



STAFF APPROVAL LETTER

215-SA-2012

Rolfs

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: 8787 N Scottsdale Rd
PARCEL: 174-29-143B
Q.S.: 26-45
CODE VIOLATION #:

APPLICANT: Bill Duncan
COMPANY: Duncan Coor Architects LLC
ADDRESS: 3723 W Barnes Ln Phoenix, AZ 85051
PHONE: 602-841-1284

Request: Request approval for storefront modifications for Rolfs.

STIPULATIONS

1. Except as stipulated below, the proposed storefront modifications shall be consistent with the storefront elevations by Duncan Coor Architects, LLC., stamped approved by City staff 6/20/12.
2. The proposed chrome framing shall only be used for the storefront window frames, and is not permitted to be used on the base of the storefront or along the top edge of the storefront. The existing concrete base and concrete detailing shall remain in those locations.
3. The proposed porcelain tile shall have a matte finish in lieu of the glossy finish that is shown on the material board.
4. Prior to permit issuance, the owner shall provide an approval letter from the Gainey Ranch Community Association for the proposed work.

Related Cases:

SIGNATURE: _____

Bryan Cluff, LEED AP
Planner

DATE APPROVED: 6/20/12

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: _____



Staff Approval Application

Submittal Requirements

Project Name: ROPS City Staff Contact: BRYAN CLUFF
Project Address: 8787 N. SCOTTSDALE RD
Zoning: _____ A.P.N.: _____ Quarter Section: _____
Associated References: Project Number: 366-2012 Plan Check Number _____ Case(s) _____
Request: EXTERIOR RENOVATION - NEW STOREFRONT GLASS + WALL FINISH
Is there an outstanding Code Enforcement citation or Notice of Compliance? ☐ Yes ☐ No If yes, provide a copy.
Owner: _____ Applicant: BILL DUNCAN
Company: MAIN STREET REAL ESTATE Company: DUNCAN COOR ARCHITECTS
Phone: 480 241-8071 Fax: _____ Phone: 602 841-1284 Fax: 602 841-7517
E-mail: _____ E-mail: BILL.DUNCAN@DCAE.AOL.COM
Address: 7135 E CAMELBACK RD Address: 3723 W BARNES, PHX, AZ 85051

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 - \$ <u>87</u> (fee subject to change every July) | <input type="checkbox"/> Cross Sections - for all cuts and fills |
| <input checked="" type="checkbox"/> Context Aerial with site highlighted | <input 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"/> Site Location Map | <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 type="checkbox"/> Maricopa County Assessor's Parcel Map with site location highlighted | <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"/> Narrative describing nature of request <i>under request</i> | <input checked="" type="checkbox"/> Material Samples - color chips, awning fabric, glazing, etc. |
| <input checked="" type="checkbox"/> Property Owner's Authorization, or signature below | <input type="checkbox"/> Conceptual Grading & Drainage Plan showing existing & proposed drainage flows, channels and retention. |
| <input type="checkbox"/> Homeowners/Property Owners Association Approval (if applicable). | <input type="checkbox"/> Copy of Liquor License Application (For all bars/restaurants/patios) |
| <input checked="" type="checkbox"/> Color Photographs of site - including all areas of change. <i>Email to Bryan b.cluff@scottsdale.gov</i> | <input type="checkbox"/> Airport Vicinity Development Checklist - provided |
| <input 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"/> Current Title Report |
| <input type="checkbox"/> Lighting - provide cut sheets, details, photometric for any proposed lighting. | <input type="checkbox"/> 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 _____ Circle One: Applicant Owner _____

Date 11 JUNE 2012

Official Use Only:

Submittal Date: 6/11/12

City Staff Signature: Gis McLaughlin

Planning & Development Services Department

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



VIA HAND DELIVERY

June 8, 2012

Rolf's
Attn: Francis Tesmer
8787 N. Scottsdale Rd., #202
Scottsdale, AZ 85253

RE: THE SHOPS GAINNEY VILLAGE
8787 N. Scottsdale Rd., Suite 202 ("the Premises")

Dear Francis,

We are in receipt of the enclosed exterior renovation drawings provided by Duncan-Coor Architects, project number 12-09.2, dated May 22, 2012, for Rolf's at the SHOPS Gainney Village.

Accordingly, on behalf of the Landlord, we approve the drawings submitted, in accordance with the terms of the lease agreement.

Should you have any questions or require additional information, please feel free to contact my office at (480) 247-8071. Thank you.

Sincerely,
Main Street Real Estate Advisors,
As Managing Agent for Gainney Village Retail Center, LLC



Megan Dugan, CPM®
Senior Property Manager

Enc.

Cluff, Bryan

From: BillDuncanDCA@aol.com
Sent: Tuesday, June 19, 2012 4:21 PM
To: Cluff, Bryan
Subject: Re: Rolf's
Attachments: image001.png; image002.png

Thanks Brian,

I will review this Rolf; as he selected the finishes.

I have had some conversation with the GC about deleting the polished base and using the tile, the top trim was added because of existing issues with conc trim/cornice and to keep water from staining the new tile.

The Landlord has approved this work, the approval letter was submitted with the application.

Best Regards,
Bill Duncan

In a message dated 6/19/2012 4:11:51 P.M. US Mountain Standard Time, BCluff@Scottsdaleaz.gov writes:

Bill,

I had a chance to take a look at the staff approval submittal you made for Rolf's at Gainey Village. In general, staff is supportive of the proposal, but we have the following comments/concerns:

- The new porcelain tile for the storefront wall has a very high gloss finish that is not consistent with the existing natural stone slate that is on the arcade columns. Please consider using a matte finish for this tile.
- The proposed stainless steel / chrome framing that is proposed for the window frames and wall base has a mirror like finish that may be acceptable in moderation if used appropriately. It appears that in addition to the window frames, there is a strip of this material being used above the proposed tile as well as a base strip along the ground. Is this correct? Staff would be supportive of the use of this material on the window framing, but would request that it be removed from above the tile and along the base. It appears that there is an existing strip of stone molding that runs along the upper band of tile that should remain.
- Please provide a letter of approval from the Gainey Village / Ranch property owners association for the proposed storefront changes.

Please let me know if you have any questions.

Thanks,

Bryan D. Cluff, LEED AP

Planner

City of Scottsdale

Planning, Neighborhood & Transportation

Phone: 480-312-2258

Fax: 480-312-7088

bcluff@ScottsdaleAZ.gov

Get informed!

Subscribe to [Scottsdale P & Z Link](#) newsletter



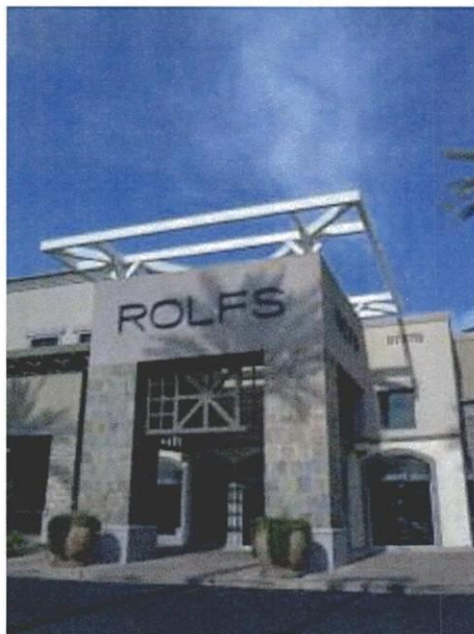
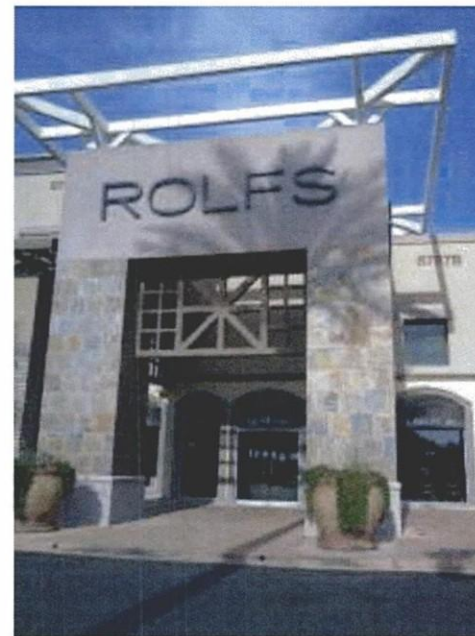
follow us on Facebook

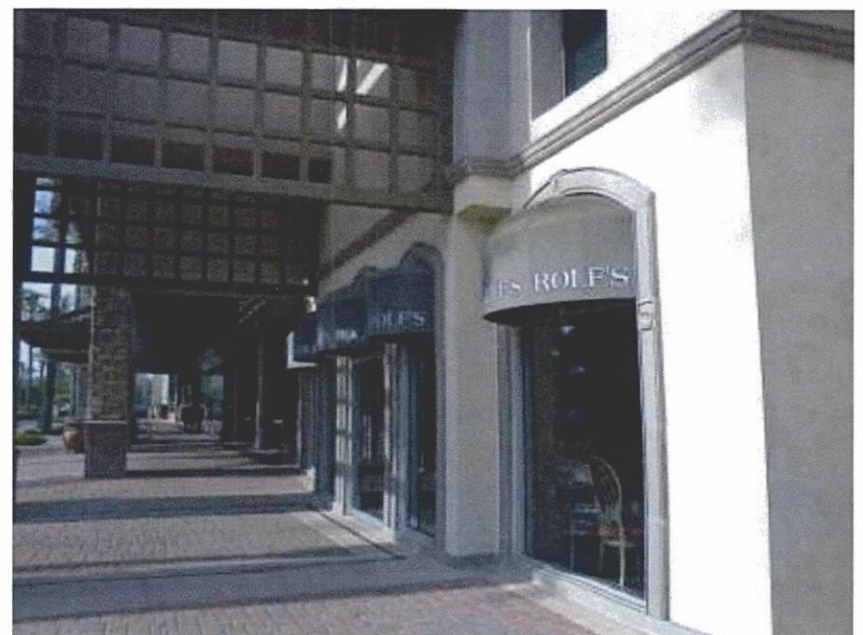
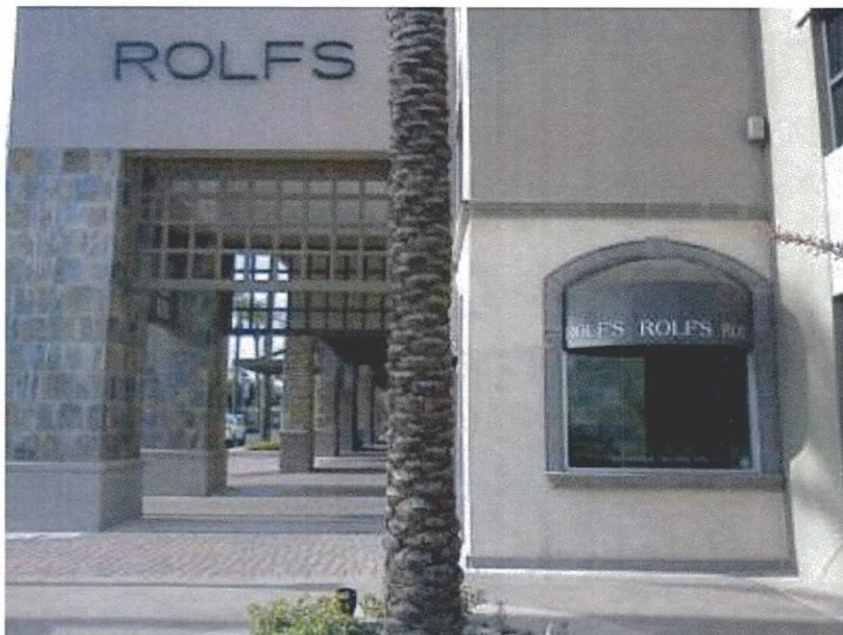
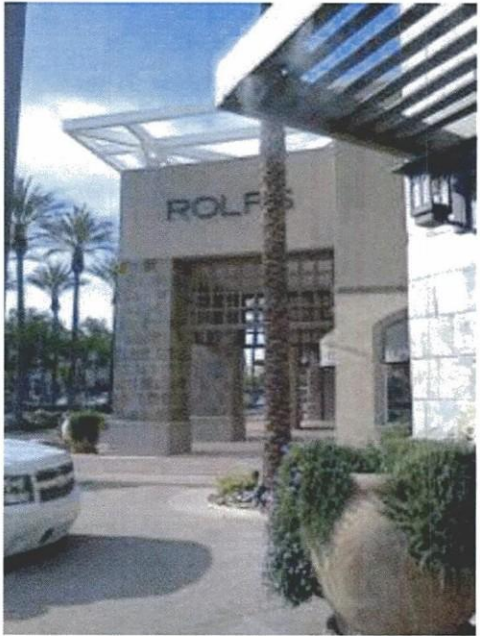
twitter

ROLFS

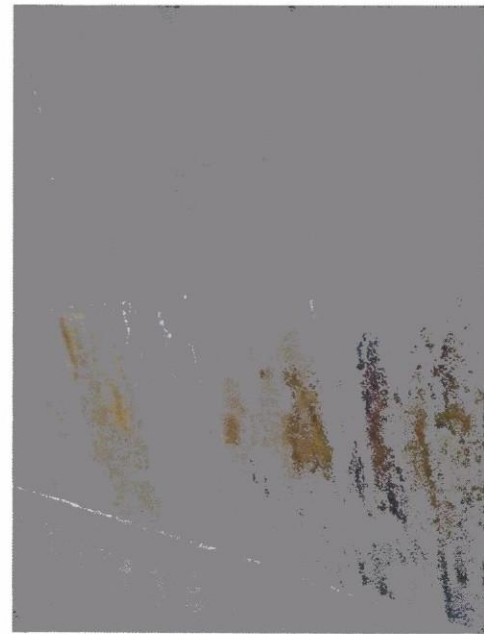
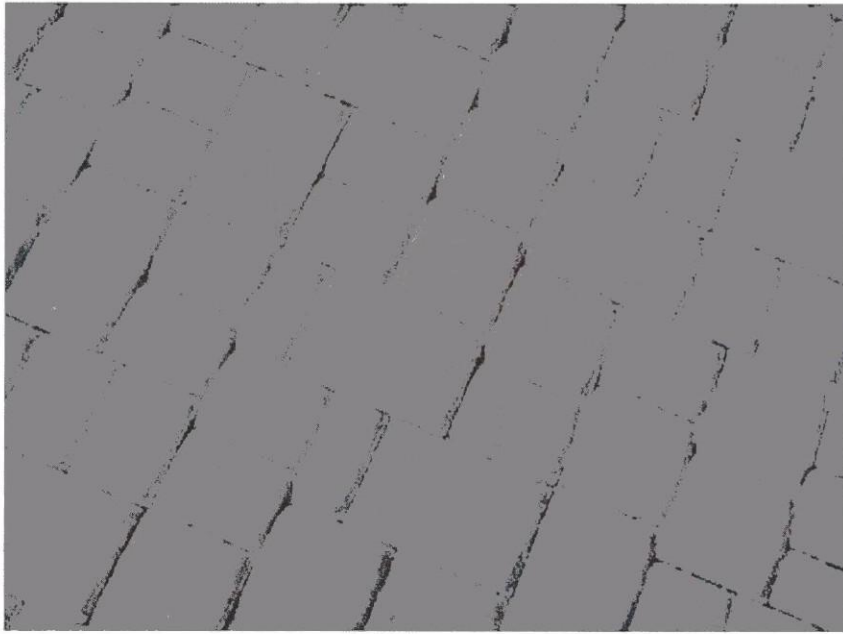
SALON AT GAINES VILLAGE
8787 NORTH SCOTTSDALE ROAD, SUITE 202
SCOTTSDALE, AZ 85253

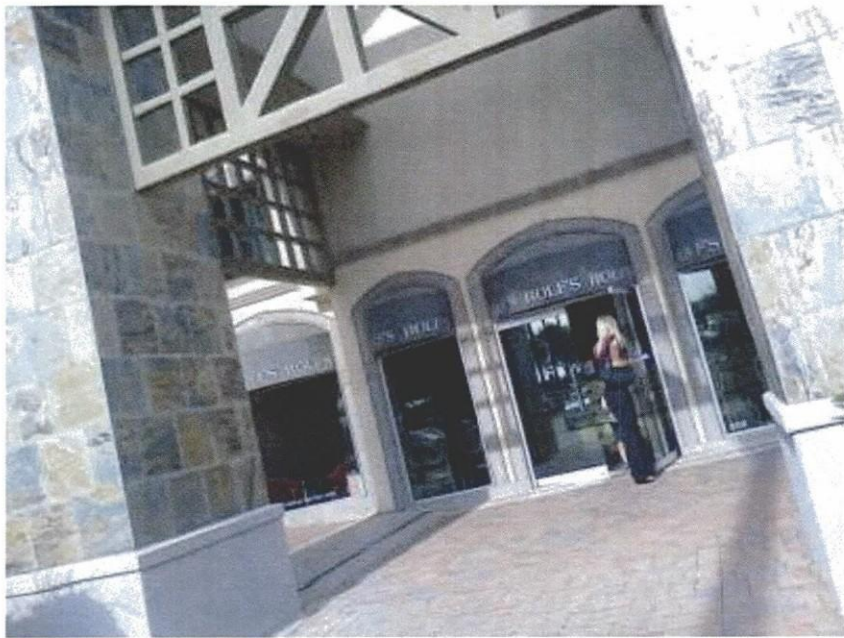
EXISTING EXTERIOR PHOTOS

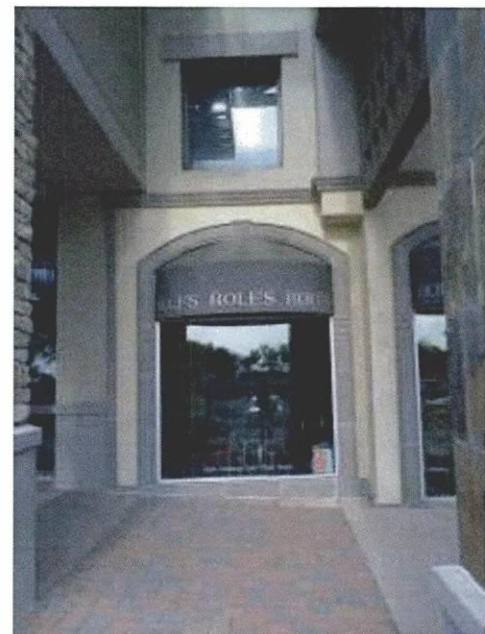
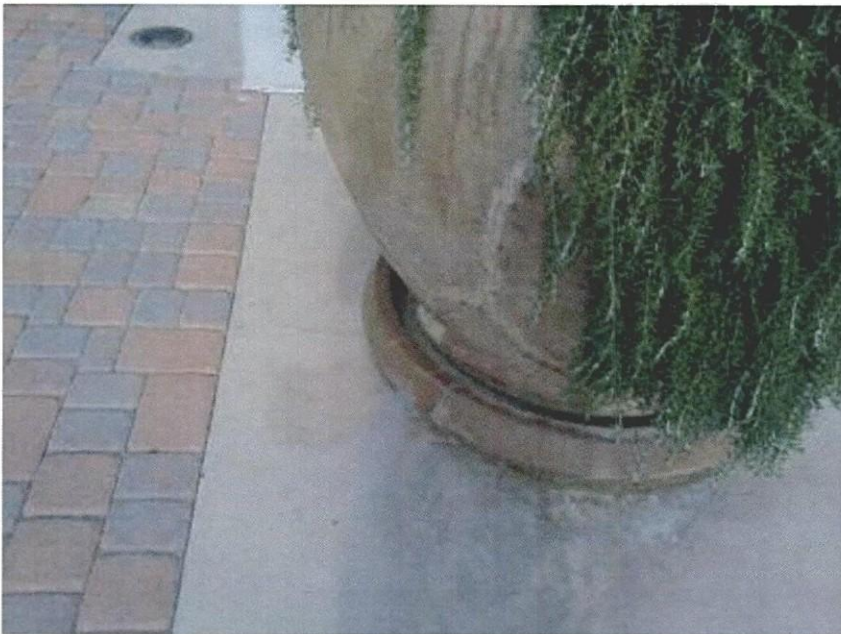
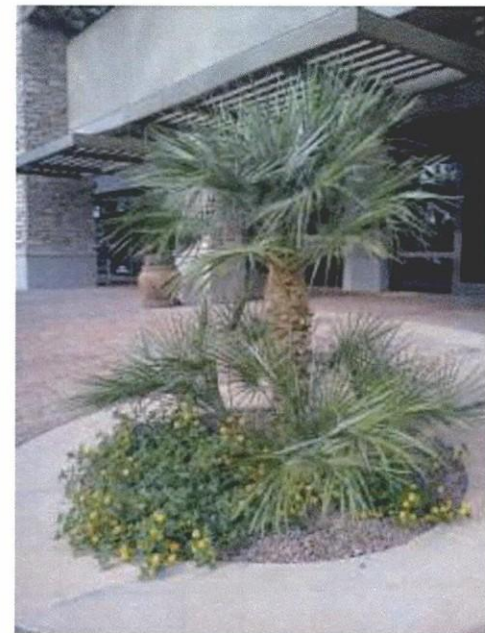




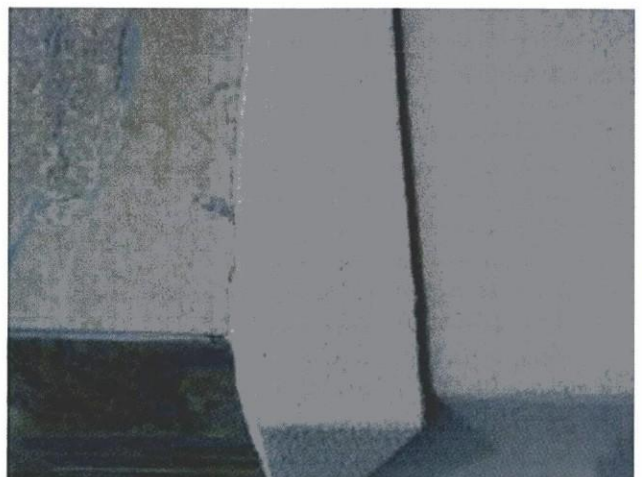
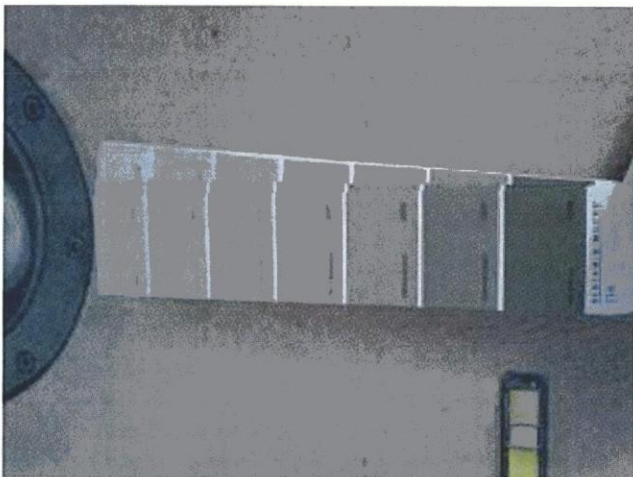
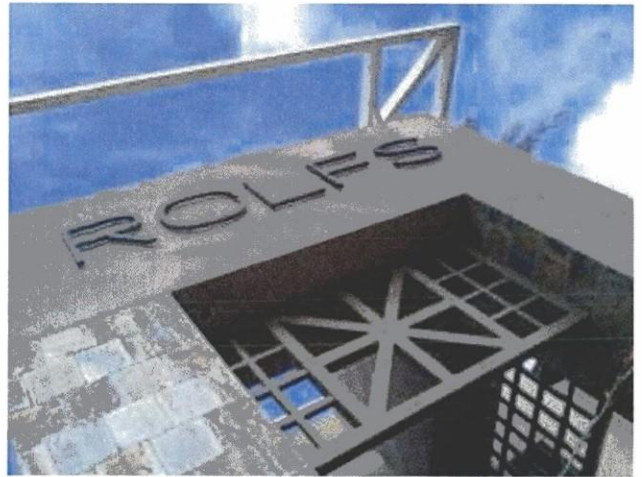


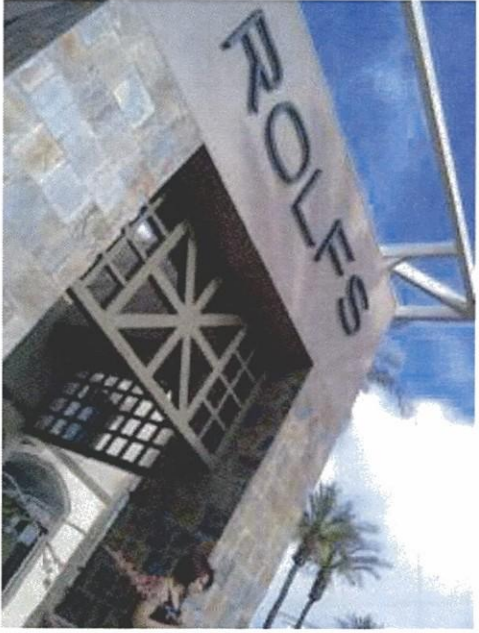




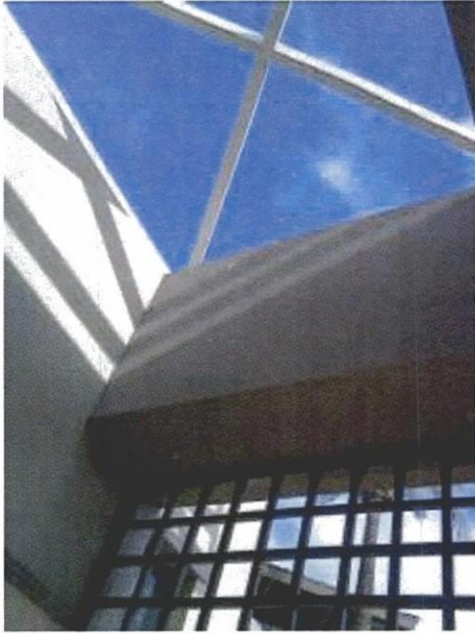












8787 N Scottsdale



dmccloy
6/11/2012 12:12:04 PM

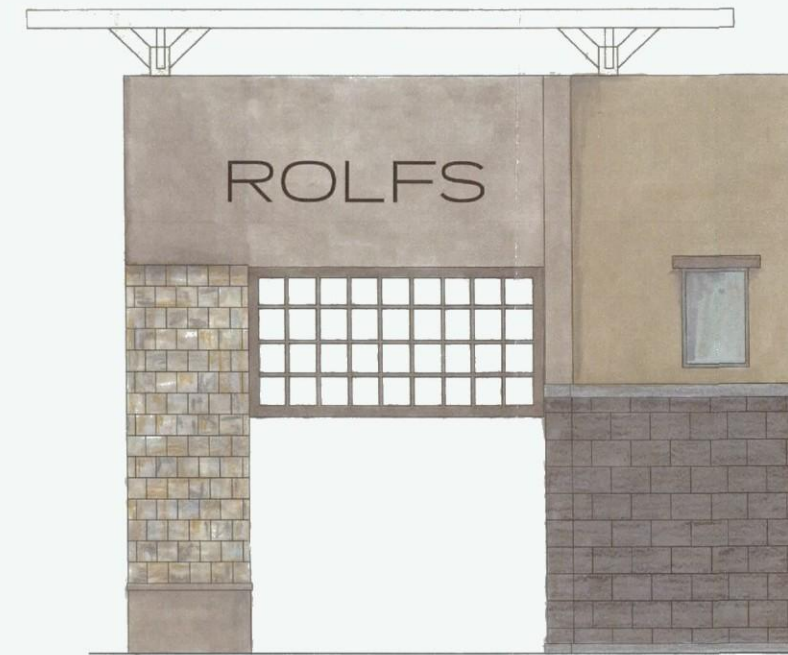
Notice: This document is provided for general information purposes only. The City of Scottsdale does not warrant its accuracy, completeness, or suitability for any particular purpose. It should not be relied upon without field verification.





STOREFRONT RENOVATION (WEST WALL - BUILDING COVER REMOVED FOR CLARITY)

SCALE: 1/4" = 1'-0"



STOREFRONT RENOVATION (SOUTH WALL)

SCALE: 1/4" = 1'-0"



BUILDING STOREFRONT

SCALE: 1/4" = 1'-0"

215-SA-2012

STIPULATION SET
RETAIN FOR RECORDS
APPROVED

6/20/12
DATE

INITIALS

AS NOTED

SEE
STIPULATIONS

MATERIALS LEGEND:



TILE: NEW PORCELAIN WALL TILE WITH DARK GROUT



GLASS: NEW INSULATED GLASS PANE



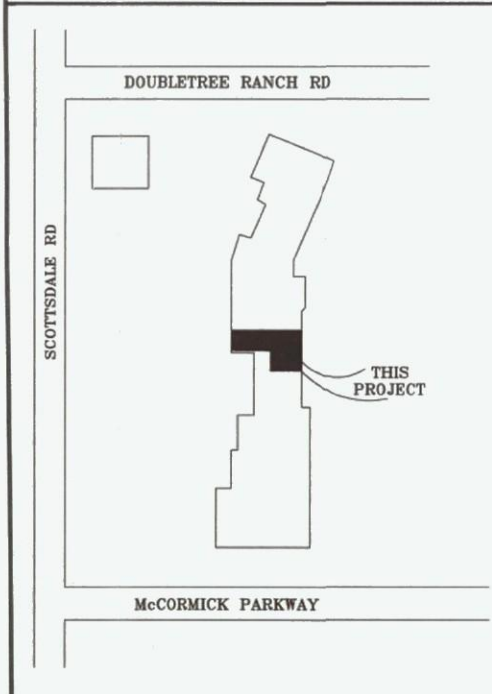
WINDOW FRAMES: POLISHED STAINLESS OR CHROME



WALL TRIM/BASE: POLISHED STAINLESS OR CHROME

ADDITIONAL EXISTING MATERIALS TO REMAIN ON EXTERIOR

VICINITY MAP



DCA
DUNCAN-COOR ARCHITECTS, LLC
3723 W. BARNES LANE PHOENIX, AZ 85051
P: 602.841.1284 F: 602.841.7517
WWW.DUNCANCOORARCHITECTS.COM

Seal:

These drawings and any electronic media is an instrument of service & shall remain the property of Duncan-Coor Architects, LLC whether the project for which these drawings are made is executed or not and shall not be reused by anyone on other projects or extensions of this project except by written agreement with Duncan-Coor Architects, LLC.

-EXTERIOR RENOVATION-
ROLFS SALON
8787 N SCOTTSDALE RD
SUITE 202
SCOTTSDALE, ARIZONA

DATE: 22 MAY 2012

REVISIONS

DATE	DESCRIPTION

SHEET NAME:

EXTERIOR REMODEL

SHEET NUMBER:

DR-01

PROJECT NUMBER:
12-09.2