



# STAFF APPROVAL LETTER

125-SA-2014

Terravita Marketplace Shops D Suite180

## 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: 34422 N Scottsdale Rd  
PARCEL: 216-49-003P  
Q.S.: 58-44  
CODE VIOLATION #:

APPLICANT: Louis Vergne  
COMPANY: Lava Architecture  
ADDRESS: 3509 E. Shea Blvd Ste 101 Phoenix, AZ 85028  
PHONE: 602-354-8765

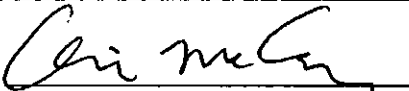
**Request:** to expand existing restaurant into adjacent tenant space and to construct a new patio area with an indoor/outdoor bar at the front of the restaurant

### STIPULATIONS

1. Conceptual approval to expand the existing restaurant into the adjacent tenant space, remove 5 parking spaces and to construct a new patio area with an indoor/outdoor bar at the front of the restaurant as shown on plans submitted by Lava Architecture, Inc. with a City staff approval date of 4/8/14.
2. The existing patio on the west side of the building shall remain and will be connected to the new patio area.

**Related Cases:** 125-SA-2014, 15-DR-1995

SIGNATURE:

  
Doris McClay  
Planner

DATE APPROVED: April 8, 2014

## 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

**This plan set shall be reviewed by the following departments:**

PLANNING:  
BUILDING:  
FIRE:

**Staff Reviewer:**  
Doris McClay  
TBD  
TBD



27 March 2014

Doris McClay  
City of Scottsdale Planning

**Narrative: Terravita Marketplace Shops D Suite 180 expansion**

The scope of work for the Staff Review is to expand the area of an existing, commercial restaurant tenant in the Terravita Marketplace center located at the SWC of Carefree Highway and Scottsdale Road, 34422 N. Scottsdale Road, Scottsdale, Arizona. Currently the suite is 1,214 s.f. with an outdoor patio of approximately 690 s.f. The expansion is to provide for a new indoor/outdoor bar at the front of the suite (under the existing canopy) which is approximately 250 s.f. of addition. Removal of the two interior masonry columns would be required with the new bar integrated between the two outer masonry columns. A new fenced, outdoor patio to the south of the bar would be included. The existing and new patio will be fully integrated together upon completion.

To provide for the patio, 5 existing stalls would be removed. New curbing and landscaped planter would be at the perimeter of the new patio. Consistent with the existing curbing and landscaping. The total required parking for the center (based on Table 9.103.A Schedule of Parking Requirements) factoring retail above 60% of the total building area, is 343 stalls. There are currently 477 stalls provided with the proposed reduction bringing a provided total to 472 stalls.

The overall design, finishes, colors etc. are to match and/or integrate with the existing center elements.

Please review the attached Exhibit document for clarity of scope of work.

Please review for final staff approval.

Very truly yours,

Louis A. Vergne, R.A., A.I.A.  
President

**LAVA Architecture, Inc.**

3433 E. Hatcher Road, Phoenix, Arizona 85028 Phone 602.354.8765 lvergne@lavaarchitecture.com



# City of Scottsdale Cash Transmittal

# 96347

**Received From :**

Lava Architecture  
3509 E. SHEA BLVD STE 101  
PHOENIX, AZ 85028  
602-354-8765

**Bill To :**

Lava Architecture  
3509 E. SHEA BLVD STE 101  
PHOENIX, AZ 85028  
602-354-8765

**Reference #** 241-PA-2014

**Issued Date** 3/13/2014

**Address** 34422 N SCOTTSDALE RD

**Paid Date**

**Subdivision** M.O.D. TERRAVITA MARKET PLACE

**Payment Type** CHECK

**Marketing Name**

**Lot Number**

**Cost Center**

**MCR** 421-46

**County** No

**Metes/Bounds** No

**APN** 216-49-003P

**Gross Lot Area** 0

**Water Zone**

**Owner Information**

**NAOS Lot Area** 0

**Water Type**

Whitestone Terravita Marketplace, LLC

**Net Lot Area**

**Sewer Type**

10419 E MCDOWELL MTN RANCH RD STE 100

**Number of Units** 1

**Meter Size**

SCOTTSDALE, AZ

**Density**

**QS** 58-44

480-584-6181

Code	Description	Additional	Qty	Amount	Account Number
3168	PRE-APPLICATION / DR		1	\$87.00	100-21300-44221
3199	RECORDS PACKET FOR PREAPPS		1	\$21.00	100-21300-44221

**Total Amount** **\$108.00**

SIGNED BY LOUIS VERGNE ON 3/13/2014

(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 # 96347**



# 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.

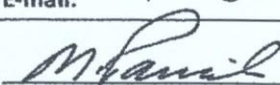
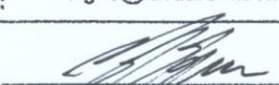
In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with City Staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

## 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.

<b>Project Name:</b> Terravita Marketplace Shops D Suite 180 shell T.I.	
<b>Property's Address:</b> 34422 N. Scottsdale Rd., Scottsdale, AZ	<b>APN:</b> 216-49-003P
<b>Property's Zoning District Designation:</b> C-2 ESL	
<b>Property Details:</b>	
<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	
<b>Owner:</b> Mike Parrish	<b>Applicant:</b> Louis Vergne
<b>Company:</b> Whitestone Terravita Marketplace, LLC	<b>Company:</b> LAVA Architecture, Inc.
<b>Address:</b> 10419 E. McDowell Mtn. Ranch Rd., #100, Scottsdale	<b>Address:</b> 3433 E. Hatcher Road, Phoenix, AZ 85028
<b>Phone:</b> 480.584.6181 <b>Fax:</b>	<b>Phone:</b> 602.354.8765 <b>Fax:</b>
<b>E-mail:</b> mparrish@whitstonereit.com	<b>E-mail:</b> lvergne@lavaarchitecture.com
 Owner Signature	 Applicant Signature
<b>Official Use Only</b> Submittal Date: <u>3-13-14</u> Application No.: <u>241</u> -PA- <u>2014</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





# 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)

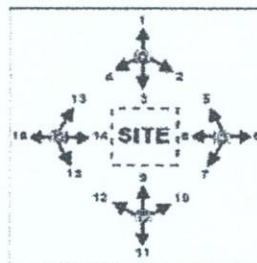
☒ Pre-Application Fee: \$ \_\_\_\_\_

☒ 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).

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



13 March 2014

City of Scottsdale Planning

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The overall design, finishes, colors etc. are to match and/or integrate with the existing center elements.

Please review the attached Exhibit document for clarity of scope of work.

Please review for scheduling to discuss the process to enable the project to move forward.

Very truly yours,

Louis A. Vergne, R.A., A.I.A.  
President

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