



# STAFF APPROVAL LETTER

168-SA-2012

Mabels On Main Awning

## 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: 7018 E Main St  
PARCEL: 130-12-065  
Q.S.: 16-44  
CODE VIOLATION #:

APPLICANT: Claude Hepwarth  
COMPANY: Arizona Awnings & Window Shades  
ADDRESS: 1409 S 21st Dr Phoenix, AZ 85009  
PHONE: 602-252-3430

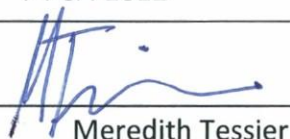
**Request:** Request to install a fabric patio cover to replace the existing fabric patio cover from previous tenant.

### STIPULATIONS

1. The proposed awning shall design shall be consistent with the site plan, elevation and sections submitted by Arizona Awning, stamped approved by city staff 05/16/2012.
2. The awning fabric shall be solid color Black and fire rated material by Sunbrella. The awning fabric shall have a Class "A" flame spread rating, or the structure shall be sprinklered to the satisfaction of the Fire Department.
3. Maintenance of the awning shall be the responsibility of the property owner. The structure shall be maintained in an operable condition and be free of tears, fading, stains, and shall not be allowed to flap in the wind.
4. All signs and lighting require separate review and approval.
5. No Native Plants shall be disturbed during duration of installation.

**Related Cases:** 74-SA-2012

SIGNATURE: \_\_\_\_\_

  
Meredith Tessier

DATE APPROVED: 05/16/2012

## 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

**This plan set shall be reviewed by the following departments:**

PLANNING:  
BUILDING:  
FIRE:

**Staff Reviewer:**  
Meredith Tessier  
TBD  
TBD

**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: \_\_\_\_\_





# Staff Approval Application Submittal Requirements

Project Name: Mabel's on Main Awning City Staff Contact: Meredith Tessier x24211  
 Project Address: 7018 E. Main Street  
 Zoning: C-2, DO A.P.N.: 130-12-065 Quarter Section: 16 44  
 Associated References: Project Number 224 2012 Plan Check Number \_\_\_\_\_ Case(s) \_\_\_\_\_  
 Request: New awning To approve a new awning at an existing restaurant.  
 Is there an outstanding Code Enforcement citation or Notice of Compliance? ☐ Yes ☐ No If yes, provide a copy.  
 Owner: \_\_\_\_\_ Applicant: CLAUDE HEPWORTH  
 Company: 7018 E. MAIN LLC Company: ARIZONA AWNING  
 Phone: 480-998-3200 Fax: \_\_\_\_\_ Phone: 602-252-3430 Fax: 602-252-3199  
 E-mail: \_\_\_\_\_ E-mail: CLAUDE@AZAWNING.COM  
 Address: 7018 E MAIN ST, SCOTSDALE Address: 409 S. 21<sup>ST</sup> DR, PUEBLO, AZ 85009

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

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> <b>Completed Application (this form) and Application Fee-- \$ 87.00</b> (fee subject to change every July)</li> <li><input checked="" type="checkbox"/> <b>Context Aerial</b> with site highlighted</li> <li><input type="checkbox"/> <b>Site Location Map</b></li> <li><input type="checkbox"/> <b>Maricopa County Assessor's Parcel Map</b> with site location highlighted</li> <li><input checked="" type="checkbox"/> <b>Narrative</b> describing nature of request</li> <li><input checked="" type="checkbox"/> <b>Property Owner's Authorization, or signature</b> below</li> <li><input checked="" type="checkbox"/> <b>Homeowners/Property Owners Association Approval</b> (if applicable).</li> <li><input checked="" type="checkbox"/> <b>Color Photographs of site-</b> including all areas of change.</li> <li><input checked="" type="checkbox"/> <b>Site plan</b> 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.</li> <li><input checked="" type="checkbox"/> <b>Lighting-</b> provide cut sheets, details, photometric for any proposed lighting.</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> <b>Cross Sections-</b> for all cuts and fills</li> <li><input type="checkbox"/> <b>Floor Plan(s)</b> of additions, alterations, or new structures. The floor plan shall be dimensioned and clearly delineate existing and proposed construction.</li> <li><input type="checkbox"/> <b>Landscape Plan</b> indicating location of existing and new plants, location and dimension of paving, a plant palette with names, symbols, sizes, spacing &amp; quantities, and open space/landscaping calculations.</li> <li><input checked="" type="checkbox"/> <b>Elevation Drawings or Color Photosimulations</b> of new additions, buildings, or other changes with materials and colors noted and keyed to material samples.</li> <li><input checked="" type="checkbox"/> <b>Material Samples-</b> color chips, awning fabric, glazing, etc.</li> <li><input type="checkbox"/> <b>Conceptual Grading &amp; Drainage Plan</b> showing existing &amp; proposed drainage flows, channels and retention.</li> <li><input type="checkbox"/> <b>Copy of Liquor License Application</b> (For all bars/ restaurants/patios)</li> <li><input type="checkbox"/> <b>Airport Vicinity Development Checklist-</b> provided</li> <li><input type="checkbox"/> <b>Current Title Report</b></li> <li><input checked="" type="checkbox"/> <b>Other:</b> <u>Certificate of Flammability</u></li> </ul> |
|---|---|

**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 \_\_\_\_\_ Circle One: Applicant Owner \_\_\_\_\_

Date 4-6-12

**Official Use Only:**

Submittal Date: 04/06/12

City Staff Signature: Andrew Chi

## Planning & Development Services Department

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

\* Claude Hepworth will be dropping off the awning fabric material and Certificate of Flammability on Monday, April 9, 2012 no later than 5pm. \* Andrew Chi 04/06/12

### Project Outline

03/28/12

Project Data: Mabel's on Main  
Project Address: 7018 E. Main St., Scottsdale, AZ  
APN: 130-12-065

To: City of Scottsdale Building-Planning Department

To whom it may concern,

The following is an outline of the project we are installing at the above listed location. We are fabricating and installing a fabric patio cover to replace the fabric patio cover from the previous tenant.

The color selection of Black has been approved by Mabel's, who also owns the property (under the LLC of 7018 E. Main St.), landlord approval letter attached. Artwork/graphics will be by separate permit and within the 20% space allotment guidelines by the City of Scottsdale. The overall design intent and look will be to closely resemble/match the included Elevation Concept from Mabel's.

We will be using Sunbrella fire rated Black fabric on the awning (sample attached in packet). Engineering and calculations were completed and stamped by H.W. Engineering, copies of which are included with this submittal.

Please contact me if you have any further questions. Thank you.

Respectfully,

Jim O'Leary  
Vice President - General Manager  
Arizona Awnings



7018 E. MAIN ST. LLC

March, 26th 2012

To Whom It May Concern

This letter of authorization from Mabel's On Main grants "Arizona Awning" permission to act as an agent to file for appropriate permits related to awning installation.

If you have any further question please contact Moe Tassoudji at 480.998.3200

Sincerely,



Moe Tassoudji

7018 E. Main St. LLC



PREVIOUS PATIO CANOPY











**Fire Retardant** — FIRESIST™ 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 FIRESIST deliver long lasting good looks to any application. Plus, workability improvements make cutting, sewing and welding easier than ever.

**Styling** — The new FIRESIST color palette focuses on popular solids and fresh tweeds.

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, BELOW)	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.

**FIRESIST™**

STIPULATION SET  
RETAILED RECORDS  
APPROVED  
5/16/2012  
DATE  
INITIALS

