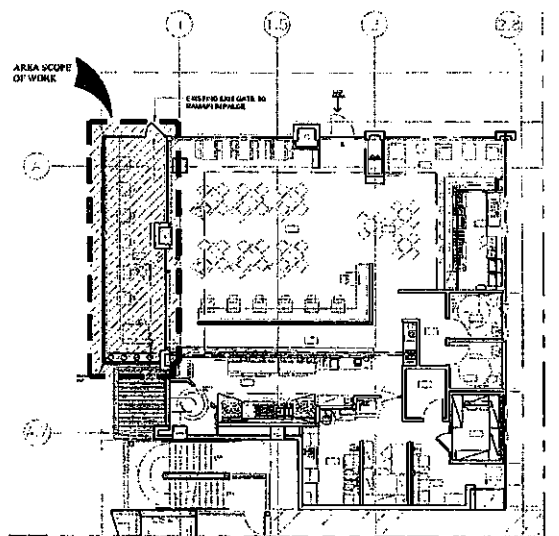
Enclosures

Cc: Tenant File
Mall Operations Director

SCOTTSDALE, ARIZONA

[illegible]

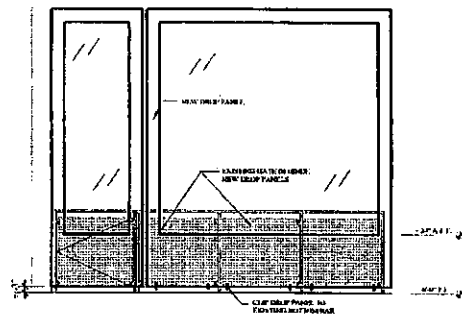
Coordinate w/ on-site
Mall Gps. Director



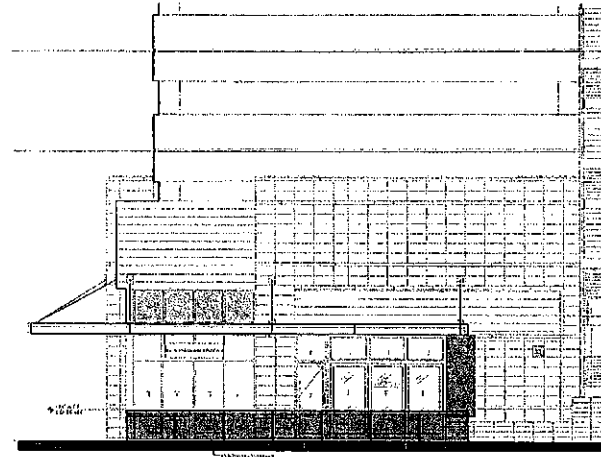
KEY PLAN

[illegible]

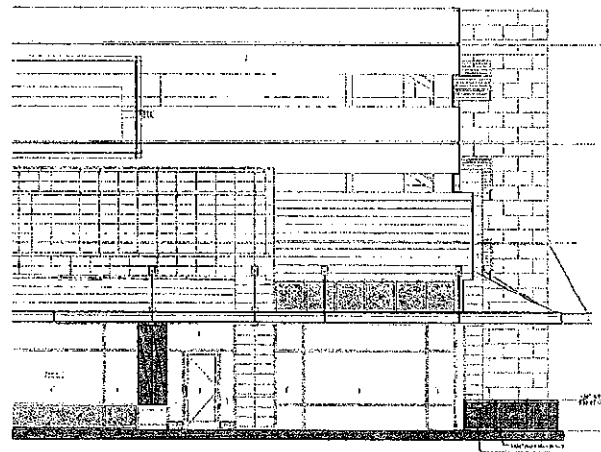
COVER SHEET



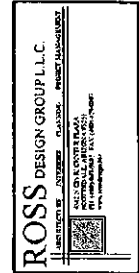
3 TYP. DROP PANEL TO EXISTING BOTTOM RAIL



3 EXISTING WEST ELEVATION



4 EXISTING NORTH ELEVATION



TK'S MODERN TAVERN - PATIO AWNING
SCOTTSDALE QUARTER - BUILDING J
SCOTTSDALE, ARIZONA



DATE: 10/1/14
BY: [Signature]
CHECKED: [Signature]
APP'D: [Signature]
A2.0

EXISTING ELEVATIONS