



## STAFF APPROVAL LETTER

394-SA-2014  
Oasis Cafe Addition

### 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: 4441 N Buckboard Tr  
PARCEL: 173-41-175  
Q.S.: 17-45  
CODE VIOLATION #:

APPLICANT: Chris Doran  
COMPANY: Sds Consulting  
ADDRESS: 2211 E Highland Ste 170 Phoenix, AZ 85016  
PHONE: 602-405-8951

**Request:** Request for addition to existing front awning of the building.

### STIPULATIONS

1. The building elevations shall comply with the plans submitted by Sonoran Design Service, and dated 10/07/2014 by City Staff.
2. The new awning support columns shall be enclosed with wood to give the appearance of a solid wood post that has a minimum width to match the existing 6"x6" column posts.
3. The property owner shall obtain a private improvement in the right-of-way and encroachment permit for the awning encroaching in to the right-of-way.
4. The property owner shall obtain approval of a Permission For Private Improvements In Right-of-Way agreement prior to the issuance of a building permit.
5. A minimum clearance of between the surface of North Buckboard Trail sidewalk and below any portion of the awning and associated beam and/or rafters shall be 84-inches.
6. No horizontal site or patio modifications are approved with this application.
7. This approval shall not constitute a waiver of the City of Scottsdale's right and privileges granted under the right-of-way easements with the M.C.R. numbers of Docket 8466 page 131, and Docket 9138 page 300. City of Scottsdale's reserves the rights and privileges granted by Docket 8466 page 131, and Docket 9138 page 300 that may be exercised.

**Related Cases:** 394-SA-2014

SIGNATURE: 

Dan Symer, AICP

DATE APPROVED: October 7, 2014

### FINAL PLAN REVIEW SUBMITTAL REQUIREMENTS

ARCHITECTURAL:

- ☒ 4 sets of architectural plans and 1 additional site plan and elevation
- ☒ 1 copy of the originally signed Permission For Private Improvements In Right-of-Way agreement with 8-1/2"x11" recordable graphic show the awning encroachment into the right-of-way.



# 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>OASIS CAFE ADDITION</u>	
Property's Address: <u>4441 N. BUCKBOARD TRAIL</u> APN: <u>173-41-175</u>	
Property's Zoning District Designation: <u>C-2</u>	
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	
TENANT OWNER <u>AL INKIB</u>	Applicant: <u>CHRIS DORAN</u>
Company: <u>OASIS CAFE</u>	Company: <u>S.O.S. CONSULTING</u>
Address: <u>4441 N. BUCKBOARD TRAIL</u>	Address: <u>2211 E. HIGHLAND AV, #170</u>
Phone: <u>480/369/0769</u> Fax: <u>—</u>	Phone: <u>602/405/8951</u> Fax: <u>—</u>
E-mail: <u>[Signature]</u>	E-mail: <u>CHRISDORAN123@GMAIL.COM</u>
Owner Signature	Applicant Signature <u>[Signature]</u>
Official Use Only	Submittal Date: <u>9/10/14</u> Application No.: <u>884</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)

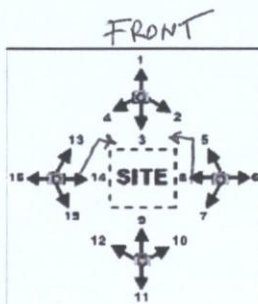
☒ Pre-Application Fee: \$ ~~105~~ 87

☒ Records Packet Fee: \$ 21  
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) NA
- ☐ H.O.A. Approval letter
- ☐ Sign Criteria Regulations & Language (two copies) NA
- ☐ Material Samples – color chips, awning fabric, etc. NA
- ☐ 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

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# S.D.S. Consulting, Inc.

✉ chrisdoran123@gmail.com

☎ 602-405-8951

Chris Doran, Architect, AIA

📍 2211 East Highland St., Suite 170 Phoenix, AZ 85016

Date: 9-15-14

To: City of Scottsdale

Ref: 4441 N Buckboard Trail

# 37-SA-2014

Gentlemen: Be advised that Chris Doran, Architect, has my authorization to represent my corporation for the sole and specific purpose of processing a Use Permit for the above referenced property.

Thanks for your cooperation in this matter.

A handwritten signature in black ink, appearing to read 'Alwar Natib', with a large, stylized initial 'A'.

Alwar Natib, President,  
Oasis Cafe, LLC

# S.D.S. Consulting, Inc.

Chris Doran, Architect, AIA

✉ chrisdoran123@gmail.com

☎ 602-405-8951

📍 2211 East Highland St., Suite 170 Phoenix, AZ 85016

Date: 9-15-14

To: City of Scottsdale

Ref: Oasis Café and Hookah, 4441 N Buckboard Trail

## Project Narrative:

Gentlemen: Oasis café received approval in 2013 for the addition of a roof in the rear of the present facility and for the addition of 115 s.f. of additional outdoor dining area in the front. This work is shown on sheet A-3, attached.

The Tenant wishes to add to the approval extending the roof over the outdoor dining four feet approximately to provide protection from the rain and sun of the tables and guests. The misting system will also be extended over the new roof area for added comfort in transitional seasons and evenings.

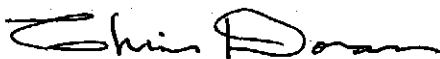
This additional work is shown on sheet A3-1 attached.

The new design will include the following:

1. Existing S Tile will be reused and the new tile will match it for color and texture.
2. The new columns will be painted black to match the existing black railing.
3. The new wood deck, joists and beams will be painted brown to match the existing brown framing.
4. No change will be made to the natural color of the slump block walls.

The new columns and roof would all be built within the property line behind the existing sidewalk. No change would be made to the sidewalk.

Thank you for your consideration.



Chris Doran, President  
S.D.S. Consulting





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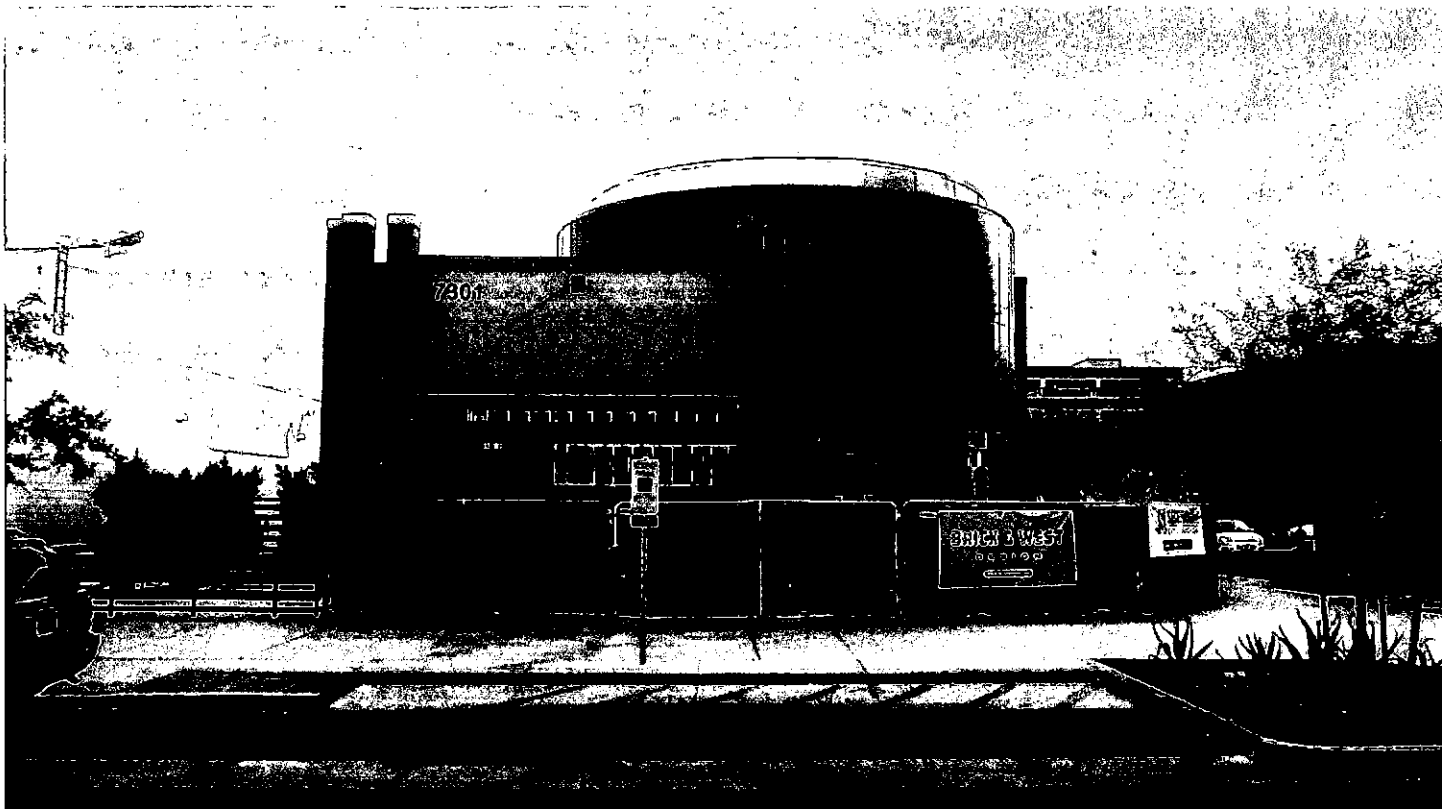


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POOR QUALITY ORIGINAL



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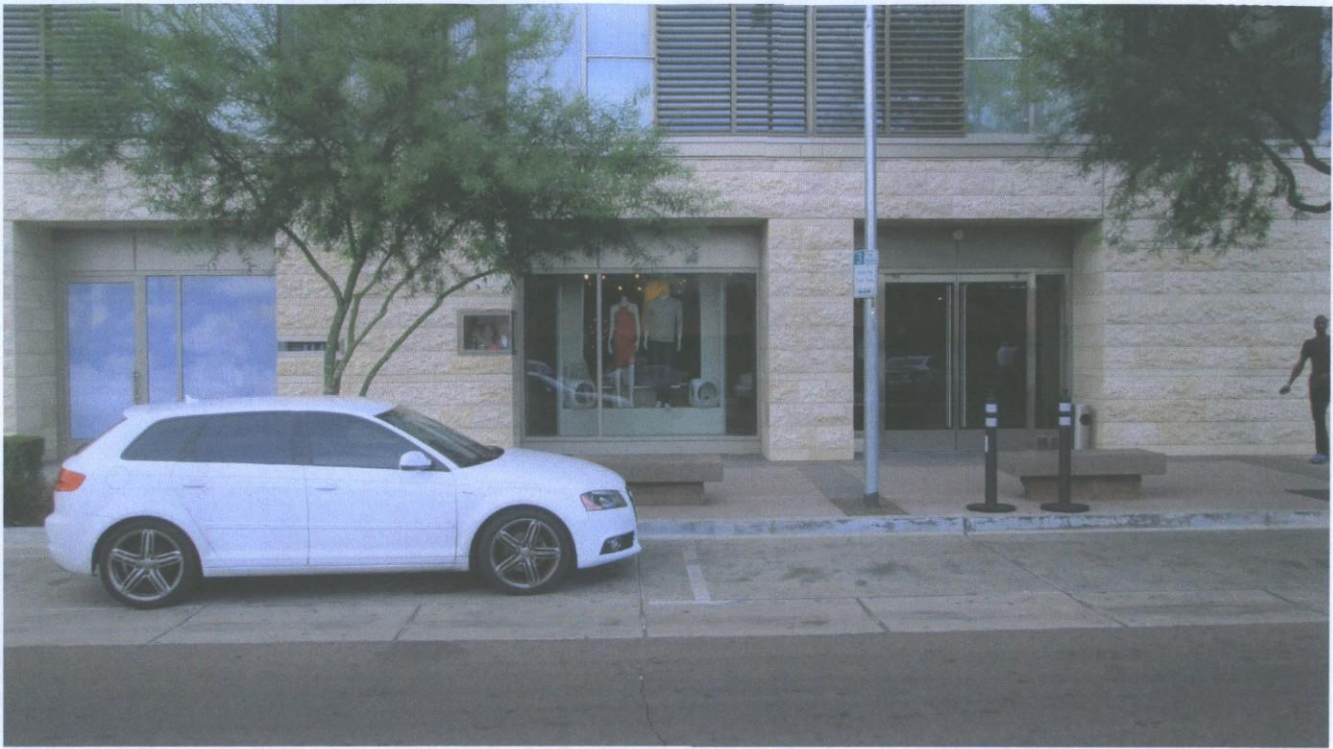


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Project: Oasis Café and Hookah, 4441 N Buckboard Trail

Site photographs



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