

**Application
Narrative
Cash Transmittal
Pre-Application
Pre-App Narrative
Pre-App Cash Transmittal
Project Data Sheet**

**Derby Public House Social Room
Project Narrative
Bar Use Criteria
Live Entertainment Use Criteria
Application Number 166-PA-2012**

Project Narrative

This document shall service as an application for both Bar and Live Entertainment Conditional Use Permits with the City of Scottsdale for the to-be-built Derby Public House Social Room Restaurant and Bar located at 4420 N. Saddlebag Trail, Suite 100. Derby Public House Social Room will be a live entertainment dining/bar concept in the heart of Scottsdale's entertainment district in Old Town Scottsdale with an interior space of 3,859 square feet and exterior patio of 450 square feet.

3,792

Derby Public House Social Room gets its inspiration from the lounge style pubs of Chicago. The menu will reflect a high end pub style concept attracting business and tourist traffic for lunch and happy hour specials. The dining nightlife and entertainment will consist of great food, music and gaming bringing a community of people of all ages together in a warm friendly environment.

Derby Public House Social Room will offer DJ entertainment on Friday and Saturday nights from 10:00 pm to 2:00 am. This music will consist of low decibel house lounge music.

The managing partners of Derby Public House Social Room, proprietors in Scottsdale's "Wild Knight", are making a significant investment in the location with the intention of benefiting the local community, without disrupting of the peace in the area.

Use Permit Criteria

Derby Public House Social Room will meet or exceed all of the use permit criteria set forth in Scottsdale's Zoning Code section 1.403, Section © 1-9 for bars as follows:

1. The use will not disrupt the balance of daytime and nighttime uses.

Derby Public House Social Room will be consistent with and supportive of other establishments in the same area. The Entertainment District does not typically see daytime retail or other operations encouraging daytime foot traffic. Derby Public House Social Room hopes to encourage some daytime foot traffic to the area and will open daily from 11:00 am to 2:00 am Monday thru Friday and 10:00 am to 2:00 am Saturday and Sunday.

2. The use will not disrupt pedestrian-oriented daytime uses.

Currently there is little, if any, daytime pedestrian uses in the immediate area. Most of the buildings located on Saddlebag Trail are either vacant, house small scale offices that do not generate significant pedestrian traffic or have nighttime-only use.

3. If the site is located within the downtown overlay district then:

- a. The use shall not encourage displacement of daytime retail uses unless it can be demonstrated that the proposed use shall promote diversity of first floor uses along the street.**

Derby Public House Social Room will be located in the Downtown Overlay District. Daytime retail will not be displaced, as Derby Public House Social Room is located in the Entertainment District, which is predominantly entertainment and office uses, with limited retail use. Additionally, daytime uses may actually be encouraged because of the variety of day and evening dining that Derby Public House Social Room is helping to provide.

- b. The required parking for the use shall be within six hundred (600) feet of the property and shall not be separated from the property by a major or minor arterial street.**

All required parking for Derby Public House Social Room is within the allocated 600 feet of the property and is not separated from the property by a major or minor arterial street.

4. If the use is located within five hundred (500) feet of a residential use of district then:

- a. The use shall not adversely impact residential uses.**

- b. The use shall provide methods of buffering residential uses.**

Derby Public House Social Room is not located within 500 feet of residential use.

5. An active management and security plan shall be created, approved, implemented, maintained and enforced for the business.

A management and security plan have been attached as part of this application and will be implemented and enforced as part of standard operation.

6. The applicant shall provide, with the application for a conditional use permit, a written exterior refuse control plan which must be approved by the planning and development department staff as complying with the written guidelines of the department.

A written refuse and control plan has been submitted as part of this application. A permanent dumpster will be onsite. It will be picked up twice weekly and additional pickups can be done as needed. In addition there will be a cleanup crew that does nightly property pickups before and after hours of operation.

- 7. The applicant shall demonstrate how noise and light generated by the use shall be mitigated.**

All exterior lighting shall be approved by the City of Scottsdale via permit process. No outward projecting speakers will be installed in the property. The use is away from all residential uses and should have no impact on surrounding uses during its hours of operation.

- 8. The applicant shall demonstrate the use shall meet required parking and shall not exceed capacity for traffic in the area.**

This application provides required and provided parking for proposed use. The parking requirement is detailed within the site plan data. The building provides enough parking for both a Bar Use and Live Entertainment Permit.

- 9. After hours establishments must maintain a valid after hour's establishment license.**

No after-hours operations uses are proposed.

This application also complies with the use permit criteria set forth in Scottsdale's Zoning Code, Section 1.403 (K) 1-10 for live entertainment as follows:

- 1. The site plan shall demonstrate that:**

- a. Buffering by a wall and/or landscaping will be provided in a manner which physically separates and restricts access from the establishment and its required parking area to residential districts.**

There is no access from Derby Public House Social Room to residential districts. The nearest residential district is located more than 500 feet away.

- b. All patron entrances will be well lit and clearly visible to patrons from the parking lot or public street.**

The entrance to the building will be from Saddlebag Trail, which is a well-lit public street. The entrance will be clearly marked and easily identifiable.

- 2. The applicant has provided written evidence that all sound resulting from business activities will be contained within the building, except where external speakers are permitted.**

Care is being taken in designing the floor plan to mitigate sound generated within the building. Derby Public House Social Room will comply with the noise standards set by and enforced by the City of Scottsdale.

3. **The applicant has provided and obtained City approval of a written public safety plan.**
A security and maintenance plan has been submitted with this application. The owners of Derby Public House Social Room also operate Wild Knight across the street from this location and are familiar with all security requirements.

4. **The applicant has provided a written lighting plan which addresses exterior lighting on and surrounding the property, in accordance with Section 7.600. of the Zoning Ordinance and with the public guidelines.**
The building is in an urban setting and has only one exterior building face. Fronting onto Saddlebag Trail, there will be no need for exterior lighting. Patio lighting is being proposed and will be approved by the Development Review Board.

5. **The applicant shall provide and obtain City approval of a written exterior refuse control plan.**
Approval of a refuse plan will be obtained.

6. **The applicant has provided a floor plan which identifies the areas for the primary use and for ancillary functions, which include but are not limited to patron dancing areas and/or stages for performances.**
The proposed floor plan is provided with this application.

7. **If access to the establishment is from a street other than once classified by the Transportation Master Plan as minor collector or greater, or if the establishment is located within the Downtown Area and access to the establishment is located on a street classified by the Transportation Master Plan as a local street or greater, the applicant shall provide a traffic analysis which complies with City's transportation guidelines. The traffic analysis shall demonstrate the level of service on all streets accessed by the use shall meet the City's standards.**
The city has not requested additional traffic analysis.

8. **If the Zoning Administrator determines that a study is necessary the applicant shall provide a parking study which complies with the City's written guidelines.**
No additional study has been required.

9. **The applicant has provided any additional information required by the Zoning Administrator to evaluate the impacts of the proposed use upon the area.**
No additional information has been required by the Zoning Administrator.

10. The following operational standards must be met by the use throughout its operation:

- a. **All external doors shall be closed but not locked during business hours.**
External doors will be closed but not locked during business hours.
- b. **No external speakers will be permitted on the premises of a use permitted under this section, which is located within five hundred (500) feet of a residential district.**
Derby Public House Social Room is not located within 500 feet of a residential district.
- c. **The applicant/operator shall comply with all plans approved as provided herein.**
The owners of Derby Public House Social Room have demonstrated that they will comply with approved plans.

Conclusion

Derby Public House Social Room respectfully requests that the City of Scottsdale grant it a Conditional Use Permits to allow it to operate as a bar with live entertainment. The owners of Derby Public House Social Room are making a significant investment in the location and will significantly benefit the City's Entertainment District. Derby Public House Social Room looks forward to a bright future in Downtown Scottsdale.



Development Application

Request for Site Visits and/or Inspections

This request concerns all property identified in the development application.

Pre-application No: 166 - PA - 2012

Project Name: _____

Project Address: _____

STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owners agent: _____

Print Name

Signature

Official Use Only

Submittal Date: _____ Case number: _____

Planning, Neighborhood & Transportation Division

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

21-UP-2012
1st: 10/02/12

22-UP-2012
1st: 10/02/12



Project Data Sheet

Residential/Commercial

166 - PA - 2012

Coordinator: _____

Project Address: 4420 N. Saddlebag Trail, Suite 100 Scottsdale Date: _____

Proposed Use: _____ Zoning District: _____

TO BE COMPLETED BY APPLICANT		CALCULATIONS	TO BE COMPLETED BY CITY
COMMERCIAL	RESIDENTIAL		
<u>14245</u>	<u>14245</u>	Net Lot Area	
	12351	Gross Lot Area	
<u>14245</u>		Gross Floor Area Allowed	
<u>14245</u>		Gross Floor Area Provided	
		Building Volume Allowed	
		Building Volume Provided	
		Number Of Units Or Lots	
		Density Allowed	
		Density Provided	
		Minimum Lot Size Allowed	
		Minimum Lot Size Provided	
<u>24'</u>		Building Height Allowed	
<u>24'</u>		Building Height Provided	
<u>14245</u>		Net Floor Area	
<u>356</u>		Parking Spaces Required	
<u>410</u>		Parking Provided On-Site	
<u>N/A</u>		Parking Provided Off-Site	
<u>410</u>		Total Parking Provided	
<u>N/A</u>		Open Space Required	
<u>N/A</u>		Open Space Provided	
<u>N/A</u>		Front Open Space Required	
		Front Open Space Provided	
		Parking Lot Landscaping Required	
		Parking Lot Landscaping Provided	

SET BACKS & PARKING REQUIREMENTS

REQUIRED	PROVIDED	CALCULATIONS	N, S, E, OR W	REQUIRED	PROVIDED
		Front			
		Rear			
		Left Side			
		Right Side			
		Parking			

Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 852

21-UP-2012
1st: 10/02/12

Fax: 480-342-7000
22-UP-2012
1st: 10/02/12



Project Application

Project Number: 166 - PA - 2012Case Number: - - -Date:

Staff Signature required PRIOR to submittal

*This Document Constitutes A Public Disclosure Under ARS Section 39-121, Inspection of Public Records***Applicant to Complete Section Below**

- Case Type
- | | | |
|--|---|---|
| <input type="checkbox"/> Abandonment (AB) | <input type="checkbox"/> Master Plan Map (MP) | <input type="checkbox"/> Rezoning (ZN) |
| <input type="checkbox"/> Changes to a Recorded Plat (PC) | <input type="checkbox"/> Master Sign Program (MS) | <input type="checkbox"/> Text Amendment (TA) |
| <input type="checkbox"/> Change to Existing Lots (PC) | <input type="checkbox"/> Minor Subdivision (MD) | <input checked="" type="checkbox"/> Use Permit (UP) |
| <input type="checkbox"/> Development Review (DR) | <input type="checkbox"/> Preliminary Plat (PP) | <input type="checkbox"/> Variance (BA) |
| <input type="checkbox"/> General Plan Amendment (GP) | <input type="checkbox"/> <u> </u> | |
- Other:

Project Name: NERBY PUBUC HOUSE SOCIAL ROOMProject Address: 4420 N. Saddlebag Trail, Ste 100 Scottsdale, AZCurrent Zoning District: Parcel Number(s): 175-41-146- Quarter Section: -Request:

The property owner shall designate an agent for the project. This person (the applicant) shall attend pre-application conferences and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required. All contact for this project will be made through the applicant listed below.

Owner: Dan Wierk
Company: Aucion Investments, LLC
Phone: 602-284-2121 Fax:
E-mail: danw@wildknightclub.com
Address:

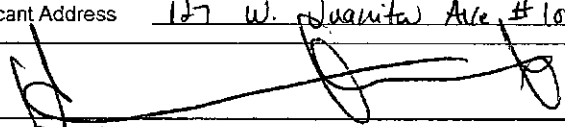
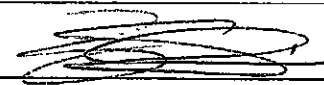
Developer: NA
Company:
Phone: Fax:
E-mail:
Address:

Architect: Nietz Design, LLC - JEFF NIETZ
Company: Nietz Design
Phone: 627-640-0968 Fax:
E-mail:
Address: 4826 West El Caminito Dr.
Glendale, AZ 85302

Engineer: NA
Company:
Phone: Fax:
E-mail:
Address:

Applicant Contact: Brett Sheri
Applicant E-mail: brett@shericonstruction.com
Applicant Address: 127 W. Juanita Ave #109 Mesa

Phone: 602-679-9561
Fax: 480-240-1590

Owner Signature Applicant Signature 

OFFICIAL USE ONLY

Staff Signature: Date: 21-UP-2012
1st: 10/02/1222-UP-2012
1st: 10/02/12**Planning, Neighborhood & Transportation Division**

7447 E. Indian School Road, Suite 100, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



Conditional Use Permit Application Checklist

At your pre-application meeting, your project coordinator will identify which items are required for submittal. Please note that ALL items checked will be required at the time of formal submittal.

PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application will be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Completed Application Checklist (this form)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Application Fee -- \$ <u>2440</u> (subject to change every July) Bar Use Permit <u>By</u> \$ <u>2440</u> (subject to change every July) Live Entertainment <u>Use</u> Permit
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Completed Application Form (form provided) <ul style="list-style-type: none"> Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Request for Site Visits and/or Inspections Form (form provided)
		5. Proposition 207 information handout (sample agreement provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Authorization (from property owner(s) if property owner did not sign the application form) <ul style="list-style-type: none"> List owners of property and/or list of principal of Limited Liability Company (LLC) controlling property Affidavit of Authority to Act for Property Owner
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Project Narrative (form provided) Describe criteria in Sect. 1.400 and any additional criteria Add additional criteria : <input checked="" type="checkbox"/> Bar <input checked="" type="checkbox"/> Live Entertainment <input type="checkbox"/> Other
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Current Title Report (requirements form provided) copy of existing title report ok- KC <ul style="list-style-type: none"> 8-1/2" x 11" - 1 copy Include legal description and complete Schedule A and Schedule B.

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1st: 10/02/12

Conditional Use Permit Application Checklist

☒ ☐ 9. Provide a Combined Context Aerial and Context Site Plan

Aerial shall not be more than 1 year old and shall include and overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of:

- 350 feet radius from site
- Other: _____
- 24" x 36" - **FOLDED- 2** color copies
- 11" x 17" - **1** color copy (quality suitable for reproduction)

Show the proposed site plan in relation to surrounding development including the following:

- Building footprints and other site improvements such as drives, parking areas, site walls (indicate height of buildings and site walls);
- Label surrounding zoning and land uses;
- Streets including sidewalks, and any surrounding driveways or intersections;
- Show bike paths and trails; and
- Development plans approved by the Development Review Board during the past year that have not been constructed. (Approved plans are available at the Scottsdale Records Division at 7447 E. Indian School Road, Suite 105).

☒ ☐ 10. Existing Conditions Photo Exhibit: Mounted Or Printed On 8-1/2"x11" Paper (Printed digital photos are OK)

- Photos mounted on cardboard, foamboard, particleboard, posterboard or other material will not be accepted.
- See attached Existing Conditions Photo Exhibit graphic showing required photograph locations and numbers.
- Provide 1 color original set and **12** color copy sets - 8-1/2" x 11"

☒ ☐ 11. Assessor's Map (obtain from Records Department) identifying parcel(s); project location is to be clearly marked:

- 8-1/2" x 11" - **2** copies

☒ ☐ 12. Location Map

Provide a map, drawn to scale, showing the location of the site in relation to arterial & intersecting streets and indicating the zoning of the site and adjacent properties.

- 8-1/2" x 11" - **1** copy (quality suitable for reproduction - sample attached)

☒ ☐ 13. Neighborhood Involvement Requirements - (form provided)☒ ☐ 14. Community Input Certification-(form provided)☐ ☐ 15. School District Notification: map attached☒ ☐ 16. Policy for Appeal of Required Dedications or Exactions (form provided)

Planning, Neighborhood & Transportation Division

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Use Permit Application Checklist

☐ ☐**17. Archaeological Resources** (*information sheets provided*)

- ☐ Certificate of No Effect / Approval Application Form (*provided*)
- ☐ Archaeology Survey and Report - **3** copies
- ☐ Archaeology 'Records Check' Report Only - **3** copies
- ☐ Copies of Previous Archeological Research - **1** copy
- ☐ Maps(s)/Narrative for any archaeological resources within a Master Planned Development or larger project - **1** copy

☐ ☐**17. Historic Property** (*existing or potential historic property*)

Narrative describing proposal to preserve the historic character or compliance with property's existing Historic Preservation Plan

☐ ☐**18. Completed Airport Vicinity Development Checklist**

Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000 foot radius of the runway; information packet provided)

☒ ☐**19. Site Posting Requirements and Affidavit** (*decal provided*)☐ ☐**20. Purchase Agreement** for "In Lieu Parking Credits" (*form provided*)

Completed form to be submitted prior to DRB hearing

PART II -- REQUIRED PLANS & RELATED DATA

All Graphics And Plans Shall Be To Scale And Dimensioned.

☒ ☐**1. Site Plan** (Include all existing or approved site plan data. Use an engineer's scale not less than 1" = 40')

- 24" x 36" - **11** copies, **FOLDED**
- 11" x 17" - **1** copy (quality suitable for reproduction)
- Digital -1 copy (See Digital Submittal Plan Requirements)

☒ ☐**2. Project Data Sheet** (*form provided*)☐ ☐**3. Site Plan Worksheet** including calculations (*sample provided*)

- 24" x 36" - **1** copies, **FOLDED**

☒ ☐**4. Floor Plans:** (Use an architect's scale not less than 1/8" = 1'. The floor plan data shall be used to determine parking requirements & kitchen area as a percentage of total square footage).

- 24" x 36" - **1** copies, **FOLDED**
- 11" x 17" - **1** copy
- Digital -1 copy (See Digital Submittal Plan Requirements)

☒ ☐**5. Floor Plan Worksheet:** (including calculations)

- 24" x 36" - **1** copies, **FOLDED**

GFA, Live Ent. area

Planning, Neighborhood & Transportation Division

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

Conditional Use Permit Application Checklist

- ☒ ☐ **6. Elevations:**
- 24" x 36" - 1 color copy **FOLDED**
 - 11" x 17" - 1 color copy
 - Digital- 1 copy (See Digital Submittal Plan Requirements)
- ☐ ☐ **7. Conceptual Landscaping Plan:**
- 24" x 36" - 1 color copy **FOLDED**
 - 11" x 17" - 1 color copy
- ☐ ☐ **8. Corporate Image Features**
- ☐ ☐ **9. Lighting Details And Cut Sheets:**
- 24" x 36" - 1 copy **FOLDED**
- ☐ ☐ **10. Photometric Analysis** with horizontal foot-candle diagram
- 24" x 36" - 1 copy **FOLDED**
- ☐ ☐ **11. Lighting Site Plan**, include landscape lighting, building lighting and all other lighting
- 24" x 36" - 1 copy **FOLDED**
- ☐ ☐ **12. Parking Analysis**
- ☐ ☐ **13. Parking Master Plan:**
- 3 copies (required for reduction of ordinance requirements)
- ☐ ☐ **14. _____ Transportation Impact & Mitigation Analysis (TIMA):** Contact the TIMA Coordinator,
 _____ at _____, for TIMA requirements.
 _____ Name _____ Phone _____
 At time of submittal, provide letter from the TIMA coordinator.
 _____ **Trip Generation Analysis- 3 copies**
 _____ **Traffic Impact Study- 3 copies**
 _____ **Traffic Evaluation- 3 copies (for Bars, Live Entertainment)**
- ☐ ☐ **15. Drainage Report:** See Sec. 2-202 of the City's Design Standards & Policies Manual for specific submittal and content requirements. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial/topo maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets.
- Demonstrate compliance with Army Corp. of Engineers 404 compliance
 - Demonstrate compliance with National Pollutant Discharge Elimination Systems (NPDES)
 - 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets
 - Digital- 1 copy (See Digital Submittal Plan Requirements)
- Planning Systems will not process project applications until the Drainage Report contains sufficient information in detail, scale and clarity for review.

Planning, Neighborhood & Transportation Division

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Conditional Use Permit Application Checklist

- ☐ ☐ 16. ESL Addendum, Slope Analysis, NAOS Plan, Site Plan with Superimposed Topographic Map

• 2 copies each (forms provided)

- ☒ ☐ 17. Security, Maintenance & Operations Plan (For Bars and Live Entertainment)

- ☒ ☐ 18. Operations Plan

- ☐ ☐ 19. Other

- ☒ 20. Submit items pursuant to the Submittal Instructions provided.
- ☒ 21. An appointment must be scheduled to submit this application. To schedule your submittal meeting, please call 480-312-7000. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; _____-PA-_____

Notes:



Coordinator

9-5-12

Date

This application needs a: ☒ New Project Number _____ or ☐ Old Project Number _____

Planning, Neighborhood & Transportation Division

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

DERBY PUBLIC HOUSE
4410 N. SADDLEBAG TRAIL
SCOTTSDALE, ARIZONA

PROJECT NARRATIVE

The request is for Bar and Live Entertainment Conditional Use Permits for a new establishment, the Derby Public House, to be located at the northwest corner of Shoeman Lane and Saddlebag Trail. The building, approximately 4,250 square feet in size, is part of the overall Scottsdale Retail Plaza revitalization project.

The theme of the Derby Public House is upscale Gastropub and will feature Classic American pub fare. Hours of operation will be 11:00 am to 2:00 am, seven days a week. Food will be served from 11:00 am to 10:00 pm every day. The floor plan is detailed in the application for the Scottsdale Retail Plaza. The main entrance will be from Saddlebag Trail, and the establishment will share a service corridor along the west side of the property with Whiskey Row and the Munch Bar, proposed separately as the tenants north of Derby House along Saddlebag Trail. An outdoor patio will be located along Saddlebag Trail adjacent to the entrance.

The live entertainment conditional use permit is to allow for musical entertainment by performing artists, including singers, musical groups and comedians. DJ's will be typically be present on weekend evenings, but the live entertainment CUP would permit amplified live artists or groups to perform occasionally.

Parking for the Derby Public House has been calculated as part of the Scottsdale Retail Plaza, which includes parking adequate to meet the needs of both the bar as well as the live entertainment requirements for the new establishment.

The applicants for these CUP's are the current owners and operators of the Wild Knights, an existing bar with live entertainment approval across Saddlebag Trail from the proposed Derby Public House. The operators are experienced Scottsdale businesses who are familiar with the expectations and requirements for bars in the community, and they are committed to meet the same high standards with the Derby Public House. Ultimately, the bar is anticipated to have 50 employees and make a significant contribution to the local economy.



CT 89674

Project Pre-Application Questionnaire

The purpose of the Pre-Application process and this questionnaire is to provide preliminary information to the City's Planning Department on your proposed development project. This information and a Pre-Application meeting facilitate discussion on the development review process and related issues most likely applicable to your development project.

Pre-Application Process

Most development proposals are required to go through one or more application and/or entitlement processes, some of which involve public hearings. To process your pre-application and to enable your meeting to be productive, the attached forms and all required materials must be provided. At the pre-application meeting, city staff will highlight areas where you may need to pay particular attention, and which, if any, public hearing process(es) you will be required to go through. More information can be found at www.scottsdaleaz.gov/BldgResources/DevProcess

Completed pre-application application forms, all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 E. Indian School Road. Make checks payable to "City of Scottsdale."

After the pre-application packet has been accepted, the request is routed for assignment and scheduling. A staff member will contact you to schedule a pre-application meeting with staff.

Submittal Date: 3-6-2012 3-9-12

Project No.: 166-PA-2012

Project Name: Derby Public House

Parcel No(s): 173-41-140, 173-41-139

Address: 4410 N. Saddlebag Trail

Quarter Section(s): 17-45

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial ☐ Other

Lot Size: 4,250 sf

Current Zoning: C-2/P-3 DO

Current Use(s): Office

Has a 'Notice of Compliance' been issued? ☒ No ☐ Yes If yes, provide a copy with this submittal

Application Type:

☐ Abandonment (AB) ☐ In-Lieu Parking Request (IP) ☐ Rezoning (ZN)
☐ Development Review (DR) ☐ Master Plan (MP) ☐ Text Amendment (TA)
☐ ESLO Hardship Exemption (HE) ☐ Master Sign Program (MS) ☒ Use Permit (UP)
☐ ESLO Wash Modification (WM) ☐ Notice of Compliance ☐ Variance (BA)
☐ General Plan Amendment (GP) ☐ Preliminary Plat Subdivision (PP) ☒ Other Bar with Live Entertainment

Owner: Equity Partners Group, LLC

Applicant: Jonathan Valz

Company: c/o Triyar Companies

Company: Intrepid Investments, LLC

Address: 4501 N. Scottsdale Road, #201

Address: 2404 Cedar Springs Road, #400 Dallas, Tx 75201

Phone: 602-748-8888 **Fax:** 602-748-8889

Phone: 480-703-9403 **Fax:** _____

E-mail: moman@triyar.com

E-mail: jonv@teddysroomdallas.com

Signature (circle one): Owner

Applicant

3-6-2012

Date

Planning, Neighborhood & Transportation Division

7447 E Indian School Road Ste 105, Scottsdale

21-UP-2012
1st: 10/02/12

22-UP-2012
1st: 10/02/12

Randy Grant
602 478 7454



Project Pre-Application Questionnaire

Submittal Date: 3-9-12

Project No.: 166 -PA- 2012

Please Note: All projects require a legally-assigned address; if an address is not currently assigned to your project, please submit a site plan to Records Division staff to obtain one. This may take up to 5 days. The Address Request form is available on-line at www.scottsdaleaz.gov/bldgresources/records.

All items listed below must be submitted to constitute a complete submittal.

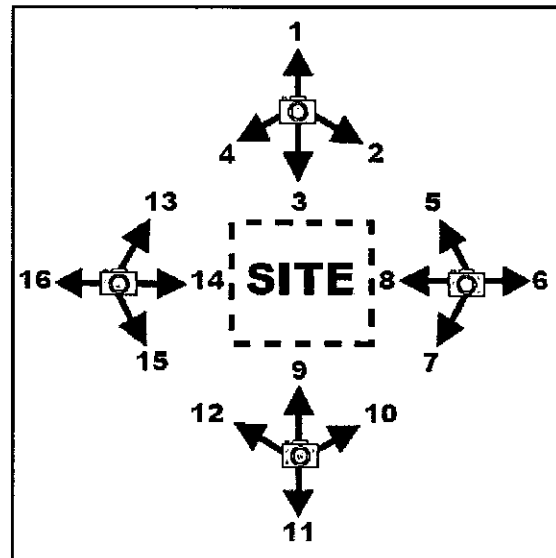
Submittal Requirements:

- ☒ **1. Completed Project Pre-Application Questionnaire & Fee** _____
(Fees subject to change every July)
- ☒ **2. Records Packet Fee** _____
The Records Packet Fee will be processed by staff. The applicant need not visit the Records desk to obtain the packet.
(Fees subject to change every July)
- ☒ **3. Conceptual Drawing(s)** – One (1) copy of conceptual site plan, plot plan, or schematic drawing representing your request (not required for Abandonments). If requesting Development Review Board approval, include elevations showing architectural character
(24" x 36", 11" x 17", or 8.5" x 11" paper sizes only)
- ☒ **4. Project Narrative** – Attach a detailed descriptive narrative of the site layout that includes the following information:
 - Purpose of this request
 - Describe any and all pertinent information related to the request including, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design
 - Any improvements and uses that currently exist on the property or on neighboring properties.
 - Explain how your proposal is compatible with the surrounding area.
 - Describe any unusual characteristics that may restrict or affect your development
 - Targeted date to begin construction.

☒ 5. Site / Context Photographs

Provide color photographs showing the site and the surrounding buildings/properties in order to provide city staff with a visual impression of the current site conditions. Use the guidelines below for photos.

- Photos are to be taken looking in towards the project site and adjacent to the site
- Photos should show adjacent improvements and existing on-site conditions.
- Refer to photograph number and direction of view
- If your site is greater than 500 ft in length, also take the photo locations shown in the dashed lines.
- Do not mount photos on large poster boards, cork boards, etc



FOR ADMINISTRATIVE USE ONLY

☐ A Pre-application meeting with Planning Staff has already occurred with _____ Date: _____

Planning, Neighborhood & Transportation Division

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