



STAFF APPROVAL LETTER

354-SA-2012

Office Max Plaza (The Blind Pig)

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: 3360 N Hayden Rd Ste 116
PARCEL: 130-32-001Q
Q.S.: 15-46
CODE VIOLATION #: N/A

APPLICANT: Russell Weymiller
COMPANY: Russell Weymiller Architect
ADDRESS: 3858 E Linda Ct Gilbert, AZ 85234
PHONE: 602-505-1032

Request: Request to add outside dining area.

STIPULATIONS

1. Site improvements shall be in conformance with the plan submitted by Russell Weymiller Architect, with a city staff approval date of 10/30/2012. Any proposed major modification to the approved plan shall require additional review and approval.

Related Cases: 63-DR-1979#4

SIGNATURE: 
Brad Carr, AICP

DATE APPROVED: 10/30/2012

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 plan review:

ARCHITECTURAL: ☒ 4 sets of architectural plans



Project Pre-Application Questionnaire

The purpose of the Pre-Application process and this questionnaire is to provide preliminary information to the City's Planning Department on your proposed development project. This information and a Pre-Application meeting facilitate discussion on the development review process and related issues most likely applicable to your development project.

Pre-Application Process

Most development proposals are required to go through one or more application and/or entitlement processes, some of which involve public hearings. To process your pre-application and to enable your meeting to be productive, the attached forms and all required materials must be provided. At the pre-application meeting, city staff will highlight areas where you may need to pay particular attention, and which, if any, public hearing process(es) you will be required to go through. More information can be found at www.scottsdaleaz.gov/BldgResources/DevProcess

Completed pre-application application forms, all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 E. Indian School Road. Make checks payable to "City of Scottsdale."

After the pre-application packet has been accepted, the request is routed for assignment and scheduling. A staff member will contact you to schedule a pre-application meeting with staff.

Submittal Date: 6-29-12 Project No.: 409 -PA- 2012

Project Name: Office Max Plaza Parcel No(s): 130-32-001-Q
Address: SWC Osborn & Hayden Roads (3320-3396N. Hayden Rd.) Quarter Section(s): 15-46

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial ☐ Other
Lot Size: 8.45 ac. Current Zoning: PNC Current Use(s): Mixed Retail

Has a 'Notice of Compliance' been issued? ☐ No ☐ Yes If yes, provide a copy with this submittal

Application Type:

☐ Abandonment (AB) ☐ In-Lieu Parking Request (IP) ☐ Rezoning (ZN)
☒ Development Review (DR) ☐ Master Plan (MP) ☐ Text Amendment (TA)
☐ ESLO Hardship Exemption (HE) ☐ Master Sign Program (MS) ☐ Use Permit (UP)
☐ ESLO Wash Modification (WM) ☐ Notice of Compliance ☐ Variance (BA)
☐ General Plan Amendment (GP) ☐ Preliminary Plat Subdivision (PP) ☐ Other _____

Owner: Todd Silver Applicant: Russell Weymiller
Company: Village Property Management, LLC Company: Russell Weymiller, Architect
Address: 9601 Wilshire Blvd., #1110, Beverly Hills, CA 90210 Address: 3858 E. Linda Ct. Gilbert AZ 85234
Phone: 310.858.8900 Fax: 310.858.8901 Phone: 602-505-1032 Fax: NA
E-mail: toddsilver@aol.com E-mail: arcadcat@q.com

Signature (circle one): [Signature] Owner [Signature] Applicant

Date: 6/29/12

Planning, Neighborhood & Transportation Division

7447 E Indian School Road Ste 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

Outdoor Patio Dining for "The Blind Pig" restaurant.

- 1. To create a new outdoor dining experience revitalizing this open space using existing site elements to compliment and become an integral part of a new Spanish Fusion restaurant.**
- 2. The Site currently has a large open area with existing fountain and randomly organized seating.**
 - a. Parking and on site circulation will not be impacted by the proposed enclosed patio.**
 - b. There will be no changes to the current site drainage.**
 - c. The Fountain will still remain a visual amenity for not only those using the patio but pedestrians circulating through the center.**
- 3. The patio design will incorporate all the existing improvements including the fountain and landscaping.**
- 4. This proposal will create an organized solution to the existing random outdoor seating and circulation. This use will revive and increase the use of this underutilized open space within the center.**
- 5. The only know existing characteristics that would restrict or affect the proposed changes is an existing enclosed patio on the east of the proposed patio that would be eliminated to accommodate circulation in the center...**
- 6. Target date to begin construction Oct. 2012.**

Bryan D. Cluff, LEED AP
Planner - City of Scottsdale
Planning, Neighborhood & Transportation
bcluff@ScottsdaleAZ.gov

Re: The Blind Pig at OfficeMax Plaza, 3308-3388 N. Hayden Road, Scottsdale, AZ.

Dear Mr. Cluff:

I was told the City has requested the Landlord's authorization for The Blind Pig project at OfficeMax Plaza. Therefore, as per the Lease amendment dated June 19, 2012, and as per the terms and conditions of the Lease/documents, we hereby issue this letter of authorization and consent for The Blind Pig [patio and operations] in accordance and as per the terms and conditions of the Lease document(s) signed with Robert & Sally Molinari, proprietors/tenants for 3360 N. Hayden Road, Suite 116, commonly referred to as The Blind Pig.

Respectfully,

Village Property Management, LLC
9601 Wilshire Blvd., #1110
Beverly Hills, CA 90210
Tel: 310-858-8900
Fax: 310-858-8901



By: Todd Silver, Managing Member
ToddSilver@aol.com

Cc:
Russ Weymiller: arcadcat@q.com

Helen Winn: Helen.Winn@colliers.com
Senior Property Manager
Real Estate Management Services
Colliers International

Office Max Plaza Parcel/Parking Calculations

9/4/2012 rev. 10-17-12

County Assessors' Parcel #	ALTA Survey Parcel #	Building Square Footage	Standard Parking Provided by Parcel	HC Parking by Parcel	Total Parking by Parcel	Parking required @ 1space/ 300 Sq. Ft	Parking ratio Sq. Ft. /Space	Bicycle Parking Provided
130-32-001T	1	23,734 #	77	4	81		293	
130-32-001Q	2	13,400 #	38	0	38		352	2
130-32-001N	4	27,999 #	173	8	181		156	8
Sub total parcel 1,2 & 4 Combined Square Footage and Parking		65,133	288	12	300	217	217	10
130-32-001R	3 (Parcel 2 exception)	4,154 *	5	2	7		571	2
130-32-001S (rev. 10-17-12)	5 (parcel 1 exception)	2,560 *	23	2	25		102	2
Total Combined Square Footage and Parking under Recorded Parking, Ingress & Egress cross access agreements		71,847	316	16	332	239	216	14

Information taken from the Alta Survey Dated 7/16/04

* Information from the county assessor office records.

Parking Calculations for parcels 1,2,3,4,& 5

Required parking for the center at 1 space per 300 sq. ft. = $71874/300 = 239$ Spaces

Parking Provided for the Center = 333 Spaces

Additional Spaces = 94 spaces

130-32-001C	Bank	Not Part of this development and only has a cross access agreement for ingress and egress			
		2998 *	22	2	24

Totals including this parcel

Ownership by Parcel	
130-32-001C	AZ Federal
130-32-001N	Village Property Management LLC
130-32-001Q	Village Property Management LLC
130-32-001R	Rubyco Holdings LLC
130-32-001S	Yerke Real estate Inc.
130-32-001T	Village Property Management LLC

Recorded Cross access agreements for Ingress, egress and parking.

Terms and Conditions as contained in instrument entitled Reciprocal Easement Agreement, recorded in Docket 14494, page 634. (Affects all)
(DOCUMENT CREATES A BLANKET EASEMENT FOR INGRESS & EGRESS, AND ENJOYMENT OVER THE SHOPPING CENTER - ALSO PARCEL NO.5)

Terms and Conditions as contained in instrument entitled Reciprocal Easement Agreement recorded in Docket 14547, page 57. (Affects all)
(DOCUMENT CREATES A BLANKET EASEMENT FOR INGRESS & EGRESS, PARKING DRIVES AND SERVICE AREAS OVER SHOPPING CENTER - ALSO PARCEL NO.5)

Easement for utilities and access and rights incidental thereto, as set forth in instrument recorded in Docket 14718, page 233.

Terms and conditions as contained in instrument entitled Declaration of Restrictions and Grant of Easements, recorded in Docket 14718, page 242 and amended in document No. 83-150223. (Affects all)
(DOCUMENT CREATES A BLANKET EASEMENT FOR INGRESS & EGRESS, PARKING AND Utilities OVER SHOPPING CENTER - ALSO PARCEL NO.3)



City of Scottsdale Cash Transmittal

90536

90536
06476203
06/29/12 PLN-18TOP
ONLAWC 06/08/2011
6/29/2012 11:43 PM
\$100.00

Received From :

RUSSELL WEYMILLER ARCHITECT
3858 E LINDA CT
GILBERT, AZ 85234
602-505-1032

Bill To :

RUSSELL WEYMILLER ARCHITECT
3858 E LINDA CT
GILBERT, AZ 85234
602-505-1032

Reference # 409-PA-2012

Issued Date 6/29/2012

Address Sw Corner Of Osborn & Hayden (3320-3396 N. Hayden Rd)

Paid Date 6/29/2012

Subdivision

Payment Type CREDIT CARD

Marketing Name

Lot Number

Cost Center

MCR

County No

Metes/Bounds No

APN

Gross Lot Area 0

Water Zone

Owner Information

NAOS Lot Area 0

Water Type

VILLAGE PROPERTY MANAGEMENT LLC
P O BOX 88
BEVERLY HILLS, CA 90213-0088
310-858-8900

Net Lot Area 0

Sewer Type

Number of Units 1

Meter Size

Density

QS

Code	Description	Additional	Qty	Amount	Account Number
3180	PRE-APPLICATION / SA		1	\$87.00	100-21300-44221
3199	RECORDS PACKET FOR PREAPPS		1	\$21.00	100-21300-44221

SIGNED BY RUSSELL WEYMILLER ON 6/29/2012

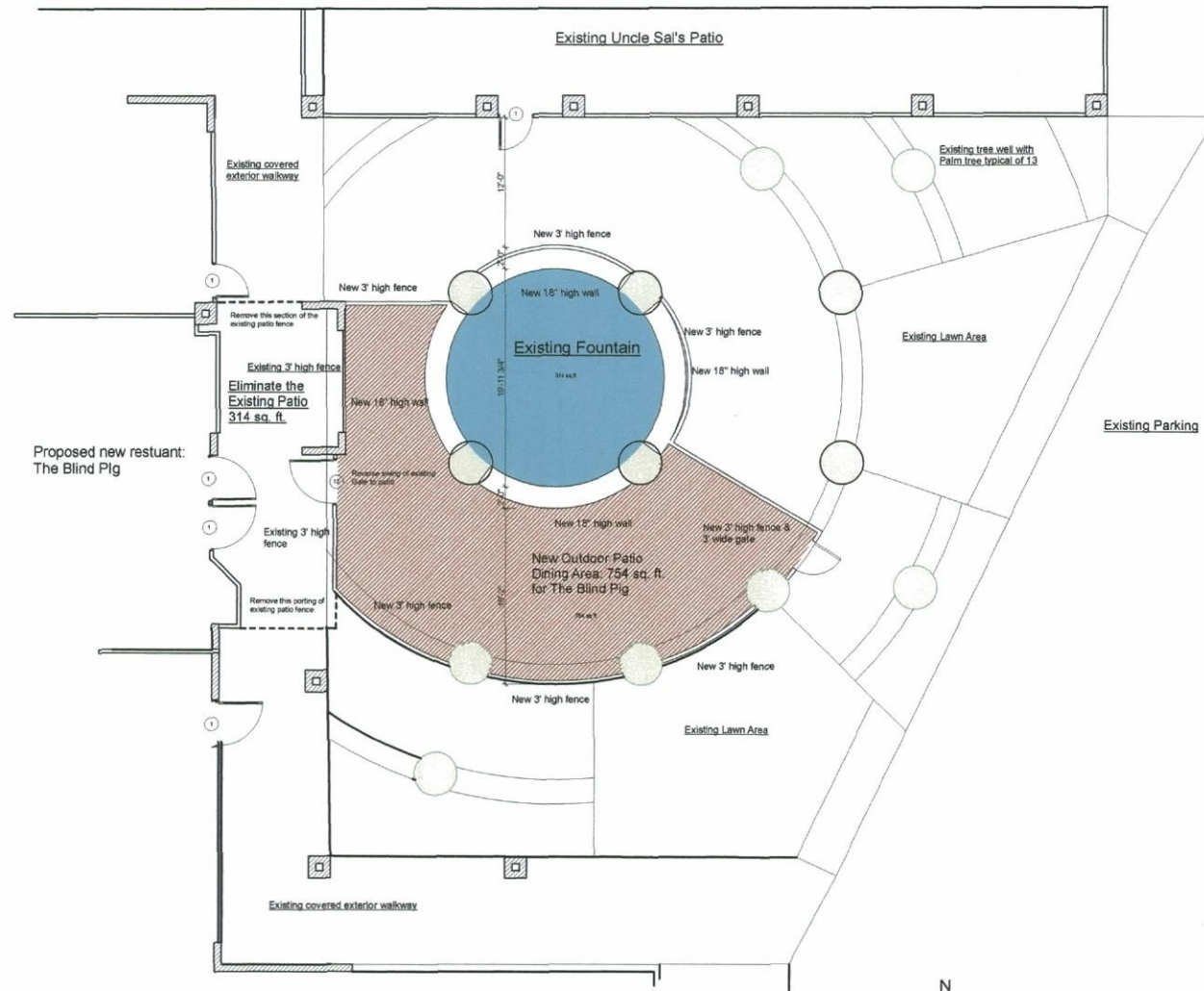
Total Amount

\$108.00

(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 # 90536

K:\Users\Russell\Documents\HOBEMolinar\16-29-12 Outdoor Patio Plan REV 3.pln



Proposed New Outdoor Patio Dining area for The Blind Pig

Eliminate the Existing Patio Area: 314 Sq. Ft. New Patio Area: 1,068 Sq. Ft. Less Fountain Area of 314 Sq. Ft.
Total new Patio Dining area = 754 Sq. Ft.

Russell Weymiller Architect

3858 E. Linda Ct.
Gilbert, AZ 85234
Phone: 602-505-1032
e-mail: arccadcat@q.com

CONSULTANTS

Preliminary Not for Construction

The Blind Pig

Office Max Plaza
Suite 119, Scottsdale, Arizona #Post

HOBEMolinar

MARK	DATE	DESCRIPTION
1	6/18/12	Rev Per Owners request
2	6/25/12	Rev Per Owners request
3	6/28/12	Rev Per Owners request

PROJECT NO: 1201

MODEL FILE:

DRAWN BY:

CHKD BY:

COPYRIGHT

SHEET TITLE

Patio

ODP

SHEET 1

OF 16



Looking North Photo #9



Looking South Photo #11



Looking East Photo #10



Looking West Photo #12



Looking North Photo #13



Looking South East Photo #15



Looking East Photo #14



Looking West Photo #16



Looking North Photo #5



Looking South Photo #7



Looking East Photo #6



Looking West Photo # 8



Looking North Photo #1



Looking South Photo #3



Looking East Photo #2



Looking West Photo # 4







