



STAFF APPROVAL LETTER

308-SA-2013
Martini Ranch

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: 7295 E Stetson Dr
PARCEL: 173-41-064
Q.S.: 17-45
CODE VIOLATION #:

APPLICANT: Jeff Stinnett
COMPANY: Studio Stinnett
ADDRESS: 8124 E Granada Rd Scottsdale, AZ 85257
PHONE: 480-467-9834

Request: Request for exterior renovations

STIPULATIONS

1. The building elevations shall comply with the plans submitted by Studiostinnett Architecture and Interiors with staff date of 10/07/2013 as stipulated herein.
2. The site plan shall comply with the plans submitted by Studiostinnett Architecture and Interiors with staff date of 10/07/2013.
3. The building material shall comply with the material plan submitted by Studiostinnett Architecture and Interiors with staff date of 10/07/2013.
4. The proposed exterior scone indicated on the material plan and the building elevation submitted by Studiostinnett Architecture and Interiors with staff date of 10/07/2013 are not approved with this application near the parapet as shown the building elevation. The exterior scone indicated on the material plan and the building elevation submitted by Studiostinnett Architecture and Interiors with staff date of 10/07/2013 are approved on the columns and between the window garage doors on the west elevation, as shown on the building elevations.
5. The property owner shall enter in to Permission For Private Improvements In Right-Of-Way for any building encroachment in to city right-of-way, or city property.

Related Cases: 308-SA-2013

SIGNATURE: _____

Dan Symer, AICP

DATE APPROVED: October 7, 2013

STEP 2

FINAL PLAN REVIEW SUBMITTAL REQUIREMENTS

No additional reviews or permits are required.

ARCHITECTURAL: ☒ 4 sets of architectural plans and 1 additional site plan and building elevations.

Permission For Private Improvements In Right-Of-Way: ☒ copy of the original signed Permission For Private Improvements In Right-Of-Way and copy of the 8 1/2x11 of the building elevations and site (plans shall comply with the Maricopa County Recorder requirements) for Planning Review.



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.

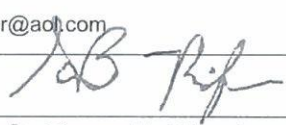

In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with City Staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

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: Martini Ranch			
Property's Address: 7295 E. Stetson Dr.		APN: 173-41-063	
Property's Zoning District Designation: C-2			
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, provide a copy with this submittal			
Owner: Jan Bleichroth		Applicant: Jeff Stinnett	
Company: BLJ's Properties, LLLP		Company: Studio Stinnett	
Address: 2244 W. McDowell, Phoenix, AZ 85009		Address: 8124 E. Granada Rd., Scottsdale, AZ 85257	
Phone: 602.525.3856	Fax:	Phone: 480.467.9834	Fax:
E-mail: sbrinzler@aol.com		E-mail: jeff@studiostinnett.com	
			
Owner Signature S. Barrett Rinzler		Applicant Signature	
Official Use Only Submittal Date: 10.4.13		Application No.: 080 -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

*Sent to Dan Syner



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	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions (PP)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Subdivision (minor) (MD)	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions (PE)	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Lot Tie or Lot Line Adjustment	<input type="checkbox"/>

Submittal Requirements: (fees subject to change every July)

☒ Pre-Application Fee: \$ 87.00

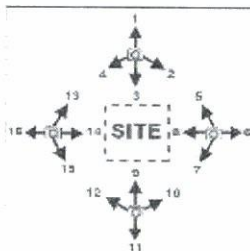
☒ Records Packet Fee: \$ _____
Processed by staff. The applicant need not visit the Records desk to obtain the packet.
(Only required for ZN, II, UP, DR, PP, AB applications, or otherwise required by Staff)

☒ Application Narrative:
The narrative shall describe the purpose 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)
- ☐ Aerial 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

PROJECT NARRATIVE

Martini Ranch

7295 East Stetson Drive

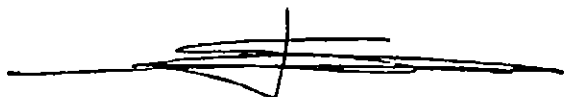
Scottsdale, Arizona 85251

The currently open and operating subject property/business, intends to remodel the tenant improvement to include exterior finish improvements. There will be no changes to the zoning, occupancy, site circulation, parking or drainage. All improvements are exterior and include the following:

- Application of new finishes to exterior to include painted smooth stucco, reclaimed wood and weathered brick.
- Installation of operable glass on the north elevation and garage doors to the west with compliant drink railing.

Enclosed are drawings and documents communicating the design intent.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeff Stinnett', with a horizontal line extending to the left and a vertical line intersecting the signature.

Jeff Stinnett

Principal + Architect

Studio Stinnett

BLJ'S PROPERTIES, LLLP

2244 W. McDowell

Phoenix, AZ 85009

September 13, 2013

RE: Martini Ranch

7295 E. Stetson

Scottsdale, AZ 85251

Dear Barrett,

It was good to talk with you today about the remodel at Martini Ranch.
This letter is to serve as *our approval of the proposed renovations.*

We look forward to the new venue and wish you continued success.

If you need anything else you need, just let us know.

Best Regards,

A handwritten signature in cursive script that reads "Jan Bleichroth".

Jan Bleichroth

Partner in BLJ's Properties, LLC

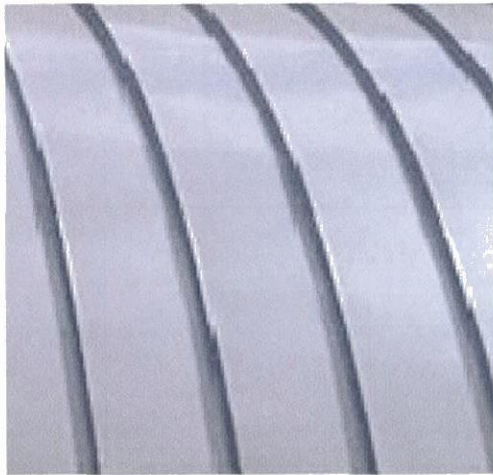






MARTINI RANCH

EXTERIOR ELEMENTS



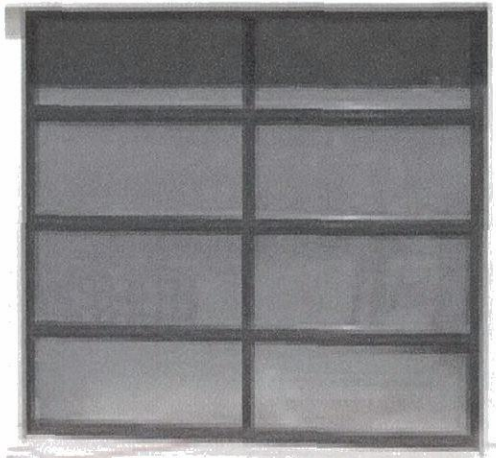
WEATHERED STANDING SEAM
METAL ROOF



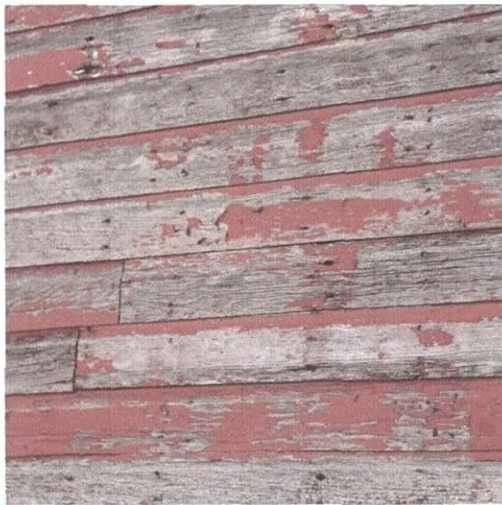
STEEL DETAILS



EXTERIOR SCONCE



CLEAR GLASS GARAGE DOOR



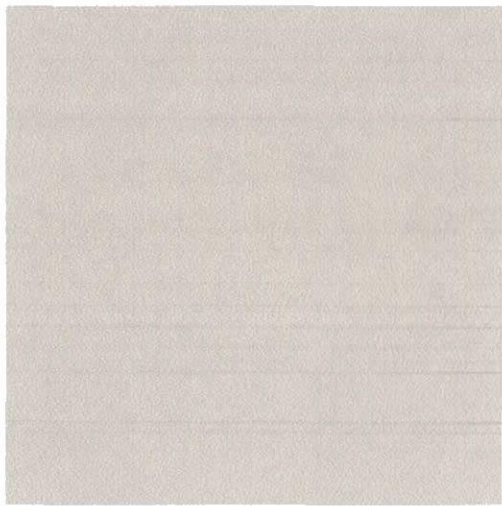
PAINTED BARN WOOD



WEATHERED BRICK



RECLAIMED WOOD



SMOOTH STUCCO COLOR:
SHERWIN WILLIAMS
VIRTUAL TAUPE - SW 7039

STIPULATION SET
RETAIN FOR RECORDS

INITIALS *[Signature]* DATE *10-17-2013*