



## STAFF APPROVAL LETTER

368-SA-2013

Salt & Lime

### 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: 9397 E Shea Bl Unit 115  
PARCEL: 217-36-001M  
Q.S.: 28-50  
CODE VIOLATION #:

APPLICANT: Howard Li  
COMPANY: Paramount Design & Drafting  
ADDRESS: 3949 N Arboles Cir Mesa, AZ 85207  
PHONE: 602-882-5680

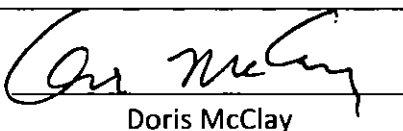
**Request:** Request to add patio area for a new restaurant and to remove a parking space adjacent to patio to provide more landscaped area.

#### STIPULATIONS

1. Conceptual approval to add a patio area for a new restaurant, to remove a parking space and convert the space into a landscaped area which is adjacent to the new patio area.
2. The new patio and landscaped area shall conform to the plans submitted by Paramount Design and Consulting with a City staff approval date of 11/19/13.
3. The patio railing shall be similar to the rendering submitted by Paramount Design and Consulting with a City staff approval date of 11/19/13.

**Related Cases:** 368-SA-2013, 8-DR-2004

SIGNATURE:

  
Doris McClay

DATE APPROVED: 11/19/13

### STEP 2

#### FINAL PLAN REVIEW SUBMITTAL REQUIREMENTS

Plans in review

**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.

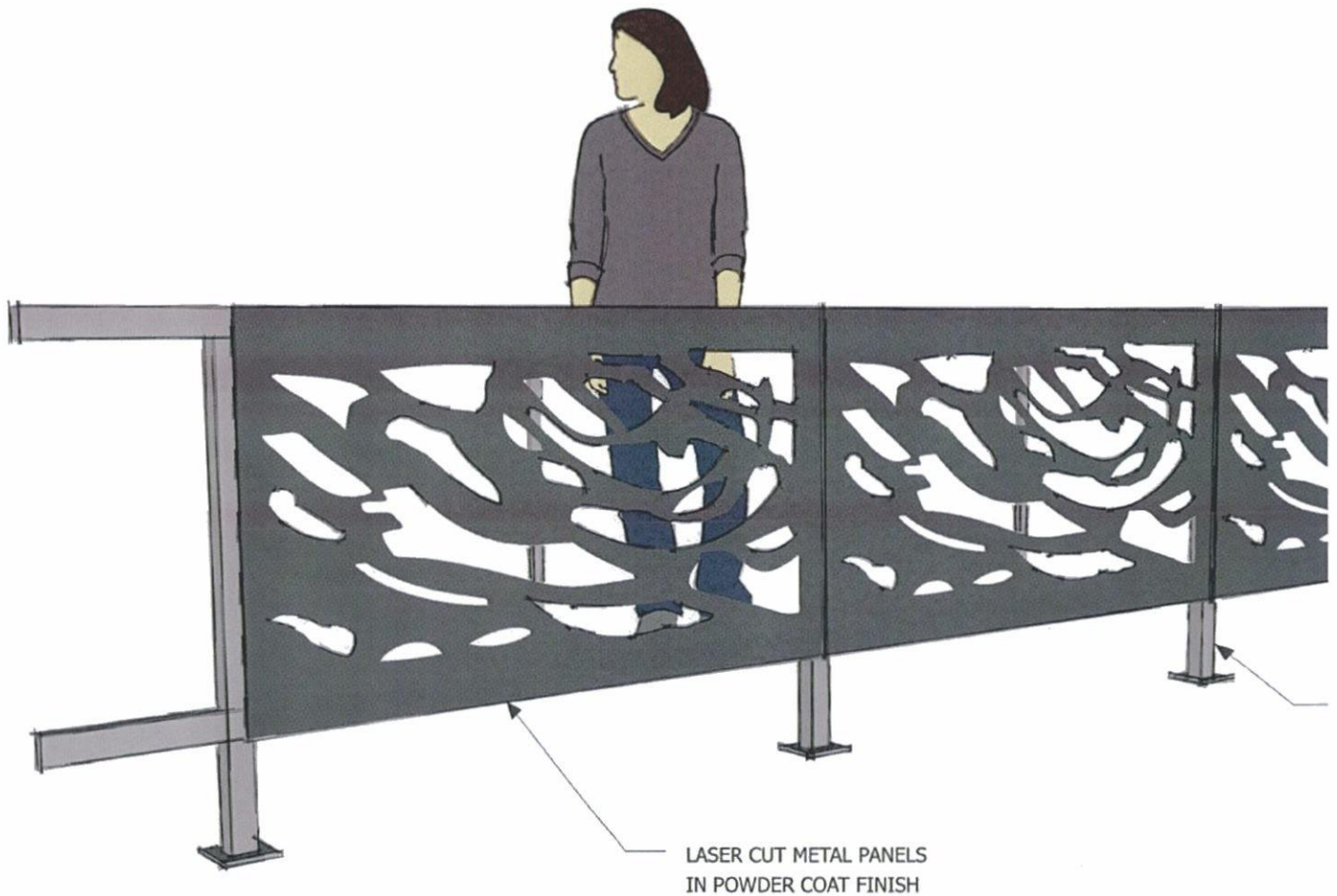
**If you have questions about this appeal process, you may contact:**

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: \_\_\_\_\_



STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
11/19/13 *Ar me*  
DATE INITIALS

On Nov 8, 2013, at 9:48 AM, McClay, Doris <[dmcclay@scottsdaleaz.gov](mailto:dmcclay@scottsdaleaz.gov)> wrote:

I would also like to know the height of the railing.  
Doris McClay

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**From:** amos dodson [<mailto:amosdodson@hotmail.com>]  
**Sent:** Friday, November 08, 2013 9:42 AM  
**To:** McClay, Doris; Howard; [DSantos.DSD@gmail.com](mailto:DSantos.DSD@gmail.com)  
**Subject:** RE: Salt and Lime restaurant patio

## McClay, Doris

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**From:** David Santos <dsantos.dsd@gmail.com>  
**Sent:** Friday, November 08, 2013 11:58 AM  
**To:** McClay, Doris  
**Cc:** amos dodson; Howard  
**Subject:** Re: Salt and Lime restaurant patio

Hi Doris,

Please attached sketch for the patio fence.

Regards,

David Santos III



T: 480.394.1668

E: [dsantos.DSD@gmail.com](mailto:dsantos.DSD@gmail.com)

# 94 HUNDRED SHEA, LLLP

November 14, 2013

City of Scottsdale  
7447 E. Indian School Road, Suite 105  
Scottsdale, AZ 85251

Dear Sir/Madam,

**RE: Removal of Existing Parking Space**

This letter is to inform the City of Scottsdale that 94 Hundred Shea, LLLP has no objections and also has given approval to Four Fingers, LLC and Mr. Joseph Popo for removal of one (1) parking space at 9397 East Shea Boulevard, Scottsdale, AZ 85260 in front of Suite D115 and D120.


If there are any questions or comments, please feel free to contact me by telephone at (604) 336-8606 or by email at [jsidhu@talajevan.com](mailto:jsidhu@talajevan.com).

I appreciate and thank you in advance for your prompt attention to this matter.

Sincerely,

**94 HUNDRED SHEA, LLLP,**  
A Delaware limited liability limited partnership

By: TJP Shea, Inc., its General Partner

By:   
Jeet Sidhu  
Its: President



# 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 checked="" 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: \$ \_\_\_\_\_

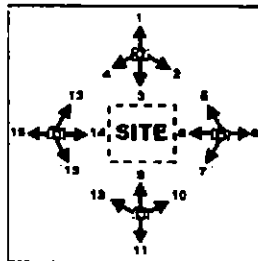
☒ Records Packet Fee: \$ \_\_\_\_\_  
Processed by staff. The applicant need not visit the Records desk to obtain the packet.  
*(Only required for ZN, II, UP, DR, PP, AB applications, or otherwise required by Staff)*

☒ 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



# 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: <u>SALT N' LIME</u>	
Property's Address: <u>9397 E. SHEA BLVD, UNITEO<sup>#</sup>115</u> 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, provide a copy with this submittal	
Owner: <u>JOE POPO</u>	Applicant: <u>HOWARD LI</u>
Company: <u>STONE N' VINE</u>	Company: <u>PARAMOUNT DESIGN LLC</u>
Address: <u>9343 E. SHEA BLVD<sup>#</sup>100</u>	Address: <u>3949 N. ARBOLES CIR.</u>
Phone: <u>480-338-6636</u> Fax: _____	Phone: <u>602-882-5600</u> Fax: _____
E-mail: <u>JMPOPO@GMAIL.COM</u>	E-mail: <u>HWL@L2PHOL.COM</u>
Owner Signature: <u>[Signature]</u>	Applicant Signature: <u>[Signature]</u>
Official Use Only	Submittal Date: <u>10/25/13</u> Application No.: <u>154-PA-2013</u>
Project Coordinator: _____	

## Planning, Neighborhood & Transportation Division

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

Howard Li  
Paramount Design  
2045 N. Dobson Rd., Suite #4  
Chandler AZ 85224  
10.24.2013

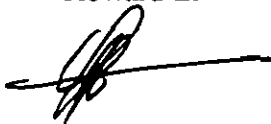
**NARRATIVE FOR SALT N LIME:**

ALL WORK BEING PERFORMED WITH THIS PERMIT IS ON THE INTERIOR OF THE BUILDING. EXISTING RESTAURANT IS BEING MODIFIED TO ACCOMMODATE NEW BARRO'S PIZZA RESTAURANT.

A MAJORITY OF INTERIOR RESTAURANT IS TO REMAIN. A NEW SERVICE AREA AND A NEW DINING AREA IS BEING PROPOSED. RESTROOMS ARE EXISTING AND TO REMAIN. SOME OF THE KITCHEN EQUIPMENT IS BEING REMOVED AND NEW EQUIPMENT IS BEING PROPOSED THAT BARRO'S PIZZA USES. REFER TO FLOOR PLAN FOR NEW AND EXISTING EQUIPMENT.

EXISTING TYPE 1 HOOD IS TO REMAIN BUT NEW COOK LINE IS BEING PROPOSED UNDER HOOD. EXISTING COOK LINE IS TO BE REMOVED AND A NEW PIZZA OVEN AND FRYER'S ARE BEING PROPOSED.

Howard Li





10/24/2013

We give authorization to modify the exterior for Salt and Lime Restaurant.

Joe Popo

A handwritten signature in black ink that reads "Joe Popo". The signature is written in a cursive, slightly stylized font.

East Shea Boulevard, Scottsdale, Arizona, United States  
Address is approximate



## STREET VIEW (NORTH)

SCALE: NTS

*Salt N' Lime*

9397 E Shea Blvd, Suite #115 Scottsdale AZ, 85260

PARAMOUNT DESIGN & CONSULTING

3949 North Arboles Cir. Mesa, Arizona 85207

T: 602-882-5608 F: 480-478-0617



## STREET VIEW (SOUTH)

SCALE: NTS

*Salt N' Lime*

9397 E Shea Blvd, Suite #115 Scottsdale AZ, 85260

PARAMOUNT DESIGN & CONSULTING

3949 North Arboles Cir. Mesa, Arizona 85207

T: 602-882-5608 F: 480-478-0617



## STREET VIEW (EAST)

SCALE: NTS

*Salt N' Lime*

9397 E Shea Blvd, Suite #115 Scottsdale AZ, 85260

PARAMOUNT DESIGN & CONSULTING

3949 North Arboles Cir. Mesa, Arizona 85207

T: 602-882-5608 F: 480-478-0617



East North Lane / North 92nd Street, Scottsdale, Arizona, United States  
Address is approximate



## STREET VIEW (WEST)

SCALE: NTS

*Salt N' Lime*

9397 E Shea Blvd, Suite #115 Scottsdale AZ, 85260

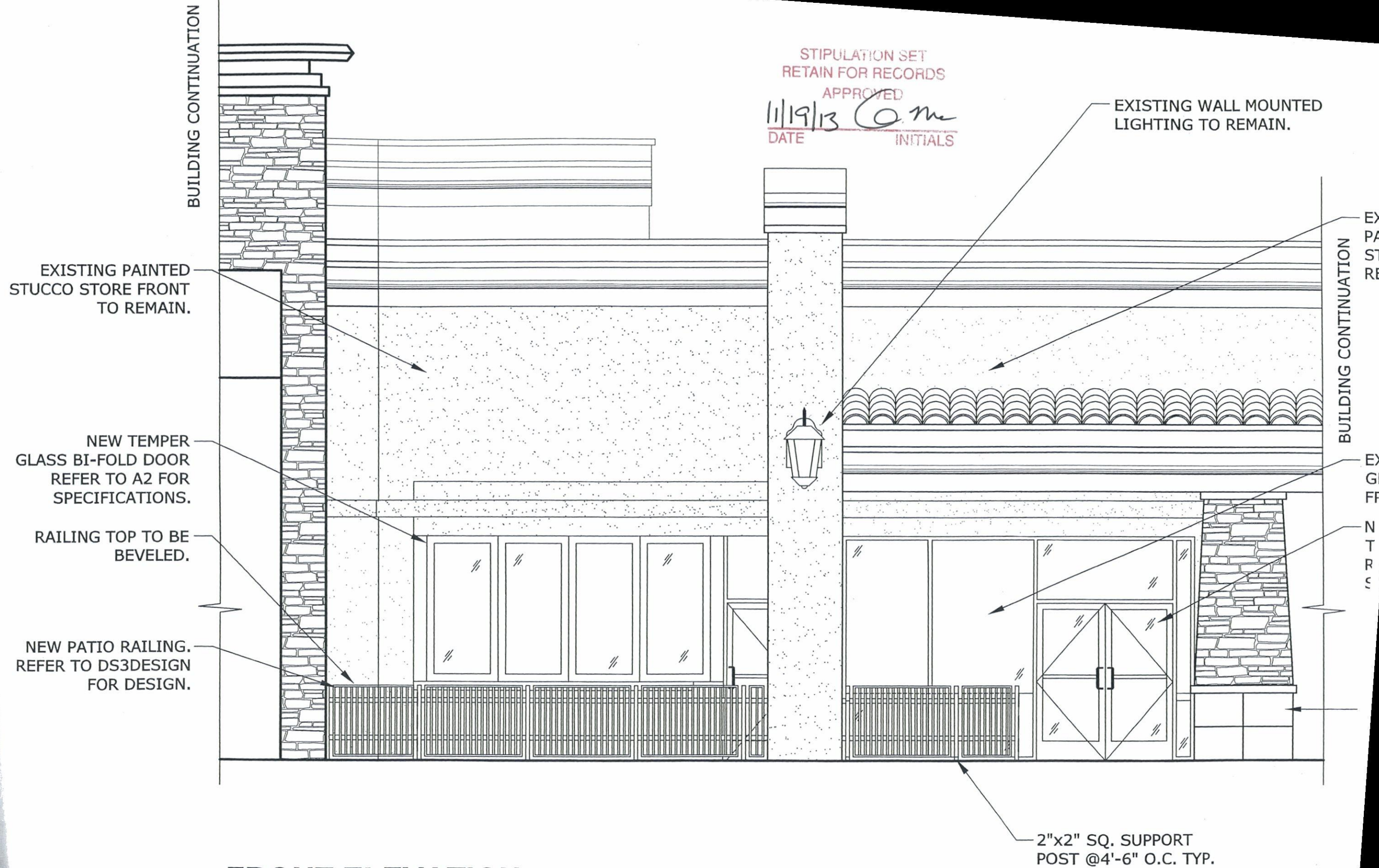
PARAMOUNT DESIGN & CONSULTING

3949 North Arboles Cir. Mesa, Arizona 85207

T: 602-882-5608 F: 480-478-0617



STIPULATION SET  
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APPROVED  
11/19/13 *C me*  
DATE INITIALS

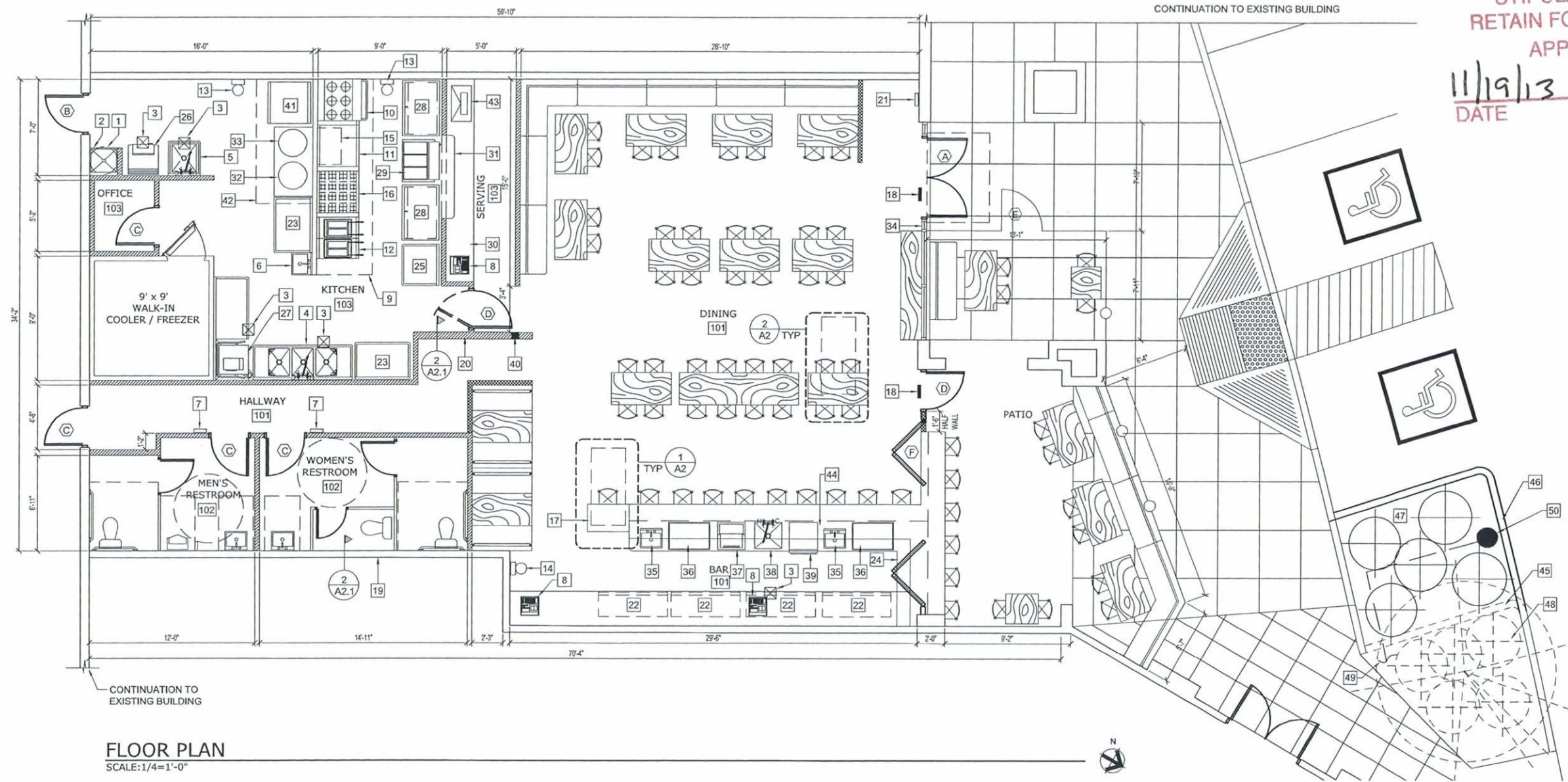


# FRONT ELEVATION

SCALE: 1/4"=1'-0"

RAILING NOTE:





**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

### FLOOR PLAN KEYED NOTES

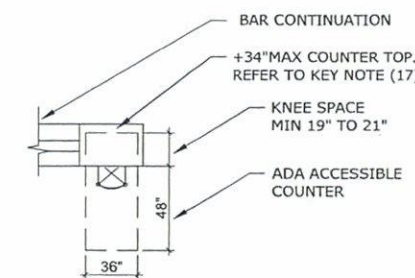
- 1 NEW 75 GALLON WATER HEATER W / EXPANSION TANK.
- 2 NEW MOP SINK.
- 3 NEW FLOOR SINK.
- 4 NEW 3 - COMP. SINK.
- 5 NEW PREP SINK.
- 6 NEW HAND SINK.
- 7 INTERNATIONAL RESTROOM SYMBOL MOUNTED @ +60" TO CENTER.
- 8 NEW POINT OF SALE PER OWNER.
- 9 NEW 14' x 4' TYPE 1 HOOD WITH FIRE SUPPRESSION.
- 10 NEW 6 BURNER RANGE w/ CONVENTIONAL OVEN.
- 11 NEW GAS GRILL.
- 12 NEW GAS FRYERS.
- 13 NEW TYPE "K" FIRE EXTINGUISHER.
- 14 NEW 2A - 10BC FIRE EXTINGUISHER.
- 15 NEW SALAMANDER BROILER ABOVE GRILL.
- 16 NEW GAS CHARBROILER.
- 17 MAX +34" COUNTER TOP, ADA COUNTER PER ANSI 904. PROVIDE MIN. 36" WIDE x 48" ADA CLEARANCE @ SEATING W/ MIN. 19" TO 21" KNEE SPACE.
- 18 PROVIDE A READILY VISIBLE DURABLE SIGN POSTED ON THE EGRESS SIDE ON THE DOOR STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN THE BUILDING IS OCCUPIED." THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACKGROUND.
- 19 EXISTING DEMISING WALL.
- 20 NEW 3-5/8" METAL STUDS @ 24" O.C. 25GA. W/BATT INSULATION AND 5/8" GYP. BD. BOTH SIDES (USE 6" STUDS AT PLUMBING WALLS AND W.P. GYP. BD. AT WET WALLS.) SHADED WALLS.
- 21 NEW SIGNAGE FOR "OCCUPANCY LOAD" PER 2012 IBC, 1004.3.
- 22 NEW REFRIGERATOR UNDER COUNT (TYPICAL OF 4).
- 23 NEW 4' LONG 32" DEEP - STAINLESS STEEL PREP TABLE.
- 24 +42" HIGH GRANITE COUNTER. FINISH INSIDE W/ FRP FLOOR TO COUNTER. CUSTOMERS SIDE TO FINISH W/ STAIN GRADE VENEER WOOD PANELS. VERIFY DESIGN W/ OWNER.
- 25 NEW 3' LONG 32" DEEP - STAINLESS STEEL PREP TABLE.
- 26 NEW ICE MACHINE.
- 27 NEW DISHWASHER WITH DRY TABLE.
- 28 NEW 4' LONG 32" DEEP - STAINLESS STEEL PREP TABLE.
- 29 NEW HOT FOOD WELLS.
- 30 NEW +34" MAX LAMINATED SERVER COUNTER W/ BASE CABINET.
- 31 NEW PASS THRU SHELF.
- 32 NEW PASS THRU SHELF.
- 33 NEW PASS THRU SHELF.
- 34 NEW TEMPER GLASS STORE FRONT. REVISE EXISTING STORE FRONT WITH THE ADDITION OF NEW DOOR.
- 35 NEW COUNTER SET HAND SINK @ BAR.
- 36 NEW COUNTER SET ICE / JOCKEY BOX @ BAR.
- 37 NEW COUNTER SET GLASS CHILLER @ BAR.
- 38 NEW COUNTER DUMP SINK @ BAR.
- 39 NEW UNDER COUNTER DISHWASHER @ BAR.
- 40 EXISTING COLUMN TO REMAIN.
- 41 NEW GAS OVEN.
- 42 NEW 14' x 4' TYPE 1 HOOD WITH FIRE SUPPRESSION.
- 43 NEW SODA MACHINE (NO BULK CO2).
- 44 NEW UNDER COUNTER SODA MACHINE (NO BULK CO2).
- 45 EXISTING CURBING TO BE REMOVED.
- 46 NEW 6" EXTRUDED CURBING TO EXTEND PLANTER.
- 47 NEW PLANTER TO MATCH EXISTING. PLANT (5) 5 GALLON RED YUCCAS.
- 48 EXISTING LANDSCAPE TO REMAIN IN PLANTER. CONTRACTOR IS TO INSURE PLANT MATERIAL IS NOT DAMAGED OR DESTROYED WHILE CONSTRUCTION. REPLACE ANY DAMAGED OR DESTROYED PLANT MATERIAL WITH LIKE TYPE AND SIZE. TREES ARE TO BE PLANTED AT A MINIMUM OF 2" CALIPER.
- 49 TIE NEW CLASS 200-3/4" LATERAL LINE INTO EXISTING SYSTEM. CONTRACTOR TO FIELD VERIFY LOCATION.
- 50 NEW AG. PRODUCTS SELF FLUSHING END CAP.
- 51 NEW PATIO RAILING. REFER TO SHEET A5. DESIGN BY OWNER & DS3DESIGN

### KEYED DOORS SCHEDULE

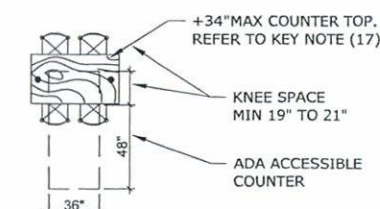
- A NEW PAIR 3070 TEMP. GLASS DOOR W/ PUSH / PULL HARDWARE.
- B EXISTING 3070 H.M. DOOR W/ PANIC HARDWARE
- C NEW 3070 H.M. DOOR W/ PANIC HARDWARE
- D NEW 3070 TEMP. GLASS DOOR W/ PUSH / PULL HARDWARE.
- E NEW 3070 S.C. DOOR W/ LEVER PRIVACY HARDWARE.
- D NEW DOUBLE SWINGING DOOR.
- E NEW 36" WIDE WROUGHT IRON GATE W/ SELF CLOSING HARDWARE.
- F BI-FOLD GLASS DOOR W/ TEMPER GLASS

### FINISH SCHEDULE

- 101 FLOOR: 18" x 18" TILE  
CEILING: OPEN TRUSS.  
BASE: RUBBER COVER BASE  
WALLS: SMOOTH TEXTURE, PAINTED GYP. BD.
- 102 FLOOR: CERAMIC TILE  
CEILING: GYP. BD. PAINTED.  
BASE: CERAMIC TILE COVE 6" MIN.  
WALLS: CERAMIC TILE +4'-0" SURROUND.  
GYP. BD. PAINTED HIGH GLOSS ABOVE +4'-0"
- 103 FLOOR: QUARRY TILE  
CEILING: 2'x4' SUSPENDED CEILING TITLE / SMOOTH WASHABLE PER HEALTH DEPT. REQ'D.  
BASE: RUBBER COVER BASE  
WALLS: F.R.P.



**1 ADA ACCESSIBLE COUNTER**  
SCALE: 1/4" = 1'-0"



**2 ADA ACCESSIBLE TABLE**  
SCALE: 1/4" = 1'-0"

STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
11/19/13  
DATE  
INITIALS

Tenant Improvement For:

# Salt N' Lime

3937 E Shea Blvd, Suite #  
Scottsdale AZ, 85260

PROJECT NAME AND ADDRESS

NO. REVISION / ISSUE DATE

PDC  
PARAMOUNT DESIGN & CONSULTING

3949 North Arboles Cir. Mesa, Arizona 85207  
T: 602-882-5608 F: 480-478-0617  
Contact: Howard Li Email: hwrldi@aol.com

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TITLE  
**FLOOR PLAN**

SCALE AS NOTED  
DATE 10.23.13  
CHK BY AJD  
REF. NO.  
DWG. NO. A2  
DWG. BY H.L.  
PROJECT