



STAFF APPROVAL LETTER

243-SA-2011

Rockbar Inc/ Acme bar & grill
2nd AMENDMENT

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.

LOCATION: 4245 N Craftsman Ct
PARCEL: 173-50-033
Q.S.: 17-44
CODE VIOLATION #:

PROJECT INFORMATION

APPLICANT: Brain Mrochinski
COMPANY: Rockbar Inc
ADDRESS: 1746 Sienna Bouquet Pl Phoenix, AZ 85085
PHONE: 702-572-1535

Request: Remodel & expand existing bar & patio

STIPULATIONS

1. The site and floor plans shall comply with the plans submitted by sixty first place architects and dated by city staff 7/18/2011.
2. The elevations shall comply with the plans submitted by sixty first place architects and dated by city staff 7/18/2011, and as stipulated below.
3. The new section of the south elevation shall have a brick façade.
4. The location and size of the patio on the north side of the building shall be in conformance with the lease agreement with approved by the City Council.
5. All steel members over the sidewalk and the below the west window shall be **rusted and sealed** steel.
6. The concrete column bases shall of covered sidewalk shall **setback to provide a six foot wide sidewalk from the building**, subject to the project coordinators approval.
7. The property owner shall complete sign, have notarized, and provide the exhibits of the attached Permission for Private Improvements In Right-Of-Way agreement. The originally signed document shall be returned with the submittal of the construction document.
8. The property owner shall obtain a separate encroachment permit for the trellis improvement.
9. **NO PERMIT WILL BE ISSUED UNTIL THE OUTSTANDING BALANCE OF FOR THE IN-LIEU PARKING HAS BEEN PAID IN FULL.**
10. With the final plans submittal the owner shall demonstrate to the project coordinator the methodology to comply with the sound proofing requirement of the new west walls in compliance with case 2-ZN-2001 and 2 UP-2001.

Related Cases: 243-SA-2011, 182-SA-2011

SIGNATURE: 
Dan Symer, AICP

DATE APPROVED: 8/8/2011

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 30-day plan review:

Please review submittal requirements of attached Construction Document Application Requirements