



STAFF APPROVAL LETTER

324-SA-2012

Restoration Hardware

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: 15015 N Scottsdale Rd
PARCEL: 215-56-056G
Q.S.: 34-45
CODE VIOLATION #:

APPLICANT: Gwen Jarick
Nelsen Partners, Inc.
ADDRESS: 15210 N Scottsdale Rd Scottsdale, AZ 85254
PHONE: 480-949-6800

Request: Request approval for the modification of site walls for the entry (east) courtyard at Restoration Hardware.

STIPULATIONS

1. The proposed modifications of the site wall for the entry (east) courtyard shall be consistent with Sheet A111 Partial Site Plan submitted by Nelsen Partners, Inc., stamped approved by City Staff 10/11/12.
2. Architectural elements, including dimensions, materials, forms, color, and texture, shall be constricted to be consistent with Sheet A111 Partial Site Plan and Sheet SW302 Site Wall Elevations submitted by Nelsen Partners, Inc., stamped approved by City Staff 10/11/12.

Related Cases: 84-DR-2011, 301-SA-2012

SIGNATURE:

DATE APPROVED: 10/11/12

Steve Venker

Planning and Design Services Manager

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:

Staff Reviewer:

Steve Venker

BUILDING:

JD Forslund

**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: Restoration Hardware City Staff Contact: _____
Project Address: 15037 N. Scottsdale Road - Scottsdale, Arizona (Scottsdale Quarter - Pad D)
Zoning: PRC A.P.N.: 215-56-056G Quarter Section: _____
Associated References: Project Number: 614-PA-2012 Plan Check Number _____ Case(s) 10-DR 2007
Request: gate addition
Is there an outstanding Code Enforcement citation or Notice of Compliance? ☐ Yes ☒ No If yes, provide a copy.
Owner: Steve Bruch Applicant: George Melara
Company: Glimcher Realty Trust Company: Nelsen Partners Inc.
Phone: 614-621-9000 Fax: 614-621-9321 Phone: 480-949-6800 Fax: 480-949-6801
E-mail: sbruch@glimcher.com E-mail: gmelara@nelsenpartners.com
Address: 180 E. Broad St. Columbus OH 43215 Address: 15210 N. Scottsdale Rd. #300, SD, AZ

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

- | | |
|---|---|
| <input 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 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 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 type="checkbox"/> Material Samples- color chips, awning fabric, glazing, etc. |
| <input 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 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 _____ Circle One: Applicant Owner _____

Date _____

Official Use Only:

Submittal Date: 10/2/12

City Staff Signature: W. Harty

Planning & Development Services Department

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

**SCOTTSDALE QUARTER
GLIMCHER/ RESTORATION HARDWARE
SITE WALL EAST COURTYARD PACKAGE**

October 2, 2012

PROJECT NARRATIVE

To create a more intimate pedestrian entry experience we are proposing some minor enhancements to our earlier design. The impact of these enhancements will be to create an open-ness to the existing site walls at the south end of the Scottsdale Quarter development. The existing CMU site walls will be modified with the addition of a cement plaster finish and metal fencing component. The cement plaster finish will match the adjacent building and the overall height of the site wall will remain unchanged. There will be the addition of stucco pilasters on the southeast and south west corner of the existing site wall to frame in the ornamental fencing. We are requesting staff approval for these minor design enhancements.



Restoration Hardware - Site Walls
15015 N. Scottsdale Rd.
Scottsdale, AZ 85260



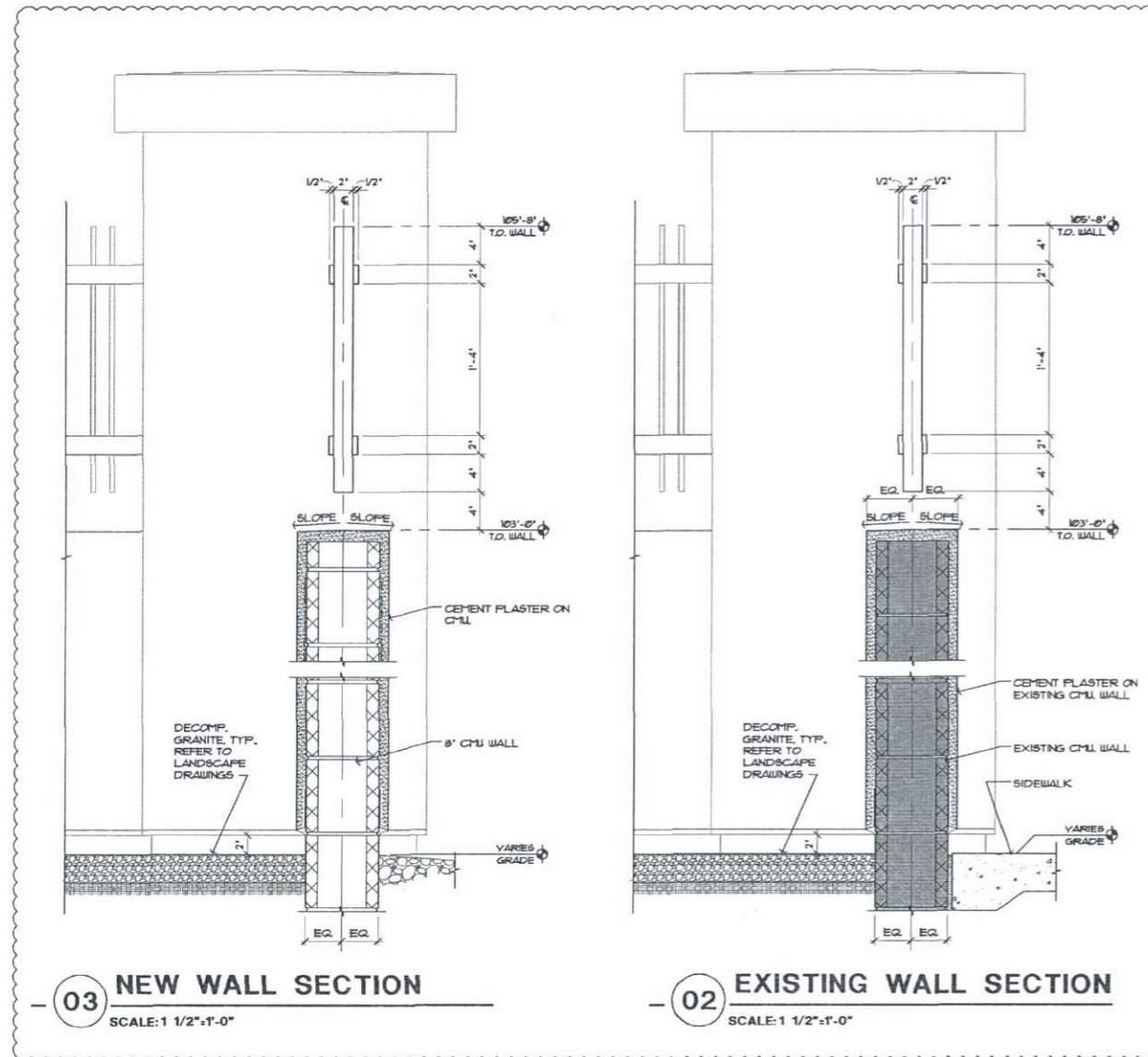
Date
September 14, 2012
Revisions
28 SEPT 2012
OWNER CHANGES

Drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

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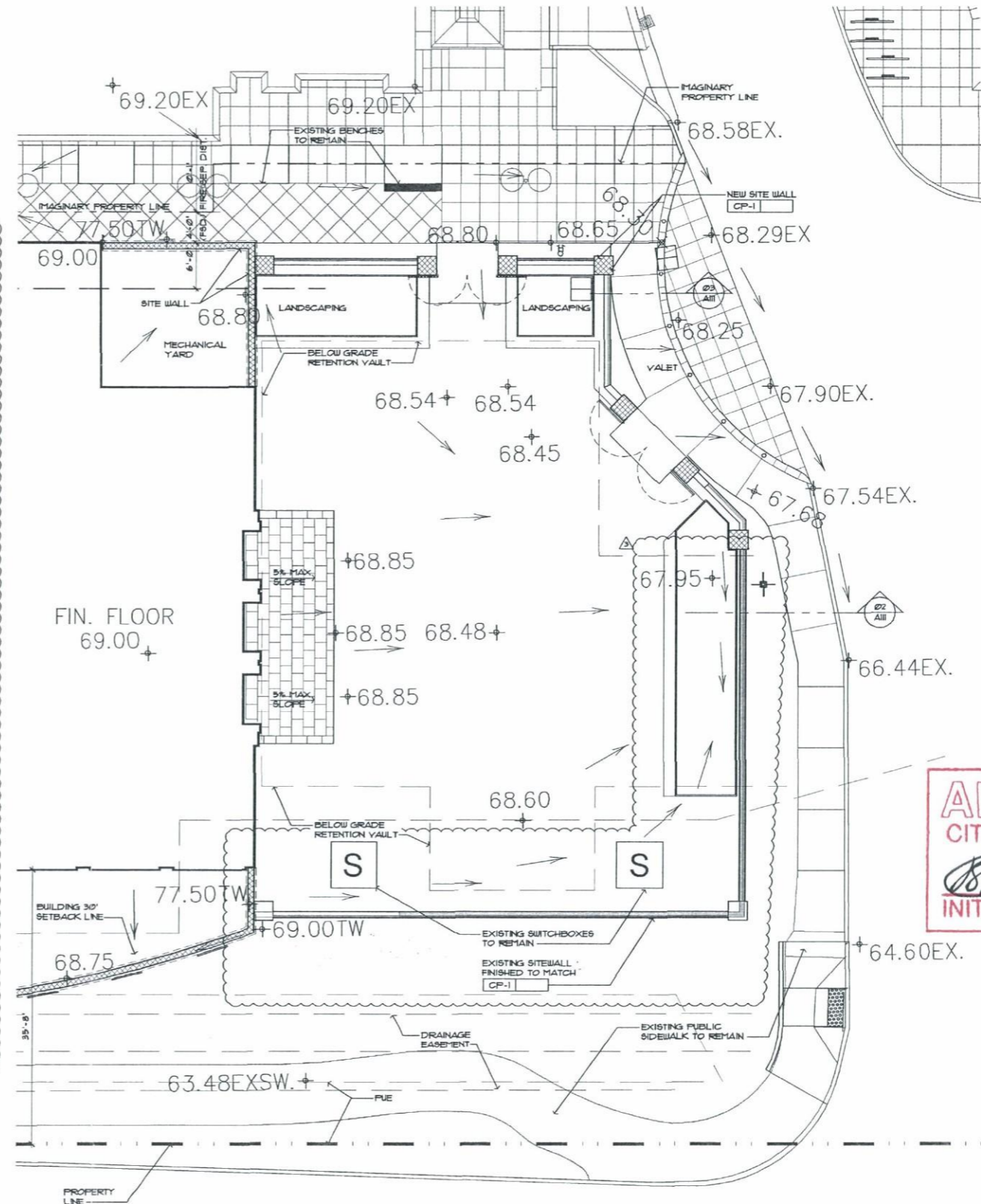
Project No.
31185

A111
PARTIAL SITE PLAN



SITE DATA - 10-DR-2007

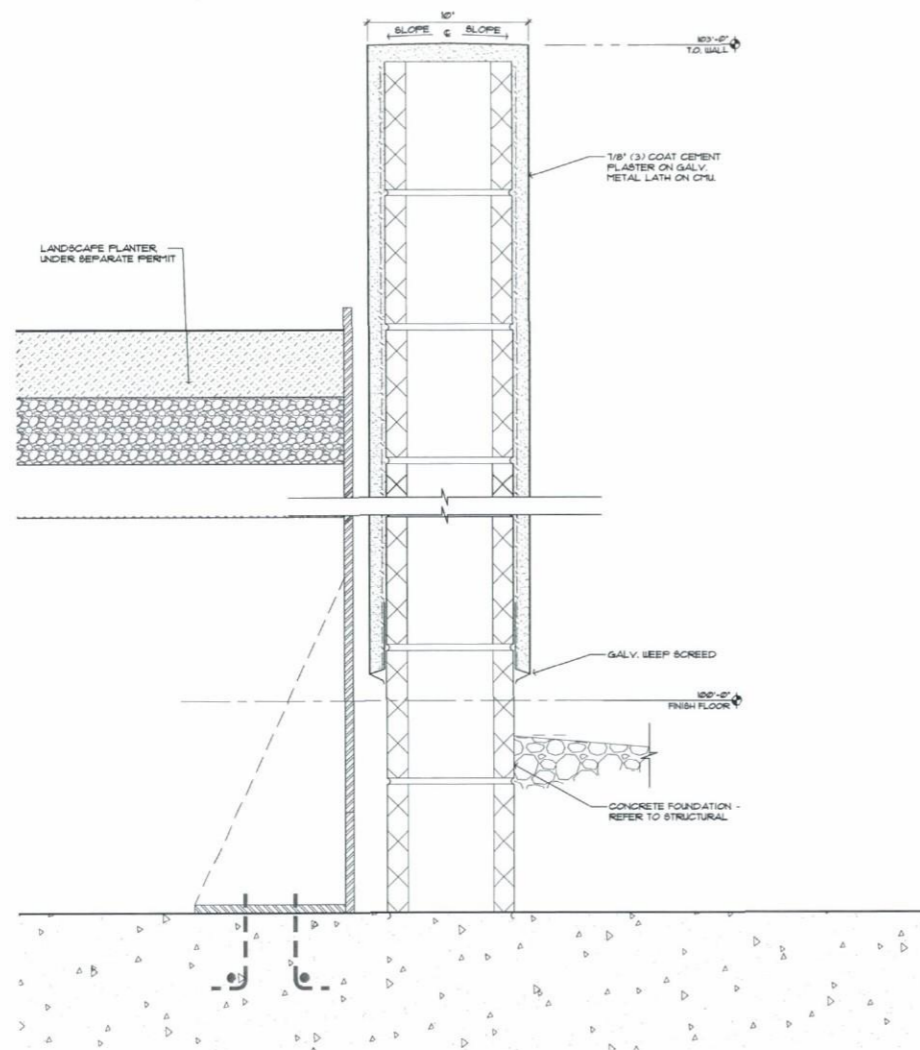
ZONING	PRC
GROSS SITE AREA	1,246,149.70 SF 28.61 ACRES
NET SITE AREA	1,024,555.00 SF 23.52 ACRES
OPEN SPACE REQUIRED =20% MAX. OF NET SITE AREA	204,911 SF
OPEN SPACE PROVIDED	214,792 SF
FRONTAGE OPEN SPACE REQUIRED = 25% OF OPEN SPACE	51,228 SF
FRONTAGE OPEN SPACE PROVIDED	64,692 SF
BUILDING HEIGHT ALLOWED	60' MAX.
BUILDING SETBACK	30' AT ALL STREETS



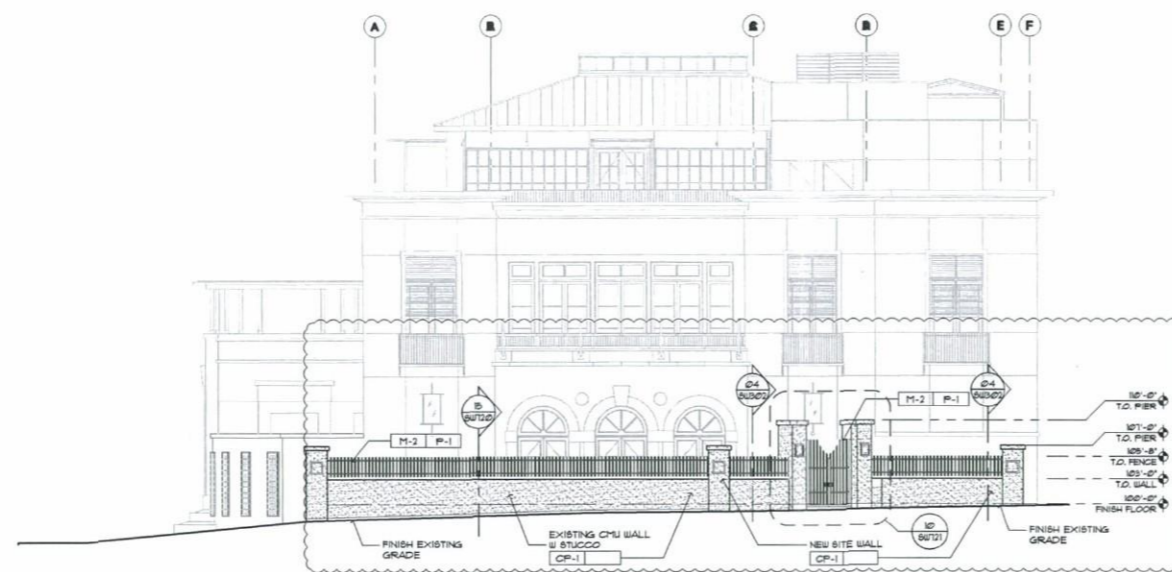
01 PARTIAL SITE PLAN SCALE: 1/8"=1'-0"



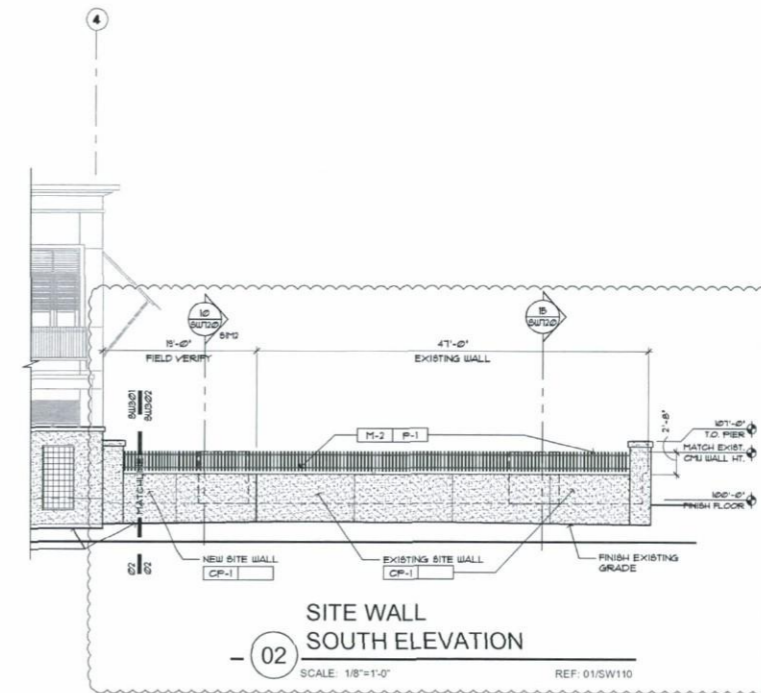
Assessor's Parcel no.
215-05-056G



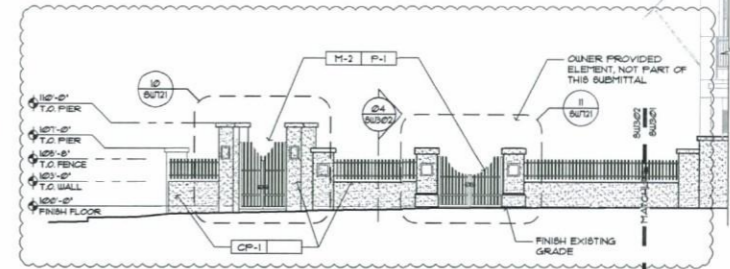
04 WALL SECTION
SCALE: 3/8"=1'-0"
REF: 01, 03/SW302



03 SITE WALL EAST ELEVATION
SCALE: 1/8"=1'-0"
REF: 01/SW110



02 SITE WALL SOUTH ELEVATION
SCALE: 1/8"=1'-0"
REF: 01/SW110



01 SITE WALL NORTH ELEVATION
SCALE: 1/8"=1'-0"
REF: 01/SW110

NelsenPartners
Nelson Partners, Inc.
Architecture Planning Interiors
Austin - Scottsdale
15210 N. Scottsdale Road, Suite 300
Scottsdale, Arizona 85254
tel 480.949.6800
fax 480.949.6801
www.nelsenpartners.com



RESTORATION HARDWARE
Site Wall Package
15015 N. Scottsdale Road
SCOTTSDALE, ARIZONA

APPROVED
CITY OF SCOTTSDALE
INITIALS: [Signature]
DATE: 10/11/12

Date
21 MAY 2012
Revisions
19 SEPTEMBER 2012
OWNER CHANGES
28 SEPT 2012
OWNER CHANGES

Drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.
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Project No.
31185.05
SW302
SITE WALL ELEVATIONS





