



# STAFF APPROVAL LETTER

242-SA-2012

Ayurzona Wellness center

## STEP 1

### STAFF APPROVAL NOTIFICATION

This letter is notification that your request has been approved by Current Planning Services staff.

**No additional review or permits are required.**

This approval expires one (1) year from date of approval if work for which approval has been granted has not been completed.

### PROJECT INFORMATION

LOCATION: 7140 E 1st Av  
PARCEL: 130-12-021  
Q.S.: 16-44  
CODE VIOLATION #:

APPLICANT: Meghana Thanki  
COMPANY: Act Nine LLC C/O Art Kubert  
ADDRESS: 7140 e. 1<sup>st</sup> Ave. Scottsdale 85251  
PHONE: 480-229-8047

Request: New exterior paint

### STIPULATIONS

1. Approval is granted to repaint the exterior of the building the following colors: Main building and roof top vents will be SW 7719 "Fresco Cream"; Rooftop overhang and fascia, will be SW 6713 "Verdant"; All remaining accents, door frames, window frames, stair railing, posts, etc. will be SW 2801 "Rockwood Dark Red".

Related Cases:

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

  
Cheryl Sumners

DATE APPROVED: 7-19-12

## STEP 2

### FINAL PLAN REVIEW SUBMITTAL REQUIREMENTS

No additional reviews or permits are required. Please keep a copy of this approval on site at all times.

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



# City of Scottsdale Cash Transmittal

## # 90626

**Received From :**

AYURZONA  
7140 E 1ST AVE  
SCOTTSDALE, AZ 85251  
602-430-4495

**Bill To :**

ACT NINE LLC C/O ART KUBERT

**Reference #** 435-PA-2012

**Issued Date** 7/16/2012

**Address** 7140 E 1ST AV

**Paid Date**

**Subdivision** SCOTTSDALE

**Payment Type** CREDIT CARD

**Marketing Name**

**Lot Number** 20

**Cost Center**

**MCR** 006-26

**County** No

**Metes/Bounds** No

**APN** 130-12-021

**Gross Lot Area** 0

**Water Zone**

**Owner Information**

**NAOS Lot Area** 0

**Water Type**

AYURZONA

**Net Lot Area**

**Sewer Type**

7140 E 1ST AVE

**Number of Units** 1

**Meter Size**

SCOTTSDALE, AZ 85251

**Density**

**QS** 16-44

602-430-4495

Code	Description	Additional	Qty	Amount	Account Number
3180	PRE-APPLICATION / SA		1	\$87.00	100-21300-44221

SIGNED BY MEGHANA THANKI ON 7/16/2012

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 # 90626**

242 SA 2012 needs answer by Friday 7/20 to take advantage of paint sale



# Staff Approval Application

## Submittal Requirements

Project Name: AYURZONA - AN INTEGRATIVE WELLNESS CENTER City Staff Contact: Cheryl Summers  
 Project Address: 7140 E. 1st Ave 85251  
 Zoning: C2 - DO A.P.N.: 130-12-021 Quarter Section: 16 - 44  
 Associated References: Project Number: 435-PA-2012 Plan Check Number \_\_\_\_\_ Case(s) \_\_\_\_\_  
 Request: New paint exterior building  
 Is there an outstanding Code Enforcement citation or Notice of Compliance?  Yes  No If yes, provide a copy.  
 Owner: ACT NINE LLC. Applicant: MEGHANA THANKI  
 Company: 40 ART KUBERT Company: AYURZONA  
 Phone: \_\_\_\_\_ Phone: 480-229-8047 Fax: 480-425-9662  
 E-mail: akubert@lakeviewcapital.com E-mail: meghana@ayurzona.com  
 Address: MICHIGAN BOULEVARD 85251 Address: 7140 E. 1st Ave Scottsdale AZ 85251

**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-- \$ _____ (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 type="checkbox"/> Narrative describing nature of request  | <input checked="" type="checkbox"/> Material Samples- color chips, awning fabric, glazing, etc.  |
| <input checked="" type="checkbox"/> Property Owner's Authorization, or signature below <u>sending email to cheryl</u>  | <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.  | <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 [Signature] Circle One:  Applicant  Owner Meghana Thanki Date 7/16/12

**Official Use Only:**

Submittal Date: 7.16.12 City Staff Signature: Cheryl Summers

**Planning & Development Services Department**

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

## Sumners, Cheryl

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**From:** Kubert, Art [AKubert@lakeviewcapitalinc.com]  
**Sent:** Tuesday, July 17, 2012 9:04 AM  
**To:** Sumners, Cheryl  
**Cc:** Meghana Thanki  
**Subject:** Permission to Paint

Dear Cheryl:

I hereby give permission to Dr. Meghana Thanki to paint the building located at 7140 East 1st Avenue, Scottsdale AZ 85251. I can be reached at 248-554-4905 should you have any questions.

Thank you very much,

Art Kubert  
CFO  
ACT Nine, LLC

Proposed colors

SW 7719  
Fresco Cream



→ BODY

Main building

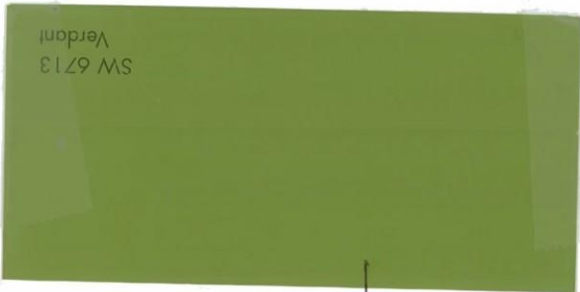
242 SA 2012  
**APPROVED**  
FINAL PLANS PLANNING

7.19.12 Cheryl Sumner  
DATE APPROVED BY



→ TRIM

all ~~trim~~  
door, window  
frames, accents



↓  
ACCENT

all ~~trim~~  
eaves  
accents,

east elevation for inset building  
located at SWC.

242-SA-2012  
**APPROVED**  
FINAL PLANS PLANNING

7.19.12  
DATE

Cheryl Sumner  
APPROVED BY

Entire overhang  
Must be all green



242. SA. 2012  
**APPROVED**  
FINAL PLANS PLANNING

7-19-12 Cheryl Sumner  
DATE APPROVED BY

1st preference cream ~~2nd preference rockwood red~~



South elevation proposed

east elevation proposed

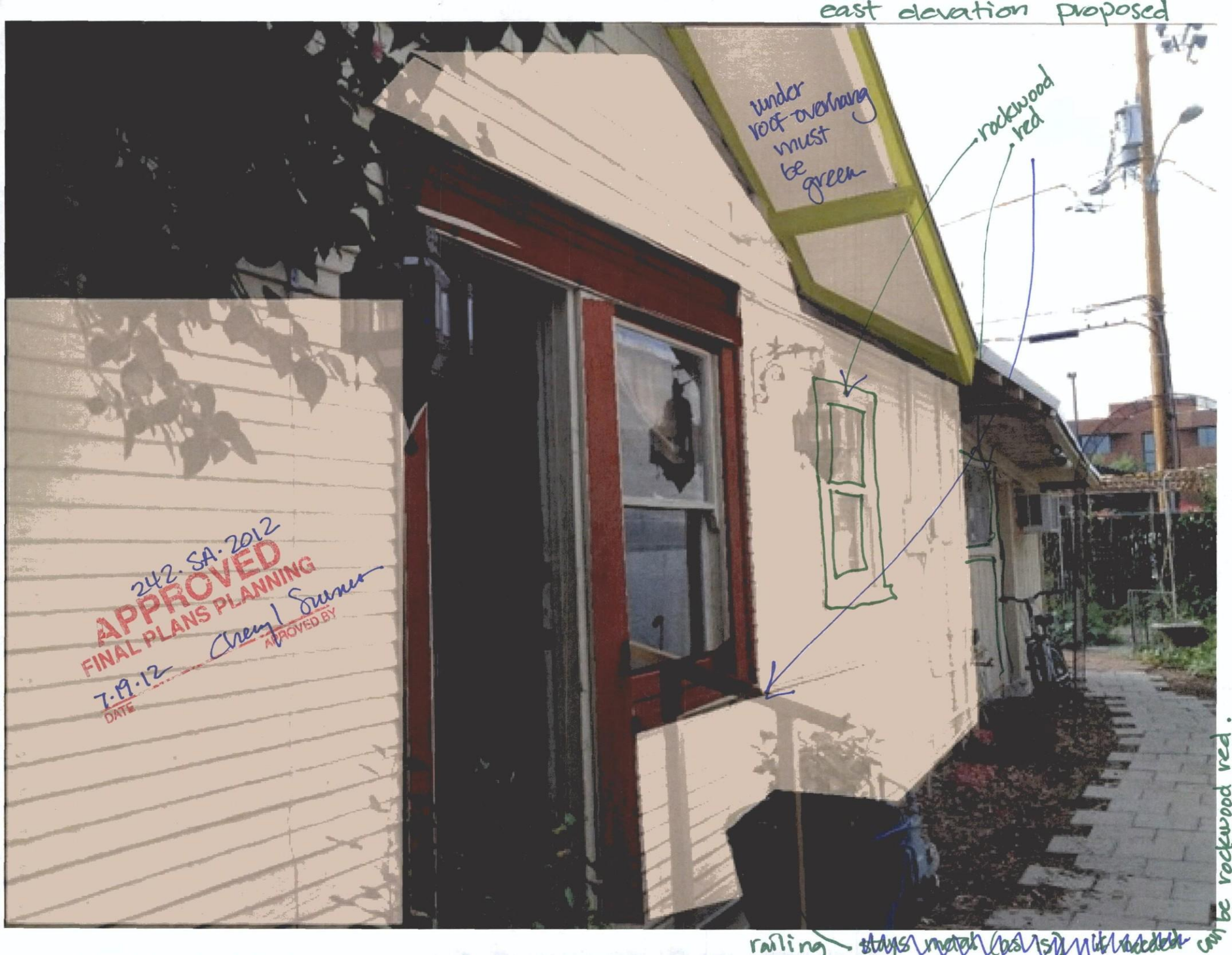
under roof overhang must be green

rockwood red

242 SA 2012  
**APPROVED**  
FINAL PLANS PLANNING  
7-9-12  
DATE  
Cheryl Sumner  
APPROVED BY



railing stays match (as is) with rockwood red can be rockwood red.



Proposed



west facing exterior (south side) public parking lot side



east elevation existing



South elevation existina

east elevation for ~~inset~~ inset  
building located at SWC!

