



STAFF APPROVAL LETTER

36-SA-2013

20s Lounge @ Scottsdale Quarter

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 two (2) years 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: 15147 N Scottsdale Rd
PARCEL: 215-56-056G
Q.S.: 34-45
CODE VIOLATION #:

APPLICANT: Megan Payne
COMPANY: Davis Architecture
ADDRESS: 60 E Rio Salado Pkwy Ste 200 Tempe, AZ 85281
PHONE: 480-638-1155

Request: Request approval for storefront modifications for tenant on the south side of Building H in Scottsdale Quarter.

STIPULATIONS

1. The proposed storefront shall be consistent with the building elevations and store front plan by Davis, stamped approved by City staff 2/11/13.
2. With the final plan submittal, the applicant shall provide a material sample for the proposed awning, along with the specifications as required by the Fire and Building departments.
3. The proposed potted plants in front of the storefront shall be located to keep a minimum 7' wide clear pedestrian path across the storefront.
4. All signs shall require separate review and permit.

Related Cases: 36-SA-2013, 10-DR-2007, 10-DR-2007#3

SIGNATURE: _____

Bryan Cluff, LEED AP
Planner

DATE APPROVED: 2/11/13

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 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.

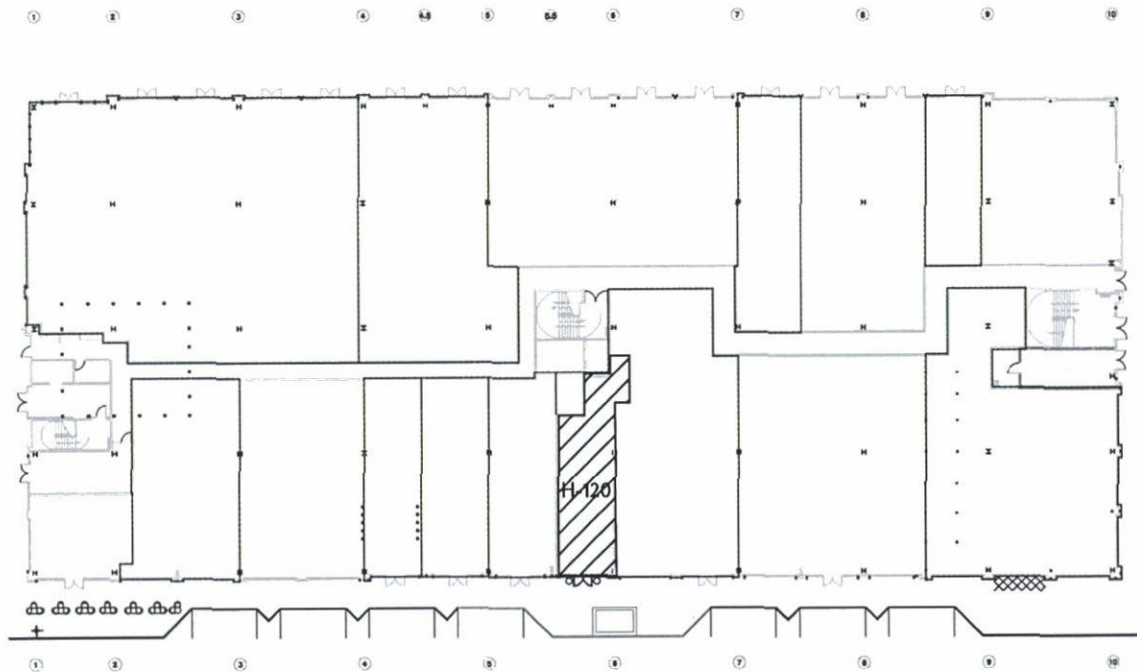
If you have questions about this appeal process, you may contact:

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: _____

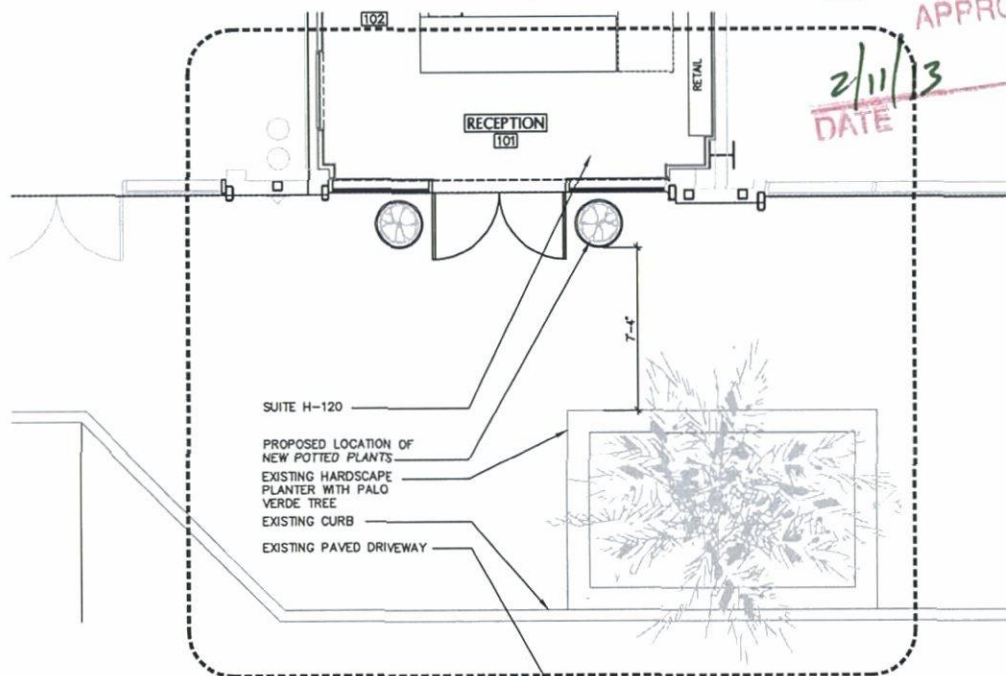


01 KEY PLAN BUILDING H N.T.S.

36-SA-2013
STIPULATION SET
RETAIN FOR RECORDS
APPROVED

2/11/13
DATE

INITIALS



02 STONEFRONT PLAN 3/16\"/>



architecture
interior architecture
space planning
facilities management
land planning
landscape architecture
graphic design

20 LOUNGE, SCOTTSDALE QUARTER
SCOTTSDALE, AZ

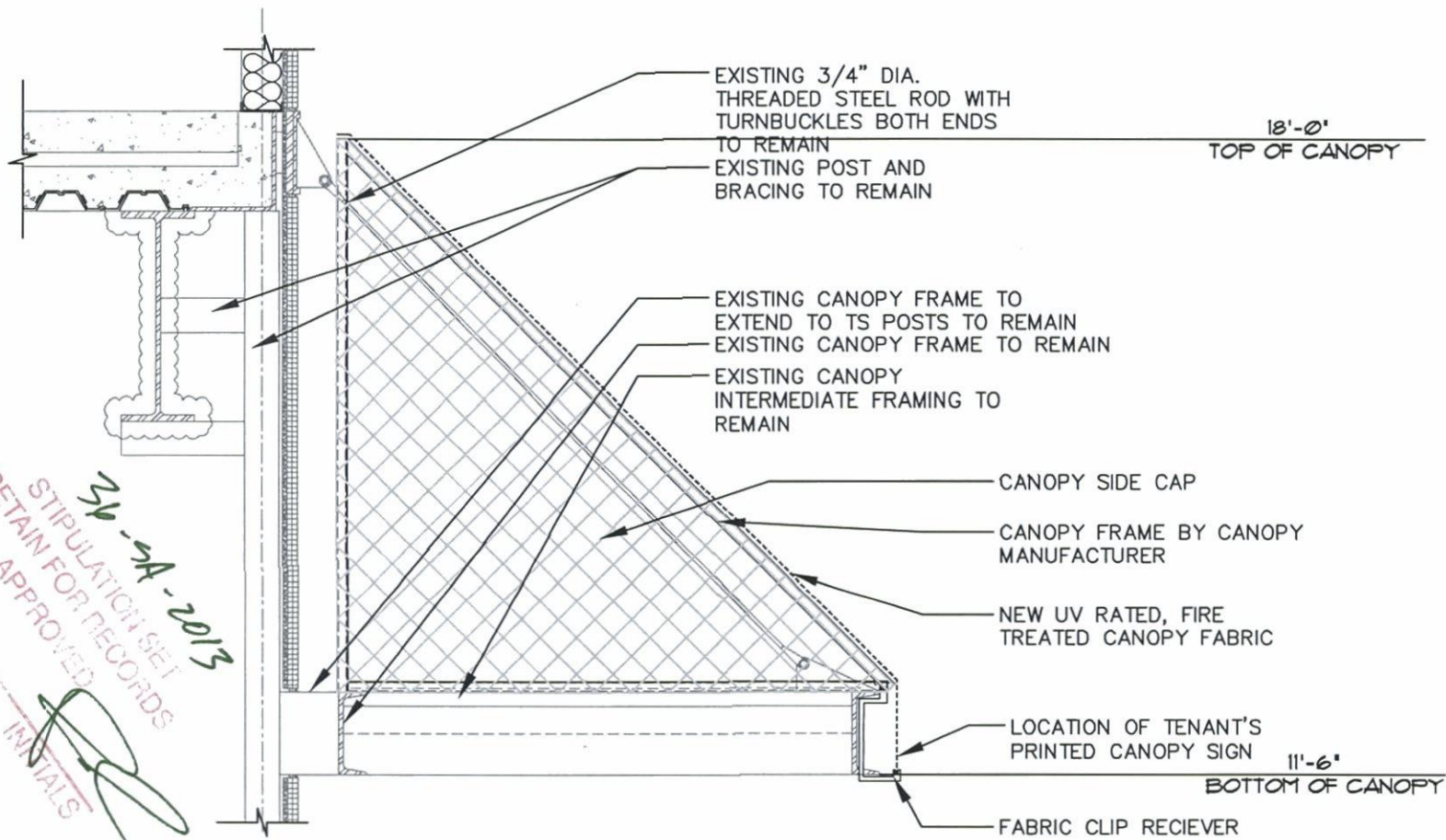
12166.000

13.FEB.07

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All calculations are approximate and subject to change.





STIPULATION SET
 RETAIN FOR RECORDS
 DATE 2/11/13
 APPROVED
 INITIALS

01 CANOPY SECTION

1/2"=1'-0"

0' 0' 0' 0' 0' All calculations are approximate and subject to change.

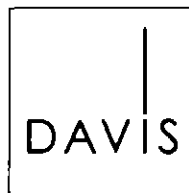


architecture
 interior architecture
 space planning
 facilities management
 land planning
 landscape architecture
 graphic design

20 LOUNGE @SCOTTSDALE QUARTER SCOTTSDALE, AZ

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February 1, 2013

CITY OF SCOTTSDALE
BUILDING, PLANING & ZONING
7447 E. Indian School Rd, STE 105
Scottsdale, AZ 85251

Re: **20 Lounge @ Scottsdale Quarter**
DAVIS Project No. **12166s.000**

To whom it may concern:

Attached is the proposed storefront elevation for 20 Lounge @ Scottsdale Quarter (suite H-120).

I. PROJECT DESCRIPTION

Existing structural components around the storefront opening are currently in place. The scope of work includes adding new panelized double doors with glass insets. Adding decorative trim and casework around the opening and proposed windows. Providing a new awning with tenant's logo. The proposed elevations also call for providing new potted plants flanking the entry which are subject to the property managements approval.

Please call me at 480-638-1155 regarding any questions on this agreement.

Sincerely,

DAVIS

A handwritten signature in black ink, appearing to read "Megan Payne", written in a cursive style.

Megan Payne, LEED AP

Interior Designer



Pre-Application Request

Purpose:

The purpose of the Pre-Application submittal, and meeting, is for the applicant and City Staff to discuss a proposed Development Application, and the information and process that is necessary for City Staff to process the proposal.

In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with City Staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

Submittal:

The completed Pre-Application request form, all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road. All checks shall be payable to "City of Scottsdale."

Scheduling

After the Pre-Application packet has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

Project Name: 20 Lounge @ Scottsdale Quarter	
Property's Address: 15279 N. Scottsdale Rd, Ste H-120, Scottsdale, AZ	
APN:	
Property's Zoning District Designation:	
Property Details:	
<input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other	
Has a 'Notice of Compliance' been issued? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide a copy with this submittal	
Owner: Valerie Griggs	Applicant: MELANIE PAYNE
Company: 20 Lounge	Company: Davis Architecture
Address: 2025 San Elijo, Cardiff by the Sea, CA 92007	Address: 60 E Rio Salado Rd, Suite 118, Tempe AZ 85281
Phone: 480-766-9202 Fax:	Phone: 480-638-1155 Fax:
E-mail: VGriggs@VIDP.net	E-mail: MPayne@thedavisexperience.com
Owner Signature:	Applicant Signature:
Official Use Only Submittal Date: 2/1/13	Application No.: 67 -PA- 2013
Project Coordinator:	

Planning, Neighborhood & Transportation Division

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



Pre-Application Request

Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Submittal Requirements: (fees subject to change every July)

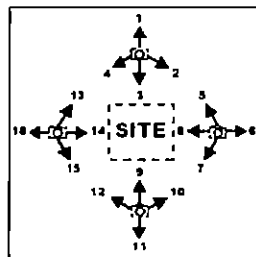
☒ Pre-Application Fee: \$ 108⁰⁰

☒ Records Packet Fee: \$ _____
Processed by staff. The applicant need not visit the Records desk to obtain the packet.
(Only required for ZN, II, UP, DR, PP, AB applications, or otherwise required by Staff)

☒ Application Narrative:
The narrative shall describe the propose of the request, and all pertinent information related to the request, such as, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.

☐ Property Owner Authorization Letter
(Required for the SA and MS Pre-Applications)

- ☐ Site / Context Photographs
- Provide color photographs showing the site and the surrounding properties. Use the guidelines below for photos.
 - Photos shall be taken looking in towards the project site and adjacent to the site.
 - Photos should show adjacent improvements and existing on-site conditions.
 - Each photograph shall include a number and direction.
 - Sites greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
 - Photos shall be provided 8 1/2 x 11 paper, max. two per page.



- *The following list of Additional Submittal Information is not required for a Pre-Application meeting, unless indicated below by staff prior to the submittal of this request.*
- *Applicants are advised to provide any additional information listed below. This will assist staff to provide the applicant with direction regarding an application.*

Additional Submittal Information

- ☐ Site Plan (two copies)
- ☐ Subdivision plan (two copies)
- ☐ Floor Plans (two copies)
- ☐ Elevations (two copies)
- ☐ Landscape plans (two copies)
- ☐ H.O.A. Approval letter
- ☐ Sign Criteria Regulations & Language (two copies)
- ☐ Material Samples – color chips, awning fabric, etc.
- ☐ Cross Sections – for all cuts and fills
- ☐ Conceptual Grading & Drainage Plan (three copies)
- ☐ Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
- ☐ Boundary Survey (required for minor land divisions)
- ☐ Areal of property that includes property lines and highlighted area abandonment request.
- ☐ One copy of the recorded document for the area that is requested to be abandoned. Such as: subdivision plat, map of dedication, GLO (General Land Office) federal patent roadway easement, or separate dedication document. A copy of most recorded documents to be abandoned may be purchased at the City of Scottsdale Records Dept. (480-312-2356), or the Maricopa County Recorder's Office (602-506-3535). A copy of the General Land Office (GLO) federal patent roadway easement may be purchased from the Bureau of Land Management (602-417-9200).

Planning, Neighborhood & Transportation Division

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

VIA EMAIL

GLIMCHER

January 30, 2013

Simone Stover
sstover@thedavisexperience.com
DAVIS
480.638.1100

RE: 20 Lounge
Scottsdale Quarter
Scottsdale, AZ

Dear Simone:

This letter is notification that the Storefront Elevation Drawing for 20 Lounge at **SCOTTSDALE QUARTER** is being returned as **"Approved as Noted"**.

Nothing in this letter shall be construed to expand Landlord's scope of work beyond that called for in the Lease Agreement.

Tenant is responsible for code compliance for Tenant's work.

Any other comments as marked on this returned submission.

Should you have any questions, please do not hesitate to contact me at abogart@glimcher.com 614.887.5657.

Sincerely,

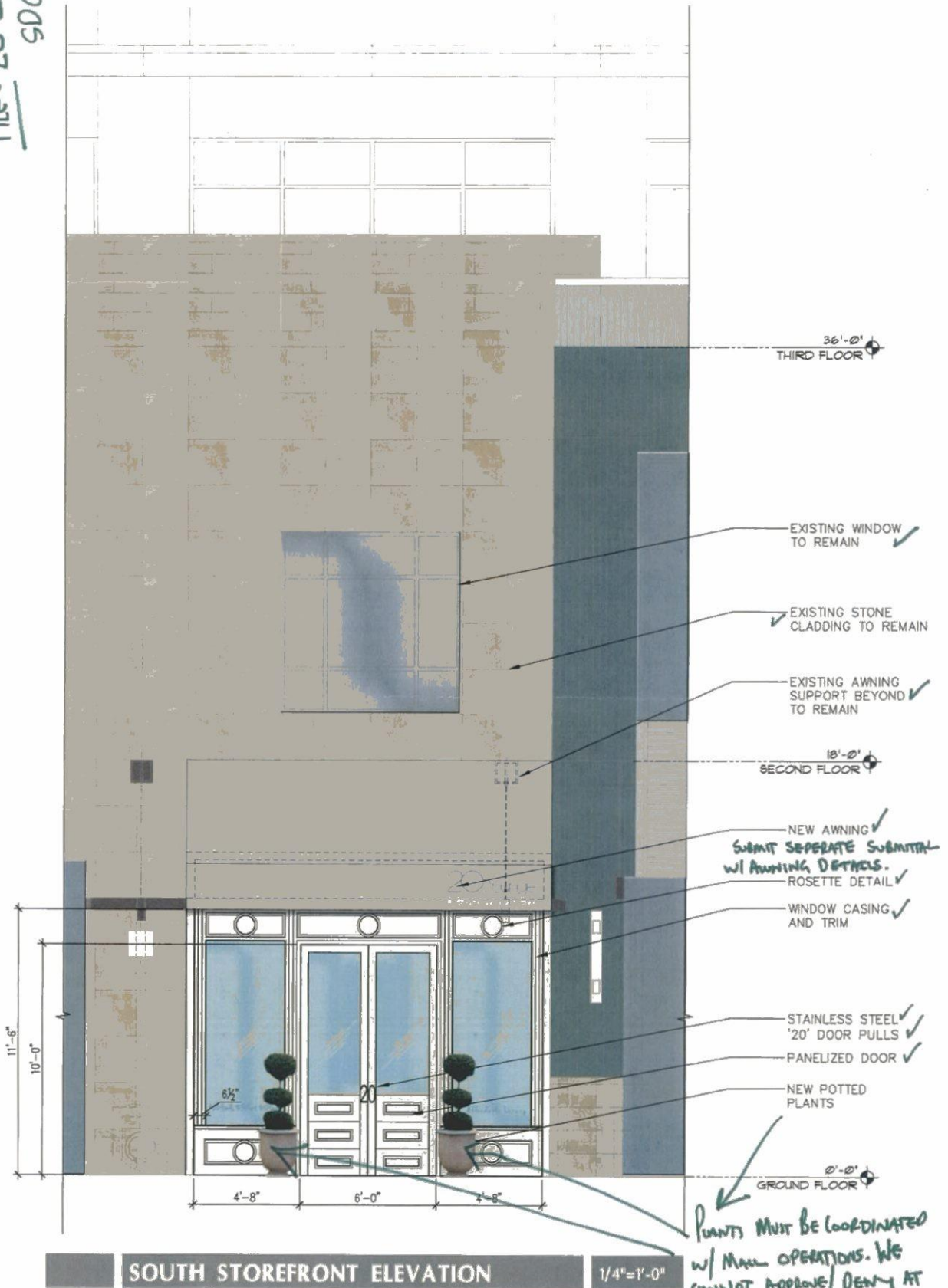
KIERLAND CROSSING LLC


Alan Bogart
Project Manager

Enclosures

Cc: Tenant File
Mall Operations Director

File - 20 Lounge
SDQ



PLANTS MUST BE COORDINATED
W/ MAINT. OPERATIONS. WE
CANNOT APPROVE/DENY AT
THIS TIME.



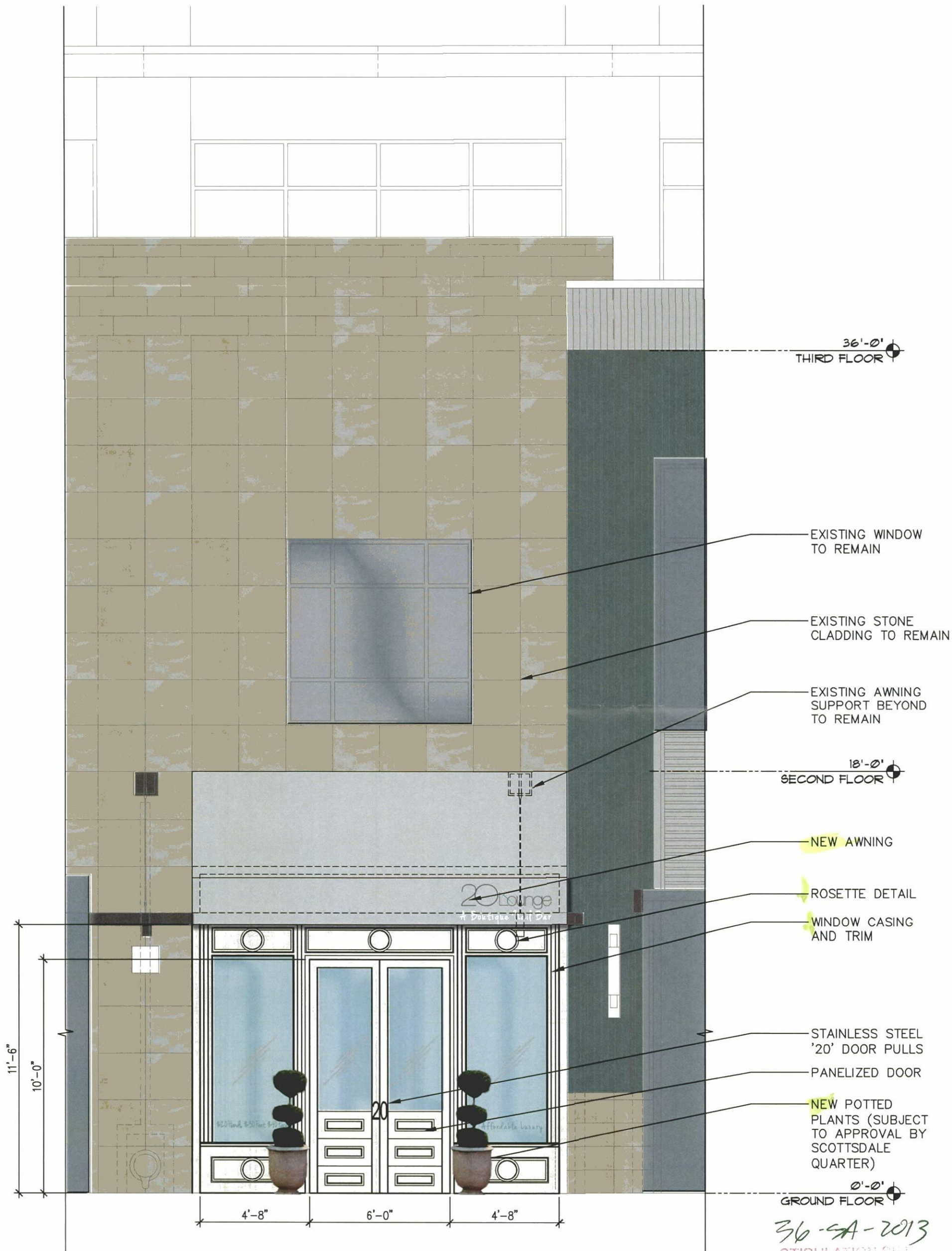
ARCHITECTURE
INTERIOR ARCHITECTURE
SPACE PLANNING
LANDSCAPE ARCHITECTURE
GRAPHIC DESIGN

20 LOUNGE, SCOTTSDALE QUARTER
SCOTTSDALE, AZ

ELEVATION

12/66.000
24 JAN 13

Notes: 1. All work shall be in accordance with the applicable provisions of the 2012 International Building Code (IBC) and the 2012 International Fire Code (IFC) as adopted by the City of Scottsdale, Arizona.



SOUTH STOREFRONT ELEVATION

1/4"=1'-0"

36-SA-2013
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
2/11/13
DATE INITIALS

20 LOUNGE, SCOTTSDALE QUARTER
SCOTTSDALE, AZ

ELEVATION

DAVIS

architecture
interior architecture
space planning
facilities management
land planning
landscape architecture
graphic design

12166.000
01.FEB.13

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