

**Marked Agendas
Approved Minutes
Approved Reports**



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

August 20, 2013

34-DR-2013
Leroy Howard
Awning Works
1522 E Victory Dr Ste 1
Phoenix, AZ 85040

RE: DRB/PRELIMINARY PLAT APPROVAL NOTIFICATION

Case Reference No: 34-DR-2013 Dolce Salon & Spa @ Scottsdale Quarter Awnings

The Development Review Board approved the above referenced case on August 15, 2013. For your use and reference, we have enclosed the following documents:

- Approved Stipulations
- Construction Document Submittal Requirements/Instructions
- 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.
 - These instructions are provided to you so that you may begin to assemble information you will need when submitting your construction documents to obtain a building permit. For assistance with the submittal instructions, please contact your project coordinator, Bryan Cluff, 480-312-2258.
- Table: "About Fees"
 - A brief overview of fee types. A plan review fee is paid when construction documents are submitted, after which construction may begin. You may review the current years fee schedule at: <http://www.scottsdaleaz.gov/bldgresources/Fees/default.asp>

Please note that fees may change without notice. Since every project is unique and will have permit fees based upon its characteristics, some projects may require additional fees. Please contact the One Stop Shop at 480-312-2500.

Finally, please note that as the applicant, it is your responsibility to distribute copies of all enclosed documents to any persons involved with this project, including but not limited to the owner, engineers, architect, and developer.

Sincerely,

Bryan Cluff
Planner
bcluff@ScottsdaleAZ.gov

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: August 15, 2013 Item No. 10
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Dolce Salon & Spa @ Scottsdale Quarter Awnings 34-DR-2013

Location: 15323 North Scottsdale Road, Suite 180

Request: Request approval for the modification of the north elevation of Building E for the installation of new awnings.

OWNER

SDQ Fee, LLC
Glimcher
180 E. Broad Street
Columbus, OH 43215

TENANT

Robert Nuttall
Dolce Salon & Spa
4530 East Shea Boulevard, Suite 105
Phoenix, AZ 85028

ARCHITECT/DESIGNER

Awning Works
1522 East Victory Drive, Suite 1
Phoenix, AZ 85040

APPLICANT CONTACT

Leroy Howard
Awning Works
602-276-3571

BACKGROUND

Zoning

This site was zoned Planned Regional Center (PRC) by Ordinance 3648, (cases 5-GP-2005 and 24-ZN-2005) approved by City Council on October 24, 2005. The PRC zoning district allows a broad range

of general merchandise and service uses including, but not limited to, retail, office, restaurants, bars, live entertainment, and residential.

Context

Located on N. Scottsdale Road between E. Butherus Road on the south, N. 73rd Street on the east, and N. Greenway-Hayden Loop on the north, Scottsdale Quarter is a multi-building, mixed-use development with a contemporary design style. Dolce Salon & Spa has an inline tenant space, located on the north side of Building E, which fronts on Greenway-Hayden Loop. Please see Attachments 2 and 2A for a detailed location map.

Key Items for Consideration

- Consistency with the City of Scottsdale Commercial Design Guidelines

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant is requesting approval for the installation of three new fabric awnings located over the storefront of Dolce Salon & Spa. Dolce Salon & Spa has an approximate 100 feet long frontage on the north side of Building F. The frame for the proposed awnings will be constructed over the existing steel shade canopies, leaving those structures intact. The proposed awning material is a fabric by Sunbrella with a "Manhattan Classic" pattern, which consists of an alternating stripe pattern with tan and dark brown colors.

Neighborhood Communication

The City sent notices to property owners within 750 feet of the site, and the site was posted. As of the date of this report, staff has not received any comments on the project.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The City of Scottsdale Commercial Design Guidelines were adopted by the Development Review Board December 7, 2000 under the direction of the City Council. These guidelines are intended to promote good design that is responsive to its contextual setting, and outline the City's expectations with regard to the design of commercial retail establishments. The guidelines are also a tool to assist residents, applicants, decision-makers, and staff in the consistent development, review, and consideration of commercial retail proposals.

The following excerpts from the City of Scottsdale Commercial Design Guidelines are relevant to this proposal:

Architecture, Character and Context, #3

"Buildings that are stylized in an attempt to use the building, or portion of the building to identify a particular user is generally discouraged, particularly where the proposed architectural design is the result of a corporate or franchise prototype design."

Architecture, Climatic Response, #18

"Where awnings are used they should be functional and provide maximum shade to the window area. Awnings should be of opaque architectural material and should not be internally lit. Metal awnings are preferred to fabric awnings for reasons of durability and strength of appearance. Awnings of a single color are preferred."

The existing building has steel canopies that provide shade for the tenant storefront area. The proposed striped fabric awnings are simply wrapping the existing canopies to attract attention to this particular tenant space. The proposed striped awnings are not consistent with the architectural character of the rest of the building, and are not consistent with the direction provided in the City of Scottsdale Commercial Design Guidelines.

Development Information

- Existing Use: Vacant tenant space
- Proposed Use: Salon/spa
- Parcel Size: 23.52 net acres (SQ overall)
- Building Size: 122,976 square feet (Building E)
5,750 square feet (this tenant)

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board deny Dolce Salon & Spa, or approve per the attached stipulations, finding that the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning, Neighborhood and Transportation
Current Planning Services

STAFF CONTACT

Bryan Cluff Planner 480-312-2258 E-mail: bcluff@ScottsdaleAZ.gov

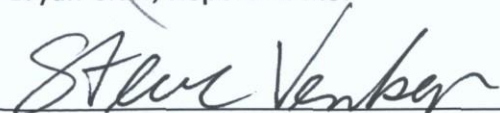
APPROVED BY



Bryan Cluff, Report Author

7/31/13

Date



Steve Venker, Development Review Board Coordinator

Phone: 480-312-2831 E-mail: svenker@ScottsdaleAZ.gov

7/31/13

Date

ATTACHMENTS

- A. Stipulations
- 1. Applicant's Narrative
- 2. Context Aerial
- 2A. Close-Up Aerial
- 3. Zoning Map
- 4. Site Plan
- 5. Floor Plan
- 6. Building Elevations
- 7. Rendering
- 8. Materials

**Stipulations for the
Development Review Board Application:
Dolce Salon & Spa @ Scottsdale Quarter Awnings
Case Number: 34-DR-2013**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

~~Strikethrough~~ indicates a deletion made by the Development Review Board at the hearing.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, and texture, shall be constructed to be consistent with the building elevations submitted by Awning Works, LLC, with a city staff date of 7/2/13.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Awning Works, LLC, with a city staff date of 7/2/13.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning and DRB case(s) for the subject site were: 14-ZN-2005, 10-DR-2007.

ARCHITECTURAL DESIGN:

DRB Stipulations

- ~~2. The fabric of the proposed awnings shall be revised to be a solid color fabric, utilizing only the beige color (or comparable) from the material sample contained within the development case file.~~

**Project Narrative for Development Review Board
For the proposed awnings for Dolce Salon & Spa at Scottsdale Quarter.**

The proposed awning is consistent with the Character of the Scottsdale Quarter Center. There are many individual businesses with awnings on their storefronts. They range in colors and stripes and solids. This particular awning has been reviewed and approved by the Owner/Developer, Glimsher Realty Trust.

The Awning is an aesthetic component of the elevation and creates shade for the shoppers of the Center as well as the clients of Dolce Salon & Spa.

The proposed awning is across the width of the Dolce Salon & Spa and just above the glass storefront. Sol Cocina Restaurant is attached to the same building adjacent to the west which also has an orange awning, and further west across the entry is Brio Restaurant which also has awnings of all 4 sides of it that are striped green & yellow. (see attached picture for more detail)

Dolce Salon & Spa – Scottsdale Quarter

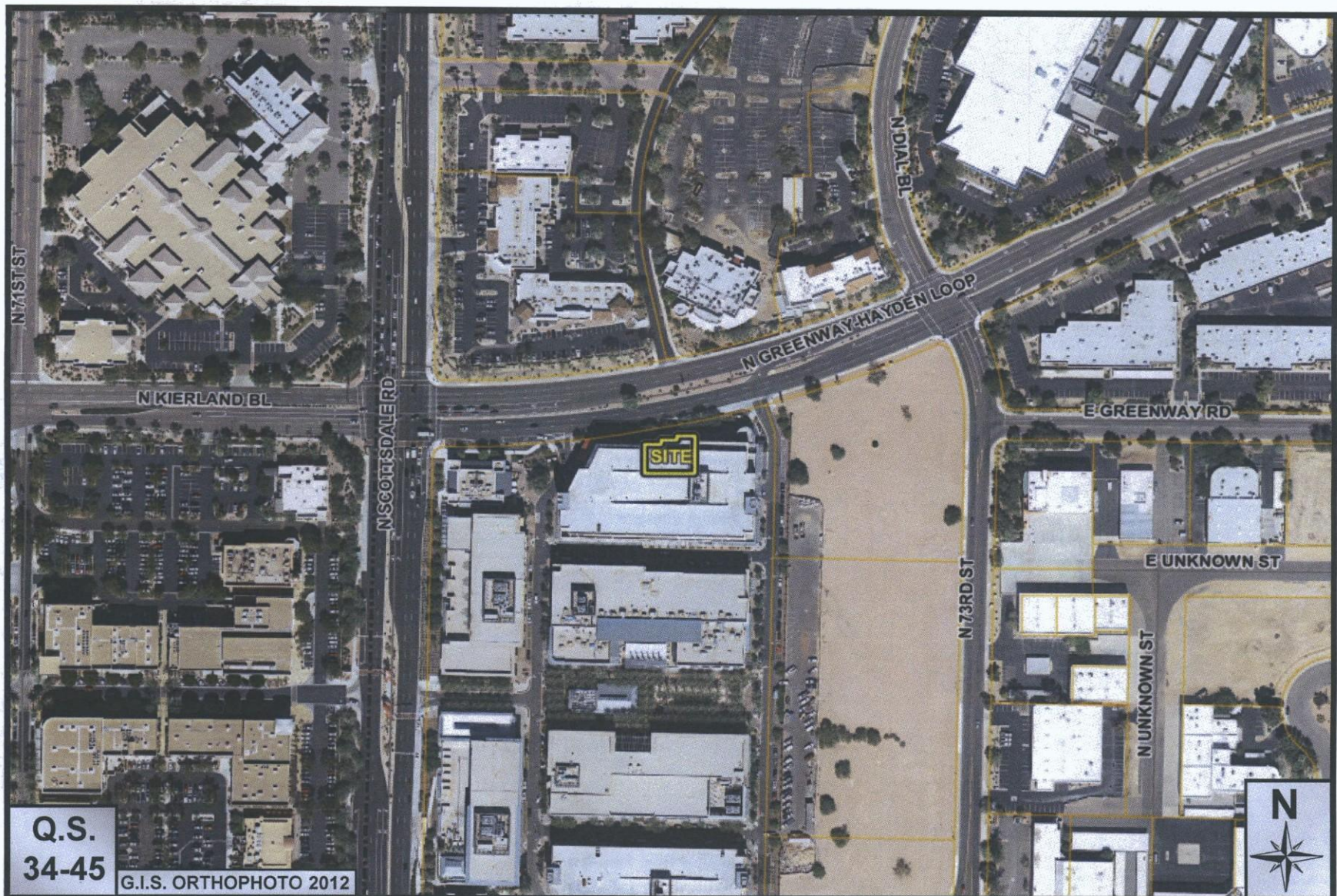
New Fabric Awnings

To Fabricate & Install 3 New Fabric Awnings on The North Side of The Building above The Existing Steel Structures.

The Fabric will be Sunbrella and The Color to be Manhattan Classic.

The Framework will be 1 ¼" Square Steel Tubing Welded Solid and Painted Black.

The Fabric is Sewn to Dimensions and Attached to the Framework on the perimeter.



Dolce Salon & Spa at Scottsdale Quarter

34-DR-2013

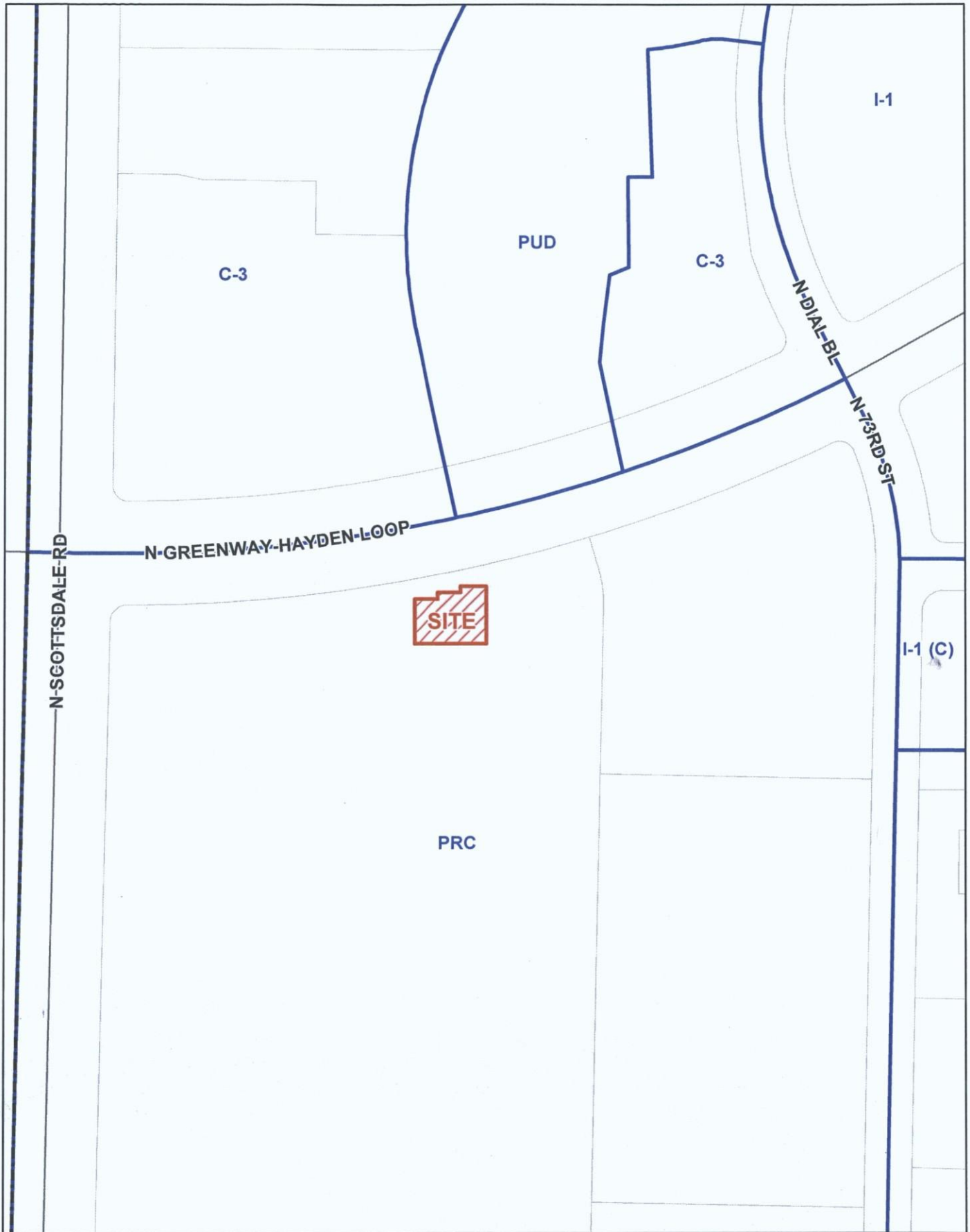
ATTACHMENT #2



Dolce Salon & Spa at Scottsdale Quarter

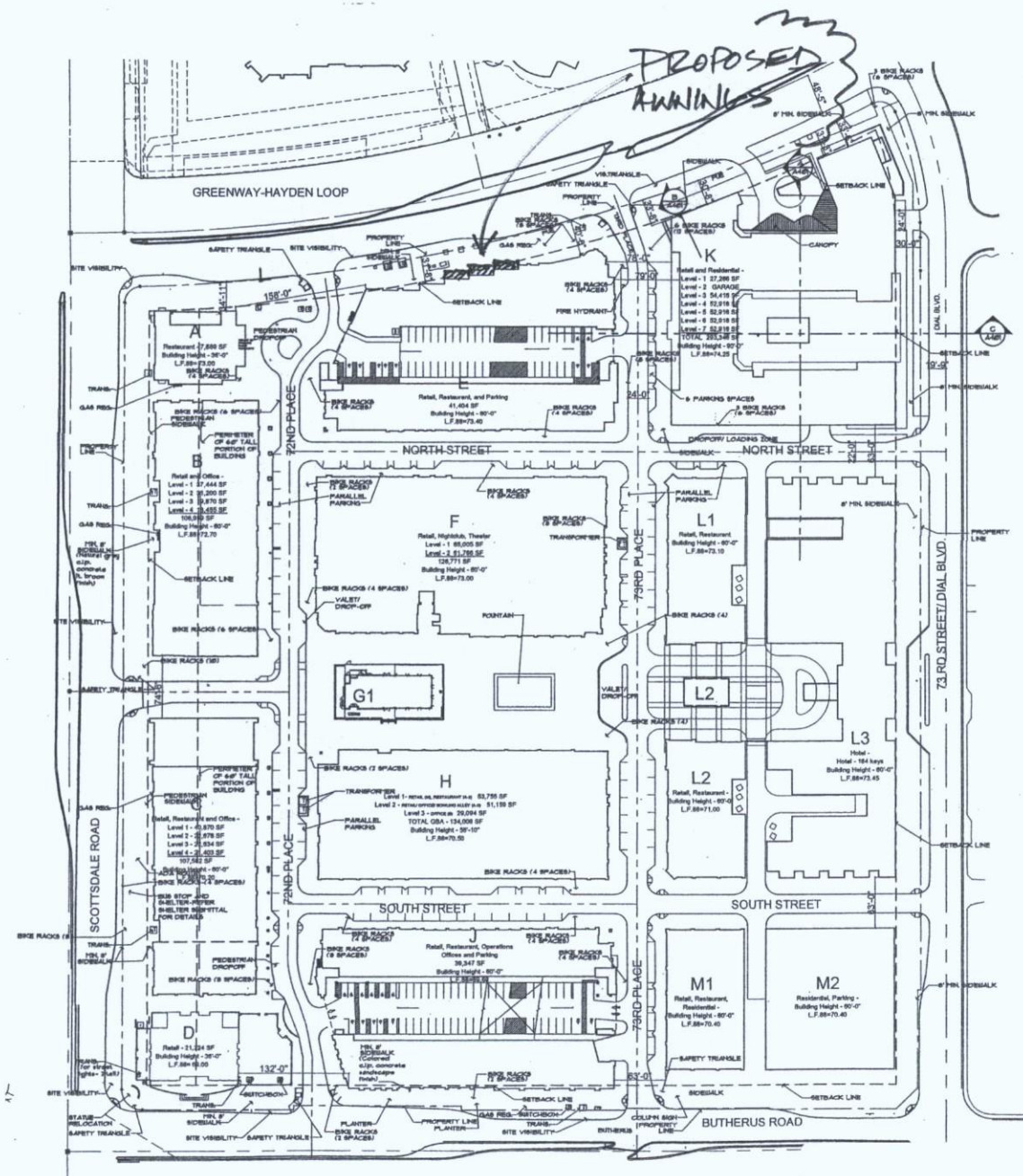
34-DR-2013

ATTACHMENT #2A



34-DR-2013





SITE DATA

| | |
|---|--------------------------------|
| Zoning | PRC |
| Gross Site Area | 1,246,149.70 SF |
| Net Site Area | 28.61 Acres 1,024,555.00 SF |
| Open Space Required | 204,911 SF |
| Total Open Space Provided | 251,903 SF |
| Frontage Open Space Required | 51,228 SF |
| Frontage Open Space Provided | 59,922 SF |
| Building Height Allowed | 80' max |
| Building Height Proposed for Block K only | 90' max |
| Building Setback | 30' at all streets |
| FAR Allowed (w/o residential) | 0.8 (819,644 SF) |
| Office Allowed (40% of Commercial) | (1,024,555 x .40) 409,822 SF |
| Office Provided | 178,238 SF |
| Residential Allowed | (819,644 x .50) 409,822 SF |
| Residential Proposed for Block K | 276 Units / 270,962 SF |

TABULATIONS

| | | | |
|----------------------|------------------|---------------------------|------------------|
| BUILDING A | 7,800 SF | BUILDING B (BLOKS) | 4,000 SF |
| LEVEL 1 (RESTAURANT) | 7,800 SF | 01 (RESTAURANT) | 102 SF |
| PATIO | 1,800 SF | 02 (NON-LEASEABLE) | 102 SF |
| TOTAL | 9,600 SF | 03 (OFFICE) | 1,000 SF |
| | | PATIO | 4,400 SF |
| BUILDING B | 34,100 SF | BUILDING H | 36,400 SF |
| LEVEL 1 (OFFICE) | 3,700 SF | LEVEL 1 (OFFICE) | 36,400 SF |
| LEVEL 2 (OFFICE) | 3,700 SF | LEVEL 2 (OFFICE) | 36,400 SF |
| LEVEL 3 (OFFICE) | 13,900 SF | LEVEL 3 (OFFICE) | 36,400 SF |
| LEVEL 4 (OFFICE) | 17,400 SF | LEVEL 4 (OFFICE) | 36,400 SF |
| LEVEL 5 (OFFICE) | 3,300 SF | LEVEL 5 (OFFICE) | 36,400 SF |
| LEVEL 6 (OFFICE) | 16,800 SF | LEVEL 6 (OFFICE) | 36,400 SF |
| LEVEL 7 (OFFICE) | 16,800 SF | LEVEL 7 (OFFICE) | 36,400 SF |
| TOTAL | 100,600 SF | LEVEL 8 (OFFICE) | 36,400 SF |
| | | LEVEL 9 (OFFICE) | 36,400 SF |
| | | LEVEL 10 (OFFICE) | 36,400 SF |
| | | LEVEL 11 (OFFICE) | 36,400 SF |
| | | LEVEL 12 (OFFICE) | 36,400 SF |
| | | LEVEL 13 (OFFICE) | 36,400 SF |
| | | LEVEL 14 (OFFICE) | 36,400 SF |
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| | | LEVEL 97 (OFFICE) | 36,400 SF |
| | | LEVEL 98 (OFFICE) | 36,400 SF |
| | | LEVEL 99 (OFFICE) | 36,400 SF |
| | | LEVEL 100 (OFFICE) | 36,400 SF |

PARKING ANALYSIS SUMMARY

- RESIDENTIAL PARKING REQUIREMENT IN BLOCK K = 275 DWELLING UNITS
- 43 STUDIO UNITS = 53.75 PARKING SPACES
- 175 1-BEDROOM UNITS = 227.5 PARKING SPACES
- 57 2-BEDROOM UNITS = 114 PARKING SPACES
- PARKING SPACES REQUIRED = 375.75
- PARKING SPACES PROVIDED = 402
- REMAINING ENTITLED RESIDENTIAL FOR PHASE III: 138,800 SF / 1,200 SF = 116 UNITS x 1.5 = 174 PARKING SPACES REQUIRED
- HOTEL PARKING REQUIREMENT = 184 ROOMS @ 1 SPACE/ROOM = 184 SPACES
- MIXED USE COMMERCIAL CENTER (MUCC) PARKING REQUIREMENT = 648,319 SF @ 1 SPACE/300 SF = 2,161 SPACES
- TOTAL PARKING PROVIDED (ON-STREET + 87 AND IN E, J GARAGES + 2,511) = 2,598 SPACES
- TOTAL PARKING REQUIRED = 2,890 SPACES
- TOTAL PARKING PROVIDED (INCLUDING RESIDENTIAL & HOTEL) = 3,097 SPACES
- ACCESSIBLE RESIDENTIAL/HOTEL PARKING REQUIRED = 2% OF TOTAL PROVIDED = .02 x 3,097 SPACES = 62 SPACES
- ACCESSIBLE RESIDENTIAL/HOTEL PARKING PROVIDED (IN K, L, M GARAGES) = 15 SPACES

BICYCLE PARKING REQUIREMENTS

- BICYCLE PARKING REQUIRED FOR PHASES 1 AND 2 (BUILDINGS A THROUGH J) = 146 SPACES
- BICYCLE PARKING PROVIDED FOR PHASES 1 AND 2 (BUILDINGS A THROUGH J) = 146 SPACES
- BICYCLE PARKING REQUIRED FOR PHASE 3 (BUILDINGS K, L, M) = 101 SPACES
- BICYCLE PARKING SPACES TO BE LOCATED IN ACCORDANCE WITH CURRENT MASTER BICYCLE PARKING PLAN, OR AS OTHERWISE APPROVED BY THE ZONING ADMINISTRATOR.

SITE PLAN

SCALE: 1"=60'

REF:

NelsenPartners

Nelsen Partners, Inc.
Architecture Planning Interiors
Austin - Scottsdale
15210 N. Scottsdale Road, Suite 300
Scottsdale, Arizona 85254
tel: 480.949.8900
fax: 480.949.8901
www.nelsenpartners.com



Crescent Scottsdale Quarter

15345 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85290

12-24-2012
PRE-APP # 414-PA-2012
Date
March 08, 2013
Revisions

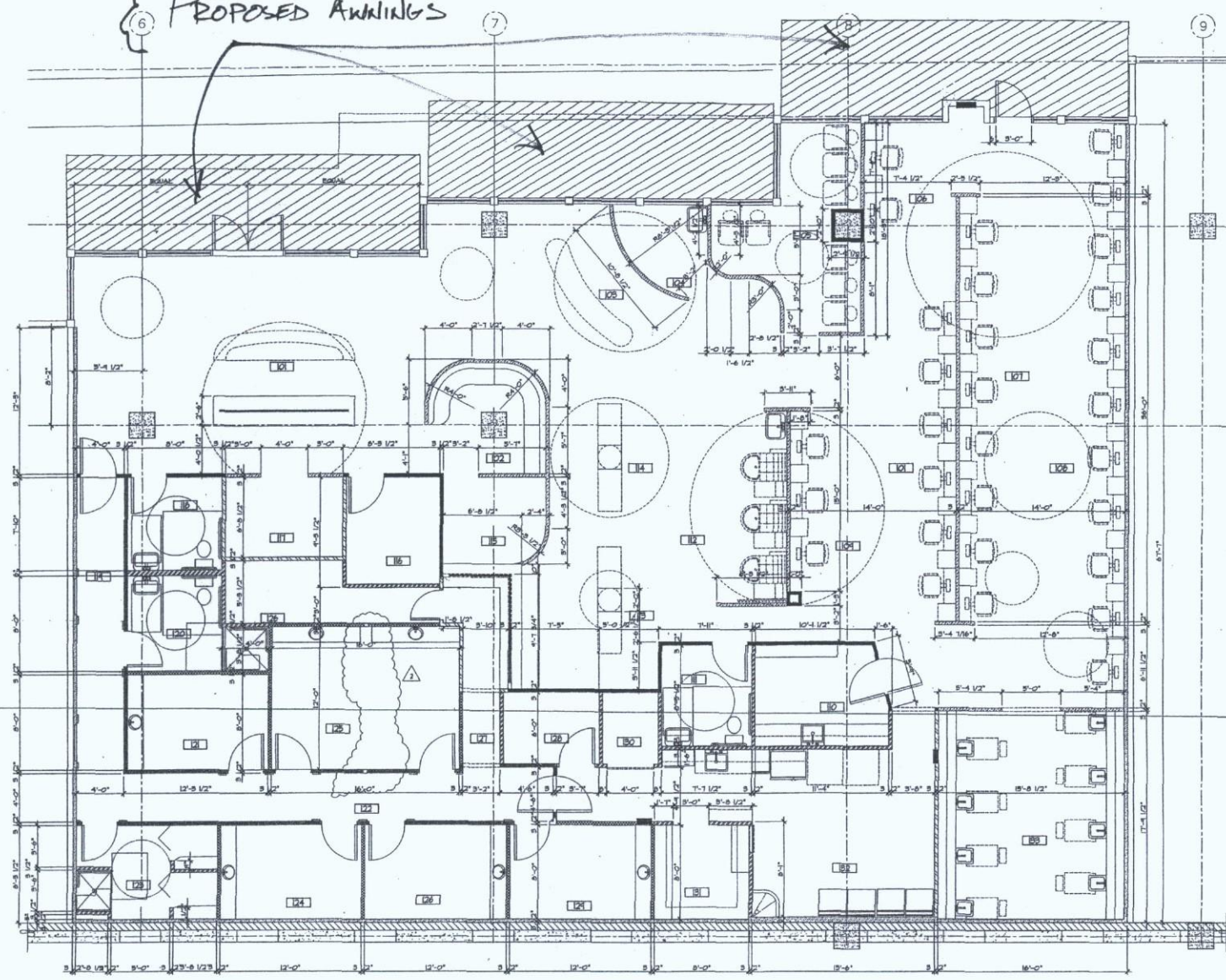
Drawings and/or material prepared
by Nelsen Partners, Inc. and its
affiliates and may not be
reproduced, copied, or distributed without
written consent of the architect.

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Project No.
31242

A111
SITE PLAN

6 PROPOSED AWKINGS



ATTACHMENT #5

DIMENSION FLOOR PLAN
1/4" = 1'-0" TOTAL INTERIOR FINISHED AREA - 9500 SQUARE FEET

34-DR-2013
7/2/13

FINAL CONSTRUCTION SET

OWNER: **SQ SALON, LLC**
15323 N. SCOTTSDALE ROAD, SUITE 180
SCOTTSDALE, ARIZONA
SCOTTSDALE CHARTERS
CONSTRUCTION

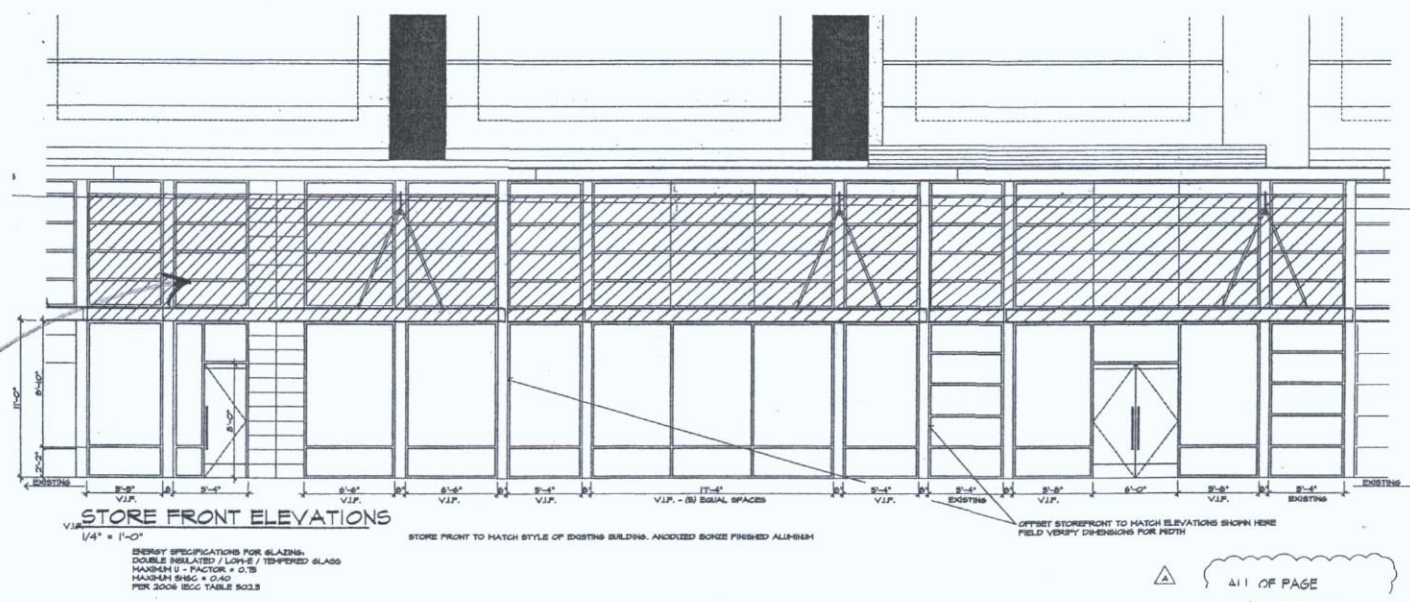
SET NO. _____

DIMENSIONED FLOOR PLAN

Sheet **A-2.1**

2

PROPOSED
AWNINGS



SO SALON, LLC
 15323 N. SCOTTSDALE ROAD, SUITE 180
 SCOTTSDALE, ARIZONA
 SCOTTSDALE QUARTERS
 CONTRACTOR

BET NO. _____

DOOR SCHEDULE

Sheet

A-4.0

ALL OF PAGE
 34-DR-2013
 7/2/13

FINAL CONSTRUCTION SET



Dolce
34-DR-2013
7/2/13

Dolce SALON & SPA

34-DR-2013
7/2/13

ATTACHMENT #7

The Sunbrella logo, featuring a stylized umbrella icon above the brand name "sunbrella" in a lowercase, sans-serif font. The logo is positioned on an orange rectangular label in the top-left corner of the fabric sample.

sunbrella

ATTACHMENT #8

**The August 15, 2013
Development Review
Board Meeting Agenda
and Minutes can be
found at**

<http://www.scottsdaleaz.gov/boards/DRB>



City of Scottsdale Cash Transmittal

93653

Received From :

SQ SALON, LLC
4530 E SHEA BLVD STE 105
PHOENIX, AZ 85028

Bill To :

SQ SALON, LLC
4530 E SHEA BLVD STE 105
PHOENIX, AZ 85028

Reference # 269-PA-2013
Address 15323 N SCOTTSDALE RD STE 180
Subdivision SCOTTSDALE QUARTER
Marketing Name
MCR 1136-49
APN 215-56-414

Owner Information

Glimcher Properties LP
180 E BROAD ST
COLUMBUS, OH 43215
614-887-5652

Lot Number 1
County No
Gross Lot Area 0
NAOS Lot Area 0
Net Lot Area
Number of Units 1
Density

Issued Date 7/2/2013
Paid Date 7/2/2013
Payment Type CHECK
Cost Center
Metes/Bounds No
Water Zone
Water Type
Sewer Type
Meter Size
QS 34-45

| Code | Description | Additional | Qty | Amount | Account Number |
|------|----------------------------|------------|-----|----------|-----------------|
| 3165 | DEVELOP REVIEW APPLICATION | | 1 | \$460.00 | 100-21300-44221 |



Submittal Fee

Project Name: Dalce Salon & Haircuts @ SA Pre-App#: 269-PA-2013
Fee Type: DR Fee Amount: \$ 460.00
Staff Name: STONE P. Signature: SP Stone Phone: x2307 Date: 7-2-13

Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-2500 • Fax: 480-312-7088

Current Planning Submittal Requirements

Page 1 of 1

Revision Date: 1-Oct-09

SIGNED BY LEEROY HOWARD ON 7/2/2013

Total Amount

\$460.00

(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 TRANSM

34-DR-2013
7/2/13

93653

Submittal Date:

6/24/13

Project No.:

269

-PA-

2013



Checklist for Minimal Information to be Accepted for Review

Development Applications

ALL PLANS, REPORTS, AND/OR INFORMATION REQUIRED ON THE SUBMITTAL CHECKLIST

| Provided | Missing | Required information |
|--------------------------|-------------------------------------|-------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | SITE PLAN, PERSPECTIVES |
| <input type="checkbox"/> | <input type="checkbox"/> | |

☐
☒

SITE PLAN, PERSPECTIVES

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CONTEXT AERIAL WITH THE PROPOSED SITE PLAN SUPERIMPOSED

| Provided | Missing | Required information |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | The proposed site plan inserted into a color aerial, including surrounding area. |

☐
☐

The proposed site plan inserted into a color aerial, including surrounding area.

SITE PLAN

Project Information

| Provided | Missing | Required information |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Project name, location, and design professional(s) |
| <input type="checkbox"/> | <input type="checkbox"/> | Gross and Net lot areas |
| <input type="checkbox"/> | <input type="checkbox"/> | Proposed property development standards data table (FAR, Open space, Parking, Density, etc.). |
| <input type="checkbox"/> | <input type="checkbox"/> | Required/allowed property development standard <u>calculations</u> provided on the Site Plan (FAR, Open space, parking, Density, etc.). |
| <input type="checkbox"/> | <input type="checkbox"/> | All proposed improvements, including right-of-way and easements shown and labeled |
| <input type="checkbox"/> | <input type="checkbox"/> | Plan dimensioned (Parcel, setbacks, easements, right-of-way, building location, parking aisle and stalls, etc.) and Scale (written and graphic) provided. |

☐
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Project name, location, and design professional(s)

☐
☐

Gross and Net lot areas

☐
☐

Proposed property development standards data table (FAR, Open space, Parking, Density, etc.).

☐
☐

Required/allowed property development standard calculations provided on the Site Plan (FAR, Open space, parking, Density, etc.).

☐
☐

All proposed improvements, including right-of-way and easements shown and labeled

☐
☐

Plan dimensioned (Parcel, setbacks, easements, right-of-way, building location, parking aisle and stalls, etc.) and Scale (written and graphic) provided.

SITE DETAILS

| Provided | Missing | Required information |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Elevations of screen walls, site walls, refuse enclosure, carport, lot light pole, trellis, etc. |
| <input type="checkbox"/> | <input type="checkbox"/> | Details are dimensioned |
| <input type="checkbox"/> | <input type="checkbox"/> | Color and material legend provided and location labeled on the elevations (DRB applications). |

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Elevations of screen walls, site walls, refuse enclosure, carport, lot light pole, trellis, etc.

☐
☐

Details are dimensioned

☐
☐

Color and material legend provided and location labeled on the elevations (DRB applications).

SUBDIVISION PLAT

| Provided | Missing | Required information |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Project name, location, and design professional(s) |
| <input type="checkbox"/> | <input type="checkbox"/> | Gross and Net lot areas |
| <input type="checkbox"/> | <input type="checkbox"/> | All proposed lot configurations, including right-of-way and easements shown and labeled (Front, side(s) and rear identified). |
| <input type="checkbox"/> | <input type="checkbox"/> | Plan dimensioned (Lot, setbacks, easements, right-of-way, etc. dimensioned, and tracts labeled and identified) and Scale (written and graphic) provided. |

☐
☐

Project name, location, and design professional(s)

☐
☐

Gross and Net lot areas

☐
☐

All proposed lot configurations, including right-of-way and easements shown and labeled (Front, side(s) and rear identified).

☐
☐

Plan dimensioned (Lot, setbacks, easements, right-of-way, etc. dimensioned, and tracts labeled and identified) and Scale (written and graphic) provided.

SUBDIVISION BUILDING ENVELOPE PLAN

| Provided | Missing | Required information |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | All proposed lot configurations with dimensioned (Tracts labeled and identified). |
| <input type="checkbox"/> | <input type="checkbox"/> | All proposed building envelopes for each lot shall be dimensioned. |

☐
☐

All proposed lot configurations with dimensioned (Tracts labeled and identified).

☐
☐

All proposed building envelopes for each lot shall be dimensioned.

| OPEN SPACE PLAN | | |
|--------------------------|--------------------------|---|
| Provided | Missing | Required information |
| <input type="checkbox"/> | <input type="checkbox"/> | The site layout of the open space plan matches the site plan. |
| <input type="checkbox"/> | <input type="checkbox"/> | Required open space <u>calculations</u> shall be provided on the plan (When required by zoning district). |
| <input type="checkbox"/> | <input type="checkbox"/> | Total open space area provided on the plan. |
| <input type="checkbox"/> | <input type="checkbox"/> | Required parking lot landscaping <u>calculations</u> provided on the plan. |
| <input type="checkbox"/> | <input type="checkbox"/> | Total parking lot landscaping provided on the plan. |
| <input type="checkbox"/> | <input type="checkbox"/> | On the plan, each separate calculated open space and landscaping area on the open space (front, general, parking lot landscaping) shall be graphically identified and include the associated square footage provided. |

| SLOPE ANALYSIS | | |
|--------------------------|--------------------------|---|
| Provided | Missing | Required information |
| <input type="checkbox"/> | <input type="checkbox"/> | The slope analysis shall be sealed and signed by a Civil Engineer, Landscape Architect, or Surveyor registered in Arizona. |
| <input type="checkbox"/> | <input type="checkbox"/> | The slope analysis graphic shall clearly identify all slope categories, as defined by the Zoning Ordinance, by hatching, separate colors, etc. |
| <input type="checkbox"/> | <input type="checkbox"/> | The slope analysis shall identify all slope categories and total square footage within each category. Any hillside conservation areas are identified. |

| NATURAL AREA OPEN SPACE PLAN | | |
|------------------------------|--------------------------|---|
| Provided | Missing | Required information |
| <input type="checkbox"/> | <input type="checkbox"/> | Required Natural Area Open Space (NAOS) <u>calculations</u> provided on the plan. |
| <input type="checkbox"/> | <input type="checkbox"/> | Total NAOS undisturbed and revegetated area in square feet provided on the plan. |
| <input type="checkbox"/> | <input type="checkbox"/> | Each separate calculated NAOS undisturbed and revegetated area shall be graphically identified on the plan. |

| LANDSCAPE PLAN | | |
|--------------------------|--------------------------|---|
| Provided | Missing | Required information |
| <input type="checkbox"/> | <input type="checkbox"/> | All proposed landscape improvements shown (including plant symbols). |
| <input type="checkbox"/> | <input type="checkbox"/> | Plant Palette containing: the plant names, quantity, and size (DRB applications). |

| HARDSCAPE PLAN | | |
|--------------------------|--------------------------|---|
| Provided | Missing | Required information |
| <input type="checkbox"/> | <input type="checkbox"/> | All proposed hardscape improvements shown, labeled, and dimensioned. (sidewalks, walls, etc.) |

| BUILDING ELEVATIONS | | |
|--------------------------|--------------------------|---|
| Provided | Missing | Required information |
| <input type="checkbox"/> | <input type="checkbox"/> | Each building elevation of the proposal shall be provided. |
| <input type="checkbox"/> | <input type="checkbox"/> | Building elevations shall be dimensioned (The highest portion of the building shall also be dimensioned). |
| <input type="checkbox"/> | <input type="checkbox"/> | Color and material legend shall be provided, and locations labeled on the elevations (DRB applications). |

| ELEVATION WORKSHEET(S) (Planned Unit Development and any Downtown application) | | |
|--|--------------------------|--|
| Provided | Missing | Required information |
| <input type="checkbox"/> | <input type="checkbox"/> | Building elevations shall be dimensioned. |
| <input type="checkbox"/> | <input type="checkbox"/> | Inclined step back plane shall be provided on plans. |

| ELEVATION WORKSHEET(S) (Planned Unit Development and any Downtown application) (continued) | | |
|--|--------------------------|---|
| Provided | Missing | Required information |
| <input type="checkbox"/> | <input type="checkbox"/> | Location of building that encroaches beyond step back shall be clearly identified. |
| <input type="checkbox"/> | <input type="checkbox"/> | Surface area of encroachment and the total allowable area of encroachment calculations of non-exempt encroachment shall be provided on plans (Downtown Only). |

| FLOOR PLAN WORKSHEET(S) (Bars, Restaurants, and Multiple-family) | | |
|--|--------------------------|--|
| Provided | Missing | Required information |
| <input type="checkbox"/> | <input type="checkbox"/> | Multi-family floor plans shall graphical identify the patio area. The total square footage of the indicated areas, total floor area, and the required and provided areas, including the required calculations, shall be provided on plans. |
| <input type="checkbox"/> | <input type="checkbox"/> | Restaurant floor plans shall graphical identify the bar area, and kitchen area. The total square footage of the indicated areas, and total floor area shall be provided on plans. |
| <input type="checkbox"/> | <input type="checkbox"/> | Restaurant floor plans that contain live entertainment shall graphical identify the entertainment area. The total square footage of the indicated area, and total floor area shall be provided on plans. |

| EXTERIOR LIGHTING SITE PLAN | | |
|-----------------------------|--------------------------|---|
| Provided | Missing | Required information |
| <input type="checkbox"/> | <input type="checkbox"/> | All proposed exterior lighting improvements shown and labeled |
| <input type="checkbox"/> | <input type="checkbox"/> | Plan includes a schedule with each exterior fixture, including its associated symbol (DRB applications) |

| EXTERIOR LIGHTING PHOTOMETRIC ANALYSIS | | |
|--|--------------------------|--|
| Provided | Missing | Required information |
| <input type="checkbox"/> | <input type="checkbox"/> | All proposed exterior lighting improvements shown and labeled. |
| <input type="checkbox"/> | <input type="checkbox"/> | Plan includes a schedule with each exterior fixture, including its associated symbol. |
| <input type="checkbox"/> | <input type="checkbox"/> | Point-by-point foot-candle measurements across the entire site, and perimeter of property. (Separate ATM and gas canopy measurements shall be included when provided) |
| <input type="checkbox"/> | <input type="checkbox"/> | The horizontal maximum, minimum, average measurements, and the total maintenance (light loss) factor for the horizontal (site) and vertical (property line) photometrics provided on the plan. |

| DRAINAGE REPORT or MASTER DRAINAGE PLAN | | |
|---|--------------------------|--|
| Provided | Missing | Required information |
| <input type="checkbox"/> | <input type="checkbox"/> | Bound reports: The report shall be bound (3-ring, GBC or Coil wire, no staples) with card stock front and back covers. Reports bound with staples or clips are not acceptable. |
| <input type="checkbox"/> | <input type="checkbox"/> | Title or Cover Page: The title or cover page shall have the project name, location and type of report (preliminary, Final, Master Plan). |
| <input type="checkbox"/> | <input type="checkbox"/> | Engineer's seal: The engineer shall seal the report with the Engineer's seal, signature and date. |
| <input type="checkbox"/> | <input type="checkbox"/> | Table of contents: The report shall have a table of contents. |

| BASIS OF DESIGN REPORT FOR WATER or MASTER PLAN AND DESIGN REPORT FOR WATER | | |
|---|--------------------------|--|
| Provided | Missing | Required information |
| <input type="checkbox"/> | <input type="checkbox"/> | Bound reports: The report shall be bound (3-ring, GBC or Coil wire, no staples) with card stock front and back covers. Reports bound with staples or clips are not acceptable. |
| <input type="checkbox"/> | <input type="checkbox"/> | Title or Cover Page: The title or cover page shall have the project name, location and type of report (preliminary, Final, Master Plan). |
| <input type="checkbox"/> | <input type="checkbox"/> | Engineer's seal: The engineer shall seal the report with the Engineer's seal, signature and date. |
| <input type="checkbox"/> | <input type="checkbox"/> | Table of contents: The report shall have a table of contents. |

| Provided | Missing | Required information |
|----------|---------|----------------------|
|----------|---------|----------------------|

| | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Bound reports: The report shall be bound (3-ring, GBC or Coil wire, no staples) with card stock front and back covers. Reports bound with staples or clips are not acceptable. |
| <input type="checkbox"/> | <input type="checkbox"/> | Title or Cover Page: The title or cover page shall have the project name, location and type of report (preliminary, Final, Master Plan). |
| <input type="checkbox"/> | <input type="checkbox"/> | Engineer's seal: The engineer shall seal the report with the Engineer's seal, signature and date. |
| <input type="checkbox"/> | <input type="checkbox"/> | Table of contents: The report shall have a table of contents. |

CATEGORY 1 – TRIP GENERATION, CATEGORY 2 or 3 – TRAFFIC STUDY

| Provided | Missing | Required information |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Bound reports: The report shall be bound (3-ring, GBC or Coil wire, no staples) with card stock front and back covers. Reports bound with staples or clips are not acceptable. |
| <input type="checkbox"/> | <input type="checkbox"/> | Engineer's seal: The engineer shall seal the report with the Engineer's seal, signature and date. |
| <input type="checkbox"/> | <input type="checkbox"/> | Conditional Use Permit for a school: circulation plan for student drop off and pick up. |
| <input type="checkbox"/> | <input type="checkbox"/> | Conditional Use Permit for a live entertainment or bar use permit: circulation plan for student drop off and pick up. |
| <input type="checkbox"/> | <input type="checkbox"/> | Plans required by Conditional Use Permit or zoning stipulation: _____ _____ |

| Provided | Missing | Required information |
|----------|---------|----------------------|
|----------|---------|----------------------|

| | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | The plan includes one foot contours, City of Scottsdale 88 datum identifies, and all ridges and parapets shown. |
|--------------------------|--------------------------|---|

| Provided | Missing | Required information |
|----------|---------|----------------------|
|----------|---------|----------------------|

[illegible]



Development Review

Development Application Checklist

Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- requirements specified in the Plan & Report Requirements For Development Applications Checklist;
- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, including any additional submittal requirements identified in the stipulations, of any Development Application approved that this application is reliant upon; and
- the city's design guidelines.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 11 of this application.

Please be advised that a Development Application received by the City that is inconsistent with information submitted with the corresponding pre-application may be rejected immediately, and may be required to submit a separate: pre-application, a new Development Application, and pay all additional fees.

PART I -- GENERAL REQUIREMENTS

| Req'd | Rec'd | Description of Documents Required for Complete Application. No application shall be accepted without all items marked below. |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 1. Development Review Application Checklist (this list) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 2. Application Fee \$ <u>460.00</u> (subject to change every July) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 3. Plan & Report Requirements For Development Applications Checklist (form provided) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 4. Completed Development Application Form (form provided) <i>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.</i> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 5. Letter of Authorization (from property owner(s) if property owner did not sign the application form) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Affidavit of Authorization to Act for Property Owner (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner OK per BRYAN) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Policy for Appeal of Required Dedications or Exactions (form provided) |

Planning, Neighborhood & Transportation Division

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Development Review Application Checklist

| | | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Request for Site Visits and/or Inspections Form <i>(form provided)</i> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Commitment for Title Insurance – No older than 30 days from the submittal date <i>(requirements form provided)</i> <ul style="list-style-type: none"> 8-1/2" x 11" – 1 copy Include complete Schedule A and Schedule B. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10. Legal Description: <i>(if not provided in Commitment for Title Insurance)</i> <ul style="list-style-type: none"> 8-1/2" x 11" – 2 copies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11. Results of ALTA Survey (24" x 36") FOLDED <ul style="list-style-type: none"> 24" x 36" – 1 copy, folded <i>(The ALTA Survey shall not be more than 30 days old)</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | 12. Request to Submit Concurrent Development Applications <i>(form provided)</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 13. Design Guidelines <i>(provided to applicant)</i> <ul style="list-style-type: none"> Additional design and related guidelines may be found on the City's website at: http://www.scottsdaleaz.gov/bldgresources/forms |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Neighborhood Notification Process Requirements: <i>(form provided)</i> <ul style="list-style-type: none"> Provide one copy of the Neighborhood Notification Report Provide one copy of the Community Input Certification attached to the Neighborhood Notification Report If substantial modifications are made to an application, additional notification may be required by the Zoning Administrator, or designee. When required, provide one copy of the Neighborhood Notification Report addendum. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 15. Existing Conditions Photo Exhibit: Printed digital photos on 8-1/2"x11" Paper <ul style="list-style-type: none"> 8-1/2" x 11" - 1 copy of the set of prints <u>See attached Existing Conditions Photo Exhibit</u> graphic showing required photograph locations and numbers. 8-1/2" x 11" - 11 copies of the set of prints <i>(Delayed submittal.</i> At the time your Project Coordinator is preparing the public hearing report(s), he/she will request these items, and they are to be submitted by the date indicated in the request. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 16. Archaeological Resources <i>(information sheets provided)</i> <ul style="list-style-type: none"> Certificate of No Effect / Approval Application Form <i>(provided)</i> Archaeology Survey and Report - 3 copies Archaeology 'Records Check' Report Only - 3 copies Copies of Previous Archeological Research - 1 copy |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 17. 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) <ul style="list-style-type: none"> <input type="checkbox"/> Airport Data Page <input type="checkbox"/> Aviation Fuel Dispensing Installation Approval form <input type="checkbox"/> Heliport <i>(requires a Conditional Use Permit)</i> |

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Development Review Application Checklist

PART II -- REQUIRED PLANS & RELATED DATA

| Req'd | Rec'd | Description of Documents Required for Complete Application. No application shall be accepted without all items marked below. |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 18. Application Narrative (On provided form or on separate 8 1/2" x 11") 1 copy <ul style="list-style-type: none"> 8 1/2" x 11" - 4 copies 1. The application narrative shall specify how the proposal separately addresses each of the applicable Development Review Board criteria. (Form provided) 2. Historic Property. If the property is an existing or potential historic property, describing how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 19. Context Aerial with the proposed site improvements superimposed <ul style="list-style-type: none"> 24" x 36" - 2 color copies, folded 11" x 17" - 1 color copy 8 1/2" x 11" - 1 color copies (quality suitable for reproduction) <p>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:</p> <p>_____ 750 foot radius from site</p> <p>_____ 1/4 mile radius from site</p> <p>_____ Other: _____</p> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 20. Site Plan <ul style="list-style-type: none"> 24" x 36" - 2 copies, folded 11" x 17" - 1 copy (quality suitable for reproduction) 8 1/2" x 11" - 1 color copies (quality suitable for reproduction) Digital - 1 copy (See Digital Submittal Plan Requirements) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 21. Open Space Plan (Site Plan Worksheet) <ul style="list-style-type: none"> 24" x 36" - 2 copies, folded 11" x 17" - 1 copy (quality suitable for reproduction) 8 1/2" x 11" - 1 color copies (quality suitable for reproduction) Digital - 1 copy (See Digital Submittal Plan Requirements) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 22. Site Cross Sections <ul style="list-style-type: none"> 24" x 36" 1 - copy, folded 11" x 17" 1 - copy, folded |

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Development Review Application Checklist

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|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 23. Natural Area Open Space Plan (ESL Areas) <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 color copies (quality suitable for reproduction) • Digital – 1 copy (See Digital Submittal Plan Requirements) |
| <input type="checkbox"/> | <input type="checkbox"/> | 24. Topography and slope analysis plan (ESL Areas) <ul style="list-style-type: none"> • 24" x 36" 1 – copy, folded |
| <input type="checkbox"/> | <input type="checkbox"/> | 25. Phasing Plan <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) • Digital – 1 copy (See Digital Submittal Plan Requirements) |
| <input type="checkbox"/> | <input type="checkbox"/> | 26. Landscape Plan <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded of <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital – 1 copy (See Digital Submittal Plan Requirements) |
| <input type="checkbox"/> | <input type="checkbox"/> | 27. Hardscape Plan <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded of <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) • 11" x 17" – 1 copy, folded (quality suitable for reproduction) |
| <input type="checkbox"/> | <input type="checkbox"/> | 28. Transitions Plan <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 color copies (quality suitable for reproduction) • Digital – 1 copy (See Digital Submittal Plan Requirements) |
| <input type="checkbox"/> | <input type="checkbox"/> | 29. Parking Plan <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) • Digital – 1 copy (See Digital Submittal Plan Requirements) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 30. Parking Master Plan See the City's <u>Zoning Ordinance, Article IX</u> for specific submittal and content requirements for Parking Master Plan. 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. <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies |

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Development Review Application Checklist

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|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 31. Pedestrian and Vehicular Circulation <ul style="list-style-type: none"> 24" x 36" – 1 copy, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction) 8 ½" x 11" – 1 color copies (quality suitable for reproduction) Digital – 1 copy (See Digital Submittal Plan Requirements) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 32. Trails Plan <ul style="list-style-type: none"> 24" x 36" – 1 copy, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction) 8 ½" x 11" – 1 color copies (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 33. Elevations <ul style="list-style-type: none"> 24" x 36" – 2 folded black and white line drawing copies (a grayscale copy of the color elevations will not be accepted.) 24" x 36" – 2 color copies, folded 11" x 17" – 1 color copy, folded (quality suitable for reproduction) 11" x 17" – 1 black and white line drawing copy, folded (quality suitable for reproduction) 8 ½" x 11" – 1 color copy, (quality suitable for reproduction) 8 ½" x 11" – 1 black and white line drawing copy, folded (quality suitable for reproduction) Digital – 1 copy (See Digital Submittal Plan Requirements) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 34. Elevations Worksheet(s) <i>Required for all Development applications to zoned Planned Unit Development (PUD) and in the Downtown Area.</i> <ul style="list-style-type: none"> 24" x 36" – 2 copies, folded Digital – 1 copy (See Digital Submittal Plan Requirements) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 35. Perspectives <ul style="list-style-type: none"> 24" x 36" – 1 color copy, folded 11" x 17" – 1 color copy, folded (quality suitable for reproduction) 8 ½" x 11" – 1 color copy (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 36. Streetscape Elevation(s) <ul style="list-style-type: none"> 24" x 36" – 1 color copy, folded 11" x 17" – 1 color copy, folded (quality suitable for reproduction) 8 ½" x 11" – 1 color copy (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 37. Wall Elevations and Details and/or Entry Feature Elevations and Details <ul style="list-style-type: none"> 24" x 36" – 1 color copy, folded 11" x 17" – 1 color copy, folded (quality suitable for reproduction) 8 ½" x 11" – 1 color copy (quality suitable for reproduction) |

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Development Review Application Checklist

| | | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 38. Floor Plans <ul style="list-style-type: none"> 24" x 36" – 1 copy, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction) Digital – 1 copy (See Digital Submittal Plan Requirements) |
| <input type="checkbox"/> | <input type="checkbox"/> | 39. Floor Plan Worksheet(s) (Required for restaurants, bars or development containing there-of, and multi-family developments): <ul style="list-style-type: none"> 24" x 36" – 1 copy, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction) Digital – 1 copy (See Digital Submittal Plan Requirements) |
| <input type="checkbox"/> | <input type="checkbox"/> | 40. Roof Plan Worksheet(s) <ul style="list-style-type: none"> 24" x 36" – 1 copy, folded Digital – 1 copy (See Digital Submittal Plan Requirements) |
| <input type="checkbox"/> | <input type="checkbox"/> | 41. Sign Details <ul style="list-style-type: none"> 11" x 17" – 1 color copy, folded (quality suitable for reproduction) 8 ½" x 11" – 1 color copy (quality suitable for reproduction) |
| <input type="checkbox"/> | <input type="checkbox"/> | 42. Exterior Lighting Site Plan (including exterior building mounted fixtures) <ul style="list-style-type: none"> 24" x 36" – 1 copy, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction) |
| <input type="checkbox"/> | <input type="checkbox"/> | 43. Exterior Lighting Photometric Analysis <ul style="list-style-type: none"> 24" x 36" – 1 copy, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction) |
| <input type="checkbox"/> | <input type="checkbox"/> | 44. Manufacturer Cut Sheets of All Proposed Lighting <ul style="list-style-type: none"> 24" x 36" – 1 copy, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction) |
| <input type="checkbox"/> | <input type="checkbox"/> | 45. Cultural Improvement Program Plan <ul style="list-style-type: none"> _____ Conceptual design of location <ul style="list-style-type: none"> 11" x 17" – 1 copy, folded (quality suitable for reproduction) 8 ½" x 11" – 1 color copies (quality suitable for reproduction) _____ Narrative explanation of the methodology to comply with the requirement/contribution. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 46. Sensitive Design Concept Plan and Proposed Design Guidelines (Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.) <ul style="list-style-type: none"> 11" x 17" – 1 copy, folded (quality suitable for reproduction) 8 ½" x 11" – 1 color copy (quality suitable for reproduction) |

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Development Review Application Checklist

| | | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 47. Master Thematic Architectural Character Plan <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 1/2" x 11" – 1 color copy (quality suitable for reproduction) |
| <input type="checkbox"/> | <input type="checkbox"/> | 48. Drainage Report See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for drainage report. 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, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets. <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets |
| <input type="checkbox"/> | <input type="checkbox"/> | 49. Master Drainage Plan See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Master Drainage Report. 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, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets. <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets |
| <input type="checkbox"/> | <input type="checkbox"/> | 50. Basis of Design Report for Water and Wastewater See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. 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, and plans. <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Basis of Design Report for Water including full size plans/maps in pockets |
| <input type="checkbox"/> | <input type="checkbox"/> | 51. Basis of Design Report for Wastewater See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Design Report for Wastewater. 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, and plans. <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Basis of Design Report for Wastewater including full size plans/maps in pockets |
| <input type="checkbox"/> | <input type="checkbox"/> | 52. Master Plan and Design Report for Water See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. 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, and plans. <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Basis of Design Report for Water including full size plans/maps in pockets |

Planning, Neighborhood & Transportation Division

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Development Review Application Checklist

| | | |
|---|--------------------------|--|
| <input type="checkbox"/> <div style="font-size: 2em; font-weight: bold; text-align: center;">N/A</div> | <input type="checkbox"/> | <p>53. Master Plan and Design Report for Wastewater</p> <p>Please review the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. 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, and plans.</p> <ul style="list-style-type: none"> 8-1/2" x 11" - 2 copies of the Basis of Design Report for Water including full size plans/maps in pockets |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>54. Water Sampling Station</p> <ul style="list-style-type: none"> Show location of sample stations on the site plan. Fax 8 1/2" x 11" copy of the site plan with sampling stations to the Water Quality Division. Attn: Craig Miller. Fax 480-312-8728/ Phone 480-312-8743 |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>55. Water Of Approval For Fountains Or Water Features from the Water Conservation Office</p> <p><i>Please contact Elisa Klien at 480-312-5670</i></p> <ul style="list-style-type: none"> 1 copy of the approval from the Water Conservation Office |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>56. Transportation Impact & Mitigation Analysis (TIMA)</p> <p>Please review the City's Design Standards & Policies Manual and Transportation Impact and Mitigation Analysis Requirements provided with the application material for the specific 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, and plans.</p> <div style="margin-left: 20px;"> <input type="checkbox"/> Category 1 Study <input type="checkbox"/> Category 2 Study <input type="checkbox"/> Category 3 Study </div> <ul style="list-style-type: none"> 8-1/2" x 11" - 3 copies of the Transportation Impact & Mitigation Analysis including full size plans/maps in pockets |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>57. Native Plant Submittal:</p> <ul style="list-style-type: none"> 24" x 36" 1 – copy, folded. <p><i>(Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development)</i></p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>58. Revegetation Site Plan, including Methodology and Techniques</p> <ul style="list-style-type: none"> 24" x 36" – 1 copy, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>59. Cuts and Fills Site Plan</p> <ul style="list-style-type: none"> 24" x 36" – 1 copy, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction) |

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Development Review Application Checklist

| | | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 60. Cuts and Fills Site Cross Sections <ul style="list-style-type: none"> 24" x 36" – 1 copy, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction) |
| <input type="checkbox"/> | <input type="checkbox"/> | 61. Environmental Features Map <ul style="list-style-type: none"> 24" x 36" – 1 copy, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction) |
| <input type="checkbox"/> | <input type="checkbox"/> | 62. Geotechnical Report 8-1/2" x 11" - 1 copy of the Geotechnical Report including full size plans/maps in pockets |
| <input type="checkbox"/> | <input type="checkbox"/> | 63. Unstable Slopes / Boulders Rolling Map <ul style="list-style-type: none"> 24" x 36" – 1 copy, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction) |
| <input type="checkbox"/> | <input type="checkbox"/> | 64. Bedrock & Soils Map <ul style="list-style-type: none"> 24" x 36" – 1 copy, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction) |
| <input type="checkbox"/> | <input type="checkbox"/> | 65. Conservation Area, Scenic Corridor, Vista Corridor Plan <ul style="list-style-type: none"> 24" x 36" – 1 copy, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 66. Other: <hr/> <hr/> <hr/> <div style="margin-left: 40px;"> <input type="checkbox"/> 24" x 36" – _____ copy(ies), folded <input type="checkbox"/> 11" x 17" – _____ copy(ies), folded (quality suitable for reproduction) <input type="checkbox"/> 8 1/2" x 11" – _____ copy(ies) (quality suitable for reproduction) <input type="checkbox"/> Digital – 1 copy (See Digital Submittal Plan Requirements) </div> |

PART III – SAMPLES & MODELS

| Req'd | Rec'd | Description of Documents Required for Complete Application. No application shall be accepted without all items marked below. |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Paint Color Drawdowns <ul style="list-style-type: none"> 1 set of 5" x 7" (minimum size) of each paint color and material identification names and numbers. |

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Development Review Application Checklist

| | | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>2. Exterior Building Color & Material Sample Board(s): 8-1/2" x 11" or 11" x 17" material sample board(s)</p> <ul style="list-style-type: none"> • The material sample board shall include the following: <ul style="list-style-type: none"> ○ A color elevation of one side of the building ○ 3" x 3" Glass samples mounted on the board with reflectivity identify ○ 3" x 3" of each the building materials mounted on the board (i.e. split face CMU, Stucco, EIFS, etc.) ○ 2" x 2" of proposed paint colors ○ All material manufacture names and material identification names and numbers shall be keynoted on the individual materials and the elevation. • 11" x 17" – 1 copy, folded of a printed digital photo of the material board • 8 1/2" x 11" – 1 copy of a printed digital photo of the material board |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>3. Electronic Massing Model:</p> <ul style="list-style-type: none"> • 11" x 17" – 1 color copy, folded • 8 1/2" x 11" – 1 color copy (quality suitable for reproduction) <p>Scaled model indicating building masses on the site plan and the mass of any building within: _____ 750 foot radius from site _____ Other: _____</p> <p>(The electronic model shall be a computer generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department.)</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>4. Electronic Detail Model:</p> <ul style="list-style-type: none"> • 11" x 17" – 1 color copy, folded • 8 1/2" x 11" – 1 color copy (quality suitable for reproduction) <p>Scaled model indicating building masses on the site plan and the mass of any building within: _____ 750 foot radius from site _____ Other: _____</p> <p>(The electronic model shall be a computer generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department.)</p> |

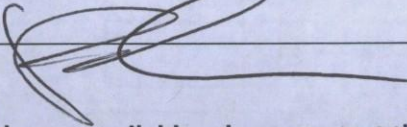
PART IV – SUBMITTAL OF THE DEVELOPMENT APPLICATION

| Req'd | Rec'd | Description of Documents Required for Complete Application. No application shall be accepted without all items marked below. |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>1. 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; <u>269</u> -PA- <u>2013</u>.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>2. Submit all items indicated on this checklist pursuant to the submittal requirements.</p> |

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Development Review Application Checklist

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|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Delayed Submittal. Additional copies of all or certain required submittal indicated items above will be require at the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request. |
| <input type="checkbox"/> | <input type="checkbox"/> | 5. Other: _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. If you have any question regarding this application checklist, please contact your Project Coordinator. Coordinator Name (print): <u>BRYAN CLUFF</u> Phone Number: <u>480-312-2258</u> Coordinator email: <u>bcluff@scottsdaleaz.gov</u> Date: <u>5/23/13</u> Coordinator Signature:  If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist. This application need a: <input checked="" type="checkbox"/> New Project Number, or <input type="checkbox"/> A New Phase to an old Project Number: _____ Required Notice Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning, Neighborhood and Transportation Division, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning, Neighborhood & Transportation Administrator. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning, Neighborhood and Transportation Division's One Stop Shop, or from the city's website: http://www.scottsdaleaz.gov/bldgresources/forms . Planning, Neighborhood and Transportation Division One Stop Shop Planning, Neighborhood & Transportation Administrator 7447 E. Indian School Rd, Suite 105 Scottsdale, AZ 85251 Phone: (480) 312-7000 |

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Development Applications Process

Enhanced Application Review

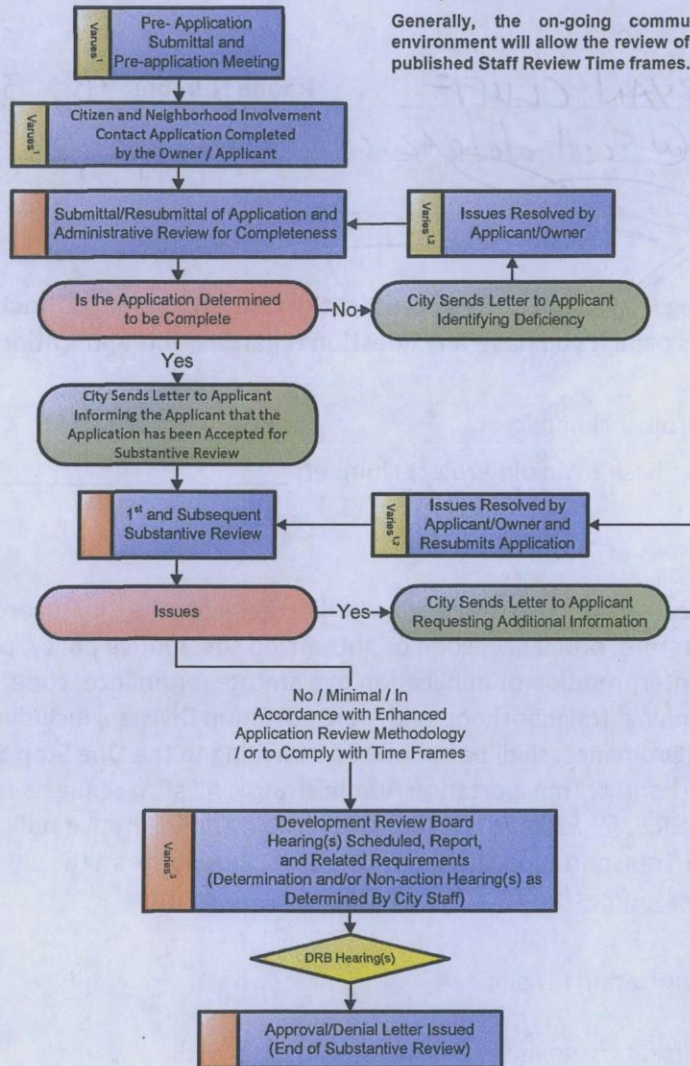
Development Review (DR)

Enhanced Application Review Methodology

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.



Note:

1. Time period determined by owner/applicant.
2. All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/applicant.
3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
4. Owner/applicant may agree to extend the time frame by 25 percent

Time Line

| Administrative Review | Substantive Review | Public Hearing Process | Approval/Denial Letter Issued |
|----------------------------------|---|-------------------------------|-------------------------------|
| 15 Staff Working Days Per Review | 95 Total Staff Working Days, Multiple Reviews in This Time Frame ^{2,3,4} | Time Frames Vary ³ | |

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Development Applications Process

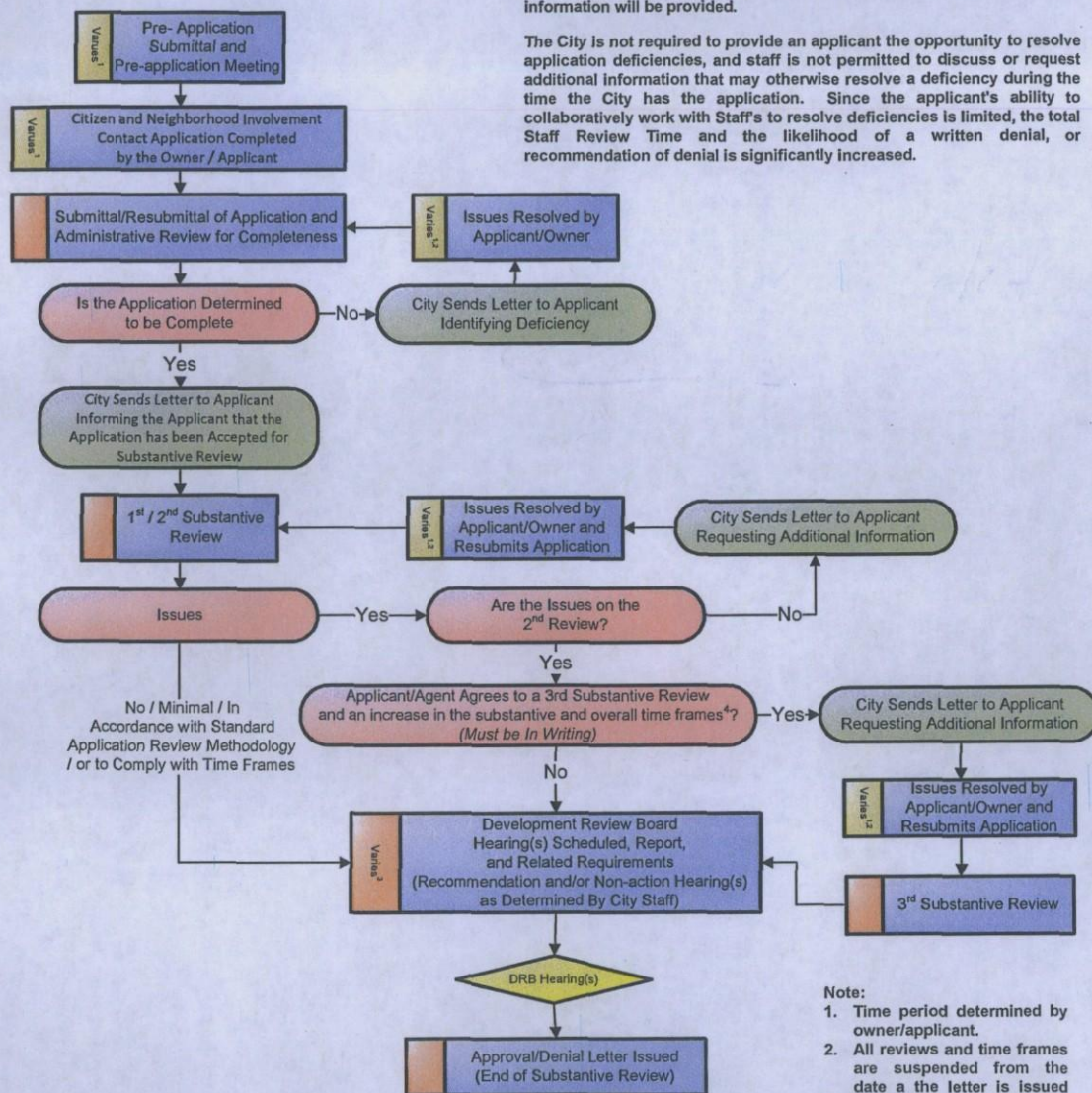
Standard Application Review

Development Review (DR)

Standard Application Review Methodology:

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion the city's review, a written approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.



Note:

1. Time period determined by owner/applicant.
2. All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/ applicant.
3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
4. Owner/applicant may agree to extend the time frame by 25 percent

Time Line

| Administrative Review | Substantive Review | Public Hearing Process | Approval/Denial |
|----------------------------------|--|-------------------------------|-----------------|
| 15 Staff Working Days Per Review | 95 Total Staff Working Days, Two Reviews in This Time Frame ^{2,3,4} | Time Frames Vary ³ | Letter Issued |

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**Project Narrative for Development Review Board
For the proposed awnings for Dolce Salon & Spa at Scottsdale Quarter.**

The proposed awning is consistent with the Character of the Scottsdale Quarter Center. There are many individual businesses with awnings on their storefronts. They range in colors and stripes and solids. This particular awning has been reviewed and approved by the Owner/Developer, Glimsher Realty Trust.

The Awning is an aesthetic component of the elevation and creates shade for the shoppers of the Center as well as the clients of Dolce Salon & Spa.

The proposed awning is across the width of the Dolce Salon & Spa and just above the glass storefront. Sol Cocina Restaurant is attached to the same building adjacent to the west which also has an orange awning, and further west across the entry is Brio Restaurant which also has awnings of all 4 sides of it that are striped green & yellow. (see attached picture for more detail)

Dolce Salon & Spa – Scottsdale Quarter

New Fabric Awnings

To Fabricate & Install 3 New Fabric Awnings on The North Side of The Building above The Existing Steel Structures.

The Fabric will be Sunbrella and The Color to be Manhattan Classic.

The Framework will be 1 ¼" Square Steel Tubing Welded Solid and Painted Black.

The Fabric is Sewn to Dimensions and Attached to the Framework on the perimeter.
