



January 25, 2011

97-DR-2010
Gwen Jarick
Nelsen Partners
15210 N Scottsdale Rd
Scottsdale, AZ 85254

RE: DRB APPROVAL NOTIFICATION

Case Reference No: 97-DR-2010 Scottsdale Quarter Building C - Dominick's Rooftop Garden

The Development Review Board approved the above referenced case on January 20, 2011. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
 - These instructions are provided to you so that you may begin to assemble information you will need when submitting your construction documents to obtain a building permit. For assistance with the submittal instructions, please contact your project coordinator Bryan Cluff, 480-312-2258.
- Table: "About Fees"
 - A brief overview of fee types. A plan review fee is paid when construction documents are submitted, after which construction may begin. You may review the current years fee schedule at:
<http://www.scottsdaleaz.gov/bldgresources/Fees/default.asp>

Please note that fees may change without notice. Since every project is unique and will have permit fees based upon it's characteristics, some projects may require additional fees. Please contact the One Stop Shop at 480-312-2500.

Finally, please note that as the applicant, it is your responsibility to distribute copies of all enclosed documents to any persons involved with this project, including but not limited to the owner, engineers, architect, and developer.

Sincerely,

Bryan Cluff
Planner
bcluff@ScottsdaleAZ.gov

About Fees -

The following table is intended to assist you in estimating your potential application, plan review, and building permit fees. Other fees may also apply, for example Water Resources non-Residential Development, Parking-in-Lieu Fees, or Assessment District Fees; and those fees are not listed in this package the plan review staff is responsible for determining additional applicable fees.

Type of Activity	Type of Fee	Subcategory	When paid?
Commercial	Application	<ul style="list-style-type: none"> Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> Commercial, foundation, addition, tenant improvement/remodel Apartments/Condos Engineering site review Signs Plat fees Misc. Plan Review Lot Tie/Lot Split Pools & Spas Recordation 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> Commercial addition, remodel, tenant improvement, foundation only, shell only Fence walls or Retaining walls Misc. Permit Signs 	After construction document approval and before site construction begins
Residential	Application	<ul style="list-style-type: none"> Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> Single family custom, addition, remodel, standard plans Engineering site review Misc. plan reviews 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> Single family custom, addition, remodel, detached structure, standard plans Fence walls or Retaining walls Misc. Permit Signs 	After construction document approval and before site construction begins

**Stipulations for the
Development Review Board Application:
Scottsdale Quarter Building C - Dominick's Rooftop Garden
Case Number: 97-DR-2010**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale. Unless otherwise stated, the owner's completion of all requirements below is subject to the satisfaction of Project Coordinator and the Final Plans staff.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DS&PM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Nelsen Partners, Inc., with a city staff date of 12/23/10.
 - b. The material board submitted by Nelsen Partners, Inc., with a City staff date of 11/24/2010.
 - c. The location and configuration of all site improvements shall be consistent with the site plan submitted by Nelsen Partners, Inc., with a city staff date of 12/23/10.
 - d. The Variable Building Height Exhibit submitted by Nelsen Partners, Inc., with a city staff date of 12/23/10.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning, DRB, and Use Permit cases for the subject site were: 14-ZN-2005, 10-DR-2007, 10-DR-2007#2, 37-UP-2010

SITE DESIGN:

DRB Stipulations

2. Prior to final plan approval, the owner shall work with City staff to modify the hardscape and planter areas around the proposed solarium to provide an unobstructed pedestrian route around the south end of the building.

EXTERIOR LIGHTING:

DRB Stipulations

3. No new exterior lighting is approved with this application. All lighting proposed within the roof top garden shall be interior only and fully screened from view from the exterior of the building.

ADDITIONAL ITEMS:

DRB Stipulations

4. The new square footage (2,497 square feet) that is being added to Dominick's with this case shall be taken out of the Phase III floor area of Scottsdale Quarter in order to not exceed the maximum FAR allowance for the site.