Marked Agendas
Approved Minutes
Approved Reports

The December 5, 2013 Development Review Board Meeting Agenda and Minutes can be found at

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

DEVELOPMENT REVIEW BOARD REPORT

Meeting Date:	December 5, 2013	Item No. 3
General Plan Element:	*Character and Design*	
General Plan Goal:	*Foster quality design that enhances Scottsdale as a unique southwestern desert community.*	

ACTION

ICN-NEV
67-DR-2001#3

Location: 12125 E. Via Linda

Request: Request approval of the site plan and building elevations for a 5,413-square-foot building at an existing place of worship campus, on a 3.19-acre site.

OWNER

ICN-NEV
602-763-7560

ARCHITECT/DESIGNER

Kenyon Architectural Group

ENGINEER

G-Mar Engineering Consultants, LLC

APPLICANT CONTACT

David Kenyon
Kenyon Architectural Group
602-763-7560

BACKGROUND

Zoning

This site is zoned Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) district which allows places of worship subject to the Development Review Board approval.

Context

Located at the intersection of E. Via Linda and N. 122nd Street, this property is surrounded by residential developments. Please refer to the context graphics attached.

Adjacent Uses and Zoning

- North — E. Via Linda and McDowell Mountain Arroyos subdivision, zoned Single Family Residential, Environmentally Sensitive Lands (R1-43 ESL)
- South — Via Verano subdivision, zoned Single Family Residential, Environmentally Sensitive Lands (R1-18 ESL)

Action Taken _____

- East N. 122nd Street and McDowell Acres subdivision Single Family Residential, Environmentally Sensitive Lands (R1-35 ESL)
- West Sendero Highlands subdivision zoned Single Family Residential, Environmentally Sensitive Lands (R1-18 ESL)

Key Items for Consideration

- The proposed addition was shown as a future phase in the original Development Review Board case (67-DR-2001).
- All phases were stipulated under 67-DR-2001 to return for Development Review Board approval.

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant is proposing a 5,413-square-foot addition to the existing building.

Neighborhood Communication

Staff and the applicant have mailed notifications to property owners within 750 feet of the site. Staff has received one e-mail with concerns about the proposed addition.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Proposed use of the property is consistent with its General Plan suburban neighborhoods designation that allows limited non-residential uses such as places of worship, neighborhood parks, and schools. The proposed addition is not anticipated to have a negative impact on the adjoining properties.

Located at the intersection of E. Via Linda and N. 122nd Street, the proposed addition will be situated on an existing pad in the northeast corner of the property. Shown as a future phase on the original development plan, the addition has been reduced in height and size from the original proposal. The lowest finished floor of this addition will be approximately four-to-nine feet below natural grade on the site. The main entry doors are located on the west side, oriented away from the neighborhood to the east, and open into the courtyard of the existing building. Design of the addition will match the existing structure in architectural style, materials, and colors. Parking, access, open space, and landscaping will not change with the proposed addition.

This proposed addition utilizes the Sensitive Design Principles by staying within the original established pad and not creating more disturbed area on the site. The addition has limited windows, extra insulation walls and high-efficiency mechanical systems to lower energy usage.

In compliance with the Environmentally Sensitive Lands overlay, the addition will provide minimal exterior lighting on the main entry, elevator, and exit doors on the lower level, and will be directed downward. Colors and materials meet the reflectivity standards established by the Environmentally Sensitive Lands Ordinance.

Development Information

- Existing Use: place of worship
- Proposed Use: place of worship
- Parcel Size: 138,959 square feet / 3.19 acres
- Building Size: 18,725 square feet
- Floor Area Ratio Allowed: .2
- Floor Area Ratio Proposed: .13
- Building Height Allowed: 30 feet with 10 percent of the roof area at 45 feet measured from natural grade
- Building Height Proposed: 30 feet with 5.7 percent of the roof area at 45 feet measured from natural grade
- Parking Required: 100 spaces
- Parking Provided: 103 spaces, and credit of 2 spaces for providing additional bicycle parking space (10 spaces) and changing area with showers
- Open Space Required: 46,940 square feet / 1.08 acres
- Open Space Provided: 70,351 square feet / 1.61 acres

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve the Islamic Center of the East Valley's proposed addition per the attached stipulations, finding that the provisions of the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT(S)

Planning, Neighborhood and Transportation
Current Planning Services

STAFF CONTACT(S)

Doris McClay Planner 480-312-4214 E-mail: dmcclay@ScottsdaleAZ.gov

APPROVED BY

Doris McClay, Report Author — Date: 11/15/13

Steve Venker, Development Review Board Coordinator — Date: 11/15/13

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

ATTACHMENTS

A. Stipulations/Zoning Ordinance Requirements
B. Fire Ordinance Requirements
1. Applicant's Narrative
2. Context Aerial
2A. Close-Up Aerial
3. Zoning Map
4. Site Plan
5. Building Elevations
6. Correspondence

Stipulations for the Development Review Board Application: ICN-NEV Case Number: 67-DR-2001#3

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

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, color, and texture, shall be constructed to be consistent with the building elevations submitted by David II Kenyon/Architect, with a city staff date of 11/1/13.
    b. The location and configuration of all site improvements shall be consistent with the site plan submitted by David II Kenyon/Architect, with a city staff date of 11/1/13.
    c. The case drainage report submitted by G-Mar Engineering Consultants, LLC and accepted in concept by the Stormwater Management Department of the Planning, Neighborhood and Transportation Division.

RELEVANT CASES:

Ordinance

A. At the time of review, the applicable DRB case(s) for the subject site were 67-DR-2001 and 67-DR-2001#2.

ARCHITECTURAL DESIGN:

DRB Stipulations

1. All exterior mechanical, utility and communication equipment shall be screened by parapet or wall that matches the architectural color and finishing of the building. Parapet height for roof mounted units shall meet or exceed the height of the tallest unit. Wall height for ground mounted units shall be a minimum of 1-foot higher than the tallest unit.
2. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
3. Roof drainage systems shall be interior, except that overflow scupper are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.

SITE DESIGN:

Ordinance

B. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.

EXTERIOR LIGHTING:

DRB Stipulations

4. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting.
5. Incorporate the following parking lot and site lighting into the project's design:

   Parking Lot and Site Lighting:

   a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.

   b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 6 foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this calculation.

   c. The initial vertical luminance at 6-foot above grade, along the entire property line, or 1-foot outside of any block wall exceeding 5-foot in height, shall not exceed 0.3 foot-candles. All exterior luminaires shall be included in this calculation.

STREETS, IMPROVEMENTS AND RELATED DEDICATIONS:

DRB Stipulations

6. Prior to the issuance of a building permit for the site, the owner shall dedicate to the city of Scottsdale 15 feet right-of-way in fee to complete 55 feet right-of-way (half-street) along the E. Via Linda frontage.

EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:

Ordinance

C. Before any building permit is issued for the site, the owner shall dedicate a sight distance easement over sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

7. A drainage channel, downstream from the existing drainage culvert that is at the northeast corner of the site, shall be constructed as part of the site improvement plan. The channel limits shall extend downstream from the existing culvert flowline to the natural channel at the southern boundary of the property.
8. The portion of the drainage channel that crosses the existing sidewalk shall be reconstructed to accommodate the channel capacity consistent with the hydrologic analysis approved in the drainage report.

9. With the final plans submittal, the applicant shall dedicate a drainage easement for the area of the channel extension.
10. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

Approved 12-5-13 (SP)

67 DR 2001#3 DATE: 9/20/13

Islamic Center NEV

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE.

☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE AND INTERNATIONAL FIRE CODE REQUIREMENTS.

☒ 3. PROVIDE ALL WEATHER ACCESS ROADS (MINIMUM 16' IN WIDTH) TO ALL BUILDINGS AND HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.

☒ 4. PROVIDE A KNOX ACCESS SYSTEM:
- ☒ A. KNOX BOX
- ☐ B. PADLOCK
- ☐ C. KEY SWITCH AND PREEMPTION DEVICE OVERIDE FOR AUTOMATIC GATES

☒ 5. BUILDINGS ARE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.

☒ 6. SUBMIT HAZARDOUS MATERIAL INVENTORY STATEMENT FOR ALL HAZARDOUS MATERIAL WHEN IFC PERMIT THRESHOLDS ARE MET. SUBMIT HMIS WITH BUILDING PLANS.

☒ 7. A FIRE SPRINKLER SYSTEM SHALL BE INSTALLED AND COMPLY WITH CURRENTLY ADOPTED NFPA STANDARDS.

☒ 8. FIRELINES SPRINKLERS AND STANDPIPE SYSTEMS SHALL BE FLUSHED AND PRESSURE TESTED PER NFPA STANDARDS AND SCOTTSDALE REVISED CODES.

☒ 9. BACKFLOW PREVENTION IS REQUIRED FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.

☒ 10. FIRE DEPARTMENT CONNECTIONS SHALL BE INSTALLED AT A LOCATION APPROVED BY THE AUTHORITY HAVING JURISDICTION.

☐ 11. FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE/STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE.

☐ 12. FIRE SPRINKLER SYSTEM DESIGN CRITERIA FOR UNSPECIFIED SHELL BUILDINGS SHALL BE .45GPM OVER 3000 SQUARE FEET.

☒ 13. PROVIDE (NFPA) OWNER'S CERTIFICATE WITH FIRE SPRINKLER PLAN SUBMITTAL.

☐ 14. ____

☐ 15. ____

☐ 16. ____

☐ 17. ____

☐ 18. ____

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-2500.

ATTACHMENT B

PROJECT NARRATIVE

Islamic Center of the East Valley
12125 East Via Linda
Scottsdale, Arizona

Parcel Number: 217-39-118

31 October 2013

The **Purpose of this application** is to ask for the re-approval of an old design review request (67-DR-2001). We are looking to complete the last phase for the Prayer Room at the Islamic Center. The project will be built on an existing pad where all grading and utilities are available. The Owners are not making any major changes from the original approved project beyond meeting new City requirements reducing the square footage and lowering the project's height.

The Site is currently zoned R1-43 with the project classified as Place of Worship.

This request will require no changes to the existing site. There will be no traffic impacts, as the new prayer room will replace the existing call to pray area currently conducted in the multi-use room. The Structure will match the existing structure in Style, Materials and Colors. Site circulation and parking remain the same. The project will have no new impacts to the neighbors.

The project makes no changes to pedestrian or vehicle flow or access. All existing open spaces, NAOS areas landscaping remain the same. No disturbance to the public right of way will be needed for the build-out.

67-DR-2001#3
11/1/2013

ATTACHMENT #1

Development review:
In the past the overall project met the approval of the design review requirements including the requested prayer room. This request has made only minor changes from the first approval. The changes include a reduction in overall project size and reduction in project heights.

Zoning Requirements:
Scottsdale's zoning ordinance allows religious facilities in neighborhoods. The project does not push the limits of the ordinance: it is 20% below allowable density and has nearly 50% more open space than allowed with heights lower than the maximum allowed by the code.

Scottsdale General Plan: Charter and Design Chapter.

Arts and Culture:
The project relates to Scottsdale community and diversity. It offers the benefit of the community's cultural status as a public symbol of its diversity. This particular project provides a unique addition to the city of Scottsdale by developing a mosque, which is a recognizable symbol of the City's diversity of community. The mosque provides a greater public view of diversity and demonstrates the diversity in Scottsdale's religious content.

Scottsdale Values

The building design attempts to be ***sensitive to the overall existing area context by*** completing the original designed prayer room following the old approved project style that will fill out the missing project site hole.

The project is developed around low energy requirements by reducing the usual glass areas. The walls are highly efficient wall systems, which use greater insulation and surpass the normal code requirements. Separately, the building will have high-efficiency mechanical systems.

Sensitive to design concept plan and guidelines:

In attempts to **recognize the neighborhood** the project has been developed under 20% of the required density and maintaining natural desert vegetation. Additional benefits are the reduction in density and the allowance of natural space to run along the streets and existing residential properties. As the project has been in existence for several years the owners have proved they will maintain the landscape in the Public right-of-ways and easements.

The **visual project impacts** of this project have been considered with greater open space and site lighting has carefully followed the sky-zoning ordinance. The overall project size is below the allowable density in the zoning ordinance. The height of the building is also below the maximum allowed by code.

The Owners have proven their ***sensitivity to the existing landscape*** by maintaining natural desert landscaping in the NAOS areas which is now fully grown out between the built project and the public view. The Owners will continue to maintain and upgrade the landscaped areas.

Given the type of project, it has a ***logical massing hierarchy*** using the natural existing topography. Dropping the building approximately four to nine feet below natural grade, which is three feet lower than what was approved for the original structure, reduces the massing of the project effect. We have also reduced the size of the overall project below what was originally approved.

The project is ***sensitive to the desert design principles*** using limited amounts of glass, high-energy walls, desert colors as approved in the past and a weathered copper dome. The interior high wall will become a green wall, covered by planting on a fine metal wire landscape trellis.

The project will continue to ***offer more safe bicycle parking*** and offer riders a changing room and a place to shower.

No added ***signage*** will be part of this addition.

Project Exterior Site Lighting:

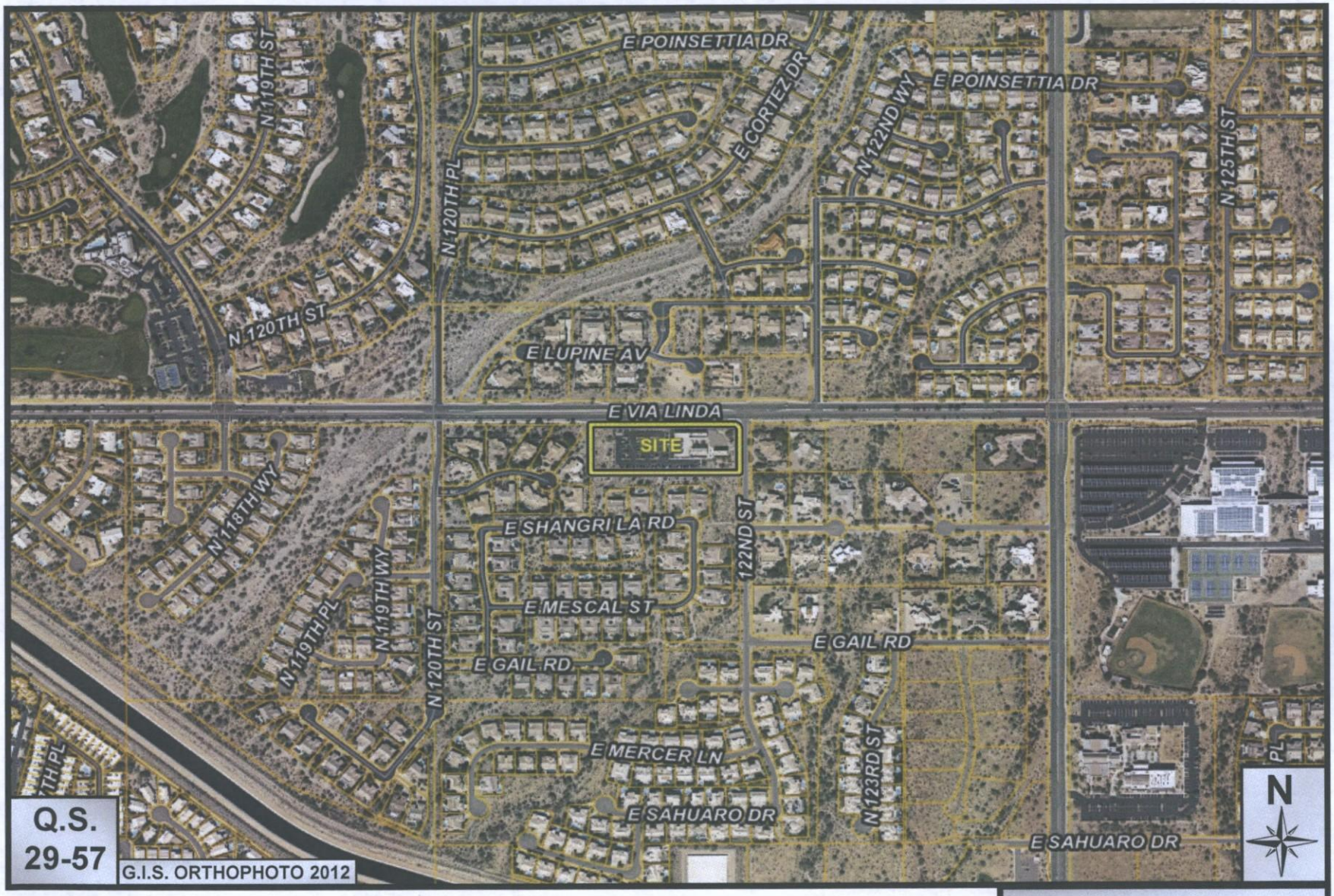
There is no new site lighting attached to this project. The only exterior lighting for this project is the code required exit lights at the main entry, elevator and two exit doors. The wall down lights are located 7'-6" high at the interior of the property and are not seen from the street or public side of the building. The wall lights match existing project wall lights on the other built structures. The lights have a metal shield cover and lighting is full down light type and makes only 2.5-foot candles for a minimum ground spread not reaching more than 10 feet from the building face.

This request will require no changes to the existing site. There will be no traffic impacts, as the new prayer room will replace the existing call to pray area currently conducted in the multi-use room. The Structure will match the existing structure in Style, Materials and Colors. Site circulation and parking remain the same. The project will have no new impacts to the neighbors.
No major changes have been made over the past-approved project except to lower the height of the building.

There are no unusual new project characteristics that were not taken into account at public hearings and consideration in the past approvals.

The project makes no changes to pedestrian or vehicle flow or access. All existing open spaces, NAOS areas landscaping remain the same. No disturbance to the public right of way will be needed for the build-out.

In closing, the project should have no real impact on neighboring properties as this final phase was taken into account in the past design review. Existing site features will be sufficient to handle the addition.



ICN-NEV

67-DR-2001#3

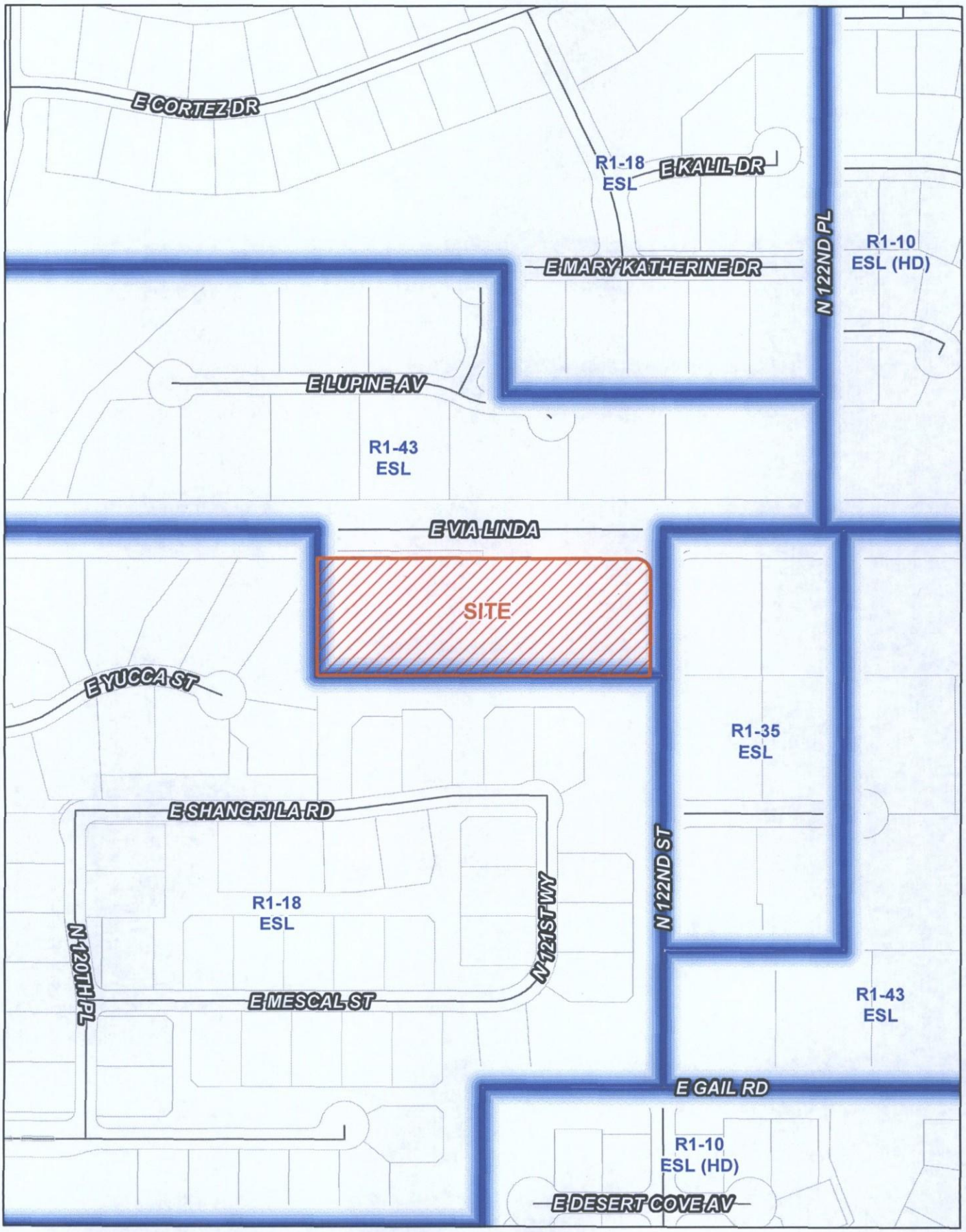
ATTACHMENT #2



ICN-NEV

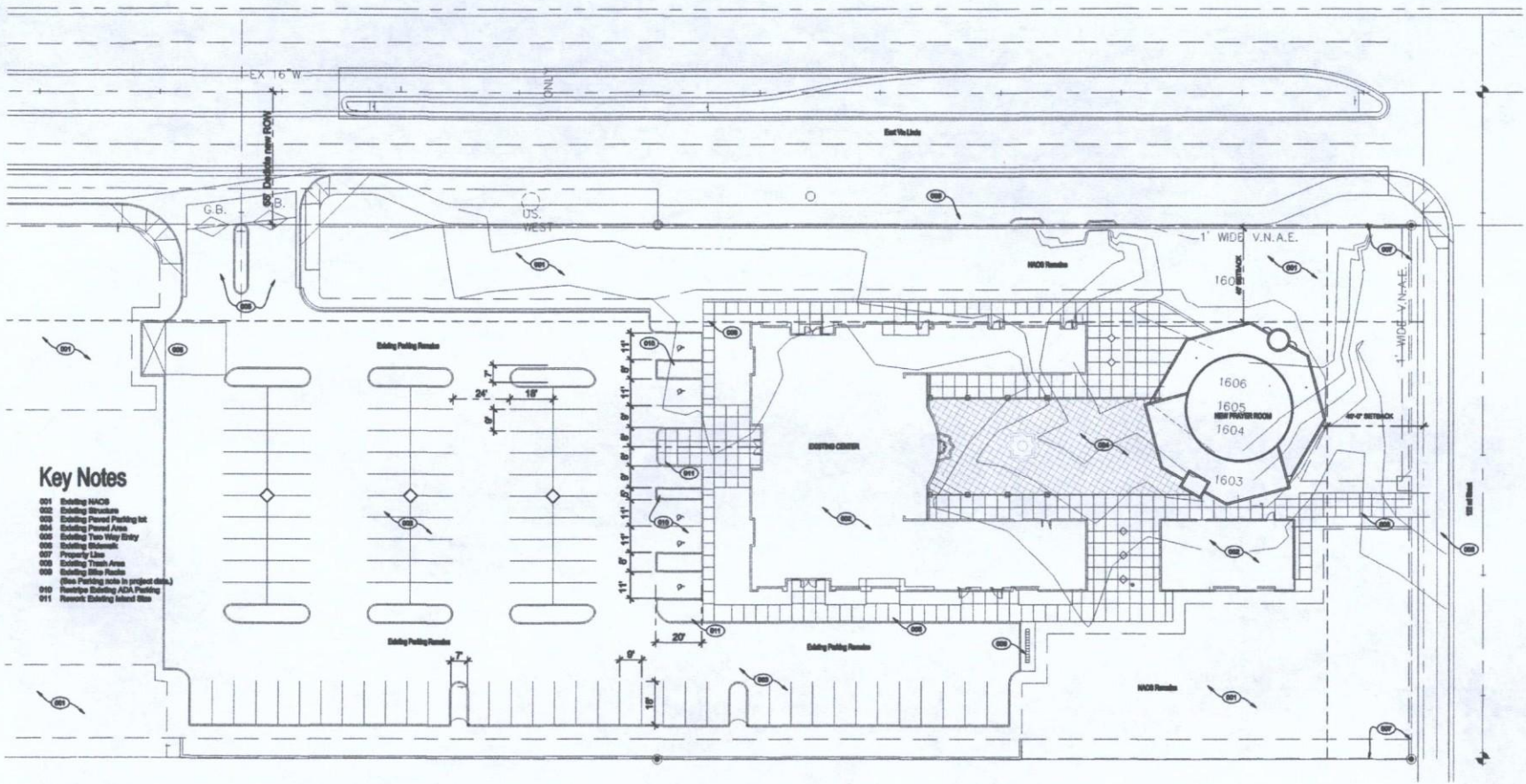
67-DR-2001#3

ATTACHMENT #2A



67-DR-2001#3

ATTACHMENT #3



Key Notes

001 Existing NAOS
002 Existing Structure
003 Existing Paved Parking lot
004 Existing Paved Area
005 Existing Two Way Entry
006 Existing Sidewalk
007 Property Line
008 Existing Trash Area
009 Existing Bike Racks
(See Parking note in project data.)
010 Restripe Existing ADA Parking
011 Rework Existing Island Size

Project Data

LEGAL DESCRIPTION
Lot 3 & 4 of McDowell Acres, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona recorded in book 77 of maps page 10.

PARCEL NUMBER: 217-39-110

PROJECT ADDRESS
12125 East Via Linda, Scottsdale, Arizona 85259
SW Corner of Via Linda. & E. 122nd Street.

ZONING: R1-43

USE: Place of Worship

CITY APPROVALS:

Design Review Approval:	67-DR-2001 (expired)
	67-DR-2001#2 (expired)
Native Plant Case:	66-NP-2003

BUILDING SETBACKS:

Front Street Side Required	40'-0"
Provided	40'-0"

LOT AREA

Total Site Area Gross	138,869 sf
Total Site Area Net	134,376 sf

OPEN SPACE REQUIRED

Required Open Space	48,849 sf
Provided Open Space	70,351 sf

NAOS REQUIRED

Required	46,927 sf (As per engineering analysis)
Provided	46,969 sf

PARKING CALCULATIONS

	Required	Provided
STANDARD SPACES	88	88+2=100
ACCESSIBLE SPACES	5	5
BICYCLE RACK	3	13

BUILDING EXISTING AREA PARKING:

Multi Purpose Hall:	6,797 sf / 300	=	22.82
Teen Room:	641 sf / 300	=	2.14
Library:	694 sf /300	=	1.78
Kitchen:	628 sf /0	=	0
Boardse Room:	269 sf / 300	=	.89
Office:	123 sf /300	=	.41
Wash Room	2,412 sf / 0	=	0
Accessory Rooms (Storage, Riser, Electrical)	620 sf / 0	=	0
Imam	945 sf/ 300	=	3.15
Total For Existing Center	13,912 sf	=	30.89

BUILDING NEW PRAYER AREA PARKING:

Lower Prayer Area:	1,371 sf / 30	=	46.70	
Lower Circulation:	2,134 sf / 300	=	7.12	Upper
Prayer Area:	402 sf /50	=	14.40	
Upper Circulation:	891 sf /300	=	1.77	
Total For New Prayer structure	5413sf	=	74.89	
Total Parking required	18,725sf	=	88.89	
			Say 100	

BICYCLE PARKING
Required Bicycle Parking 100/40= 2.65 say 3 Existing 10 spaces
New Bicycle Parking* 3 spaces + 10 existing Total spaces 13.
*Center provide charging area with Shumers.
Credit of 2 auto spaces = 2

PARKING LANDSCAPE
Landscape Area required: parking lot area: 42,300sf x 15% = 6,300sf
Landscape Provided: Over All: 6,922sf
Landscape Provided: perimeter: 6859' x 108 = 6,859sf
Landscape Area required: Islands : 1/8 of 6,300sf = 2,089sf
Landscape Provided: Islands : 210

ALLOWABLE BUILDING AREA
134,376 * 25% = 26,875 sf / total buildings 18,725sf at 14%
6% less than maximum.

BUILDING HEIGHT:
See Section Information DR 26.2
Maximum Roof Height in R -43 30'-0" 48' allowable at 10% of overall roof area.1.02 Floor Circulation.

Project Directory

Project Roof square footage 18,744 sf x 10% : 1,875 sf (allowed)
Roof Above 30'-0" & below 40'-0" : 995.8 sf (provided)

ROOF HEIGHT
See Site Plan and Elevations for natural grade height information
Area over 30'-0" Allowable 18,725 * 10% = 1,875 sf

Actual over 30'-0" :1,875 of Under 1,873 sf
49% below allowable

ARCHITECT
Contact: David Kenyon / Architect
116 E. Campo Desierto Rd. Tempe, Az 85281
Tel: 480 695-0802 Email: dkarchitect@gmail.com

OWNER
Islamic Center of The East Valley
12125 East Via Linda, Scottsdale, Az. 85259
Contact: Nisar Ahmed
Tel: 602 769-7660 Email: sbsdadder@msn.com

Project Description

This is a request for design review approval for a prior design approval request (67-DR-2001). This project was a three phase project. This is a request for the last phase of the Center to build the final phase prayer room.

Site Data Plan / Roof Height Study

Scale 1" = 20'-0" 0 10 20

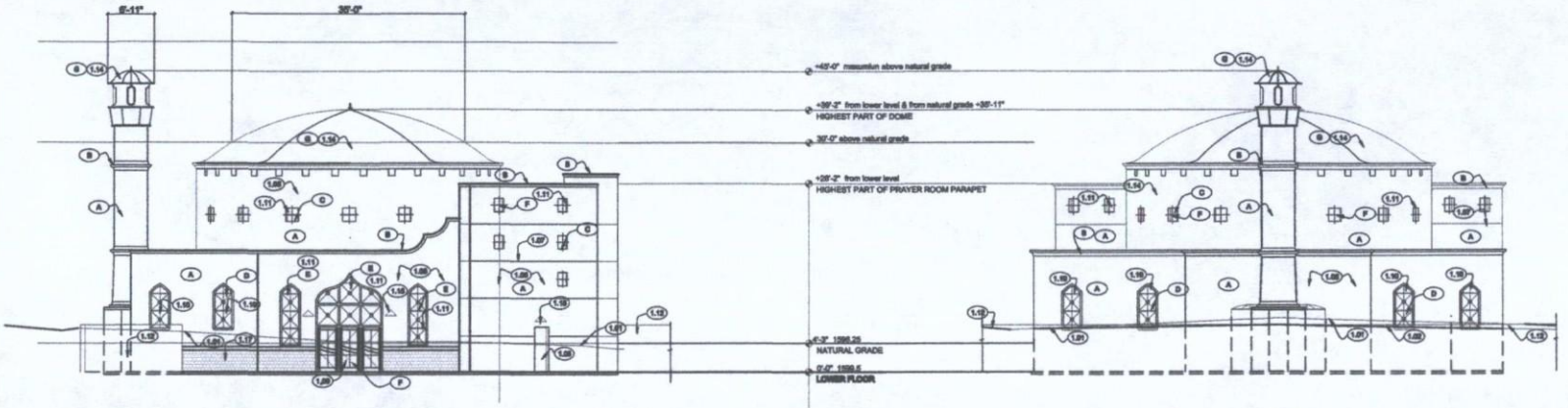
ISLAMIC CENTER of the NORTHEAST VALLEY
12125 East Via Linda, Scottsdale, Arizona

David II Kenyon / Architect
480.695.0802 dkarchitect@gmail.com tempe, az

3 June 2013 Revised 15 October 2013 DLK 1306.02

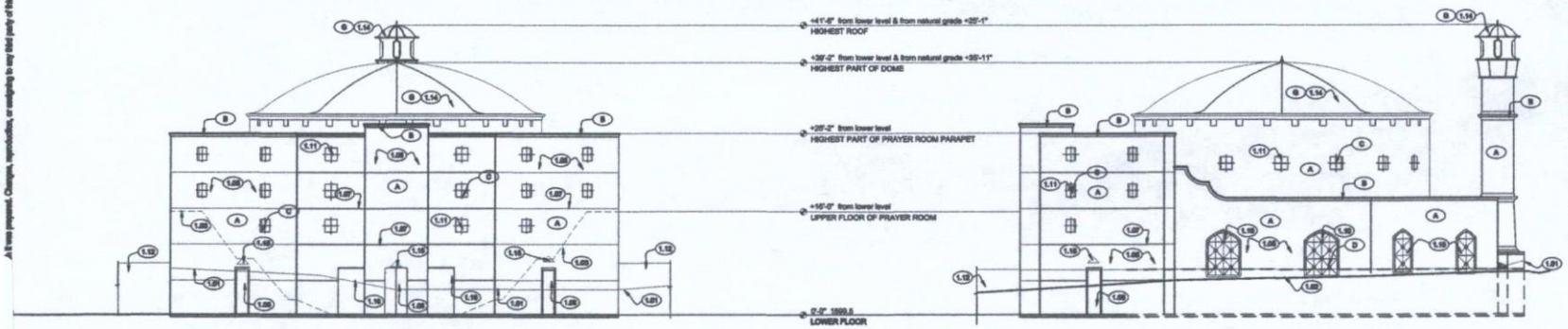
DR 24

ATTACHMENT #4
67-DR-2001#3
11/1/2013



West Elevation

North Elevation



South Elevation

East Elevation

Keynotes

1.01 Natural Grade.
1.02 Existing Grade
1.03 Fire Stair behind Wall.
1.04 Blank.
1.05 Syntactic smooth stucco on concrete block to match exiting.

1.06 Elevator Door.
1.07 Decorative stucco grid.
1.08 Metal exit door.
1.09 Metal decorative grate insert on full glass doors.
1.10 2 x 2 tile insert in security opening on street sides.

1.11 Bronze type e glazing with security decorative grate..
1.12 Stucco Low masonry retaining wall to match building finish.
1.13 Blank
1.14 Weathered Copper dome.
1.15 Exit Door Down Light to match existing building light. (DE 6119)

1.16 Exit opening for upper floor.
1.17 Split face 8x8 block to match existing project block.

Color Key

(A) Flat paint color FR 68336M Canberra (LRV 32) on stucco main field. To match existing building colors

(B) Flat paint color FR 6814M Brindel (LRV 40) on stucco decorative caps To match existing building colors

(C) Semi paint color DE6119 natural valley (LRV 7) on decorative metal work.

(D) Ivory Travertine Basket-weave Mosaics in security window with Metal Grate

(E) Openings Bronze window frames with bronze glass.

(F) Bronze glazing Doors with security decorative grate.

(G) Weather copper Dome.

Elevations

Scale 1/8" = 1'-0" 0 4 8

ISLAMIC CENTER of the NORTHEAST VALLEY
12125 East Via Linda, Scottsdale, Arizona

David II Kenyon / Architect
480.695.5602 dlkarchitect@gmail.com tempe, az

Revised 15 OCTOBER 2013 DLK 1306.02 DR 38

ATTACHMENT #5

67-DR-2001#3
11/1/2013

McClay, Doris

From: Dr. Mark Schrader <autumnlane@mindsync.com>
Sent: Monday, September 09, 2013 10:00 AM
To: McClay, Doris
Subject: Case number 67-dr-2001#3

Hi Ms. McClay;

I just spoke with you and am commenting on the proposed site plan and elevations for the above noted case:

1. I am concerned on the height of the structure and the tower. They will be significantly taller than anything else in the neighborhood and not in keeping with the general surrounding heights of other commercial structures nor that of any of the residential homes which this sits in the midst of. The scale of the building is totally not in keeping with the area.

2. The aesthetics of the building design differs from that visually seen from the street of the existing structure significantly and is not conducive or in keeping with the surrounding neighborhood. Conformance to the existing would be preferable as it is far more subdued and conforming from a street view. Putting the curved window and door way features on the interior court and not facing the street view could solve this.

3. I am also concerned from a noise standpoint if the tower is to be used for any prayer wailing or similar noise generating activities.

Please send plans for me to see as the website is limited in being able to read clearly the notes.

Thank you for your assistance in this matter.

Sincerely;

Dr. Mark Schrader
12247 E. Mary Katherine Dr.
Scottsdale, AZ. 85259

ATTACHMENT #6

CITY OF SCOTTSDALE
ARIZONA

Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale. Arizona 85251

December 13, 2013

67-DR-2001#3
Ahmad Nisar
Kenyon Architectural Group
115 Campo Desierto Rd
Tempe, AZ 85281

RE: DRB/PRELIMINARY PLAT APPROVAL NOTIFICATION
Case Reference No: 67-DR-2001#3 ICN-NEV

The Development Review Board approved the above referenced case on December 5, 2013. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- Fire Ordinance Requirements
- Site Plan with Fire Dept. Requirements Notations
- Accepted Case Drainage Report
- 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, Doris McClay, 480-312-4214.
- 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,

Doris McClay
Planner
dmcclay@ScottsdaleAZ.gov

About Fees -

The following table is intended to assist you in estimating your potential application, plan review, and building permit fees. Other fees may also apply, for example Water Resources non-Residential Development, Parking-in-Lieu Fees, or Assessment District Fees; and those fees are not listed in this package the plan review staff is responsible for determining additional applicable fees.

Type of Activity	Type of Fee	Subcategory	When paid?
Commercial	Application	▪ Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment	At time of application submittal
	Plan Review	▪ Commercial, foundation, addition, tenant improvement/remodel ▪ Apartments/Condos ▪ Engineering site review ▪ Signs ▪ Plat fees ▪ Misc. Plan Review ▪ Lot Tie/Lot Split ▪ Pools & Spas ▪ Recordation	At time of construction document submittal
	Building Permit	▪ Commercial addition, remodel, tenant improvement, foundation only, shell only ▪ Fence walls or Retaining walls ▪ Misc. Permit ▪ Signs	After construction document approval and before site construction begins
Residential	Application	▪ Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment	At time of application submittal
	Plan Review	▪ Single family custom, addition, remodel, standard plans ▪ Engineering site review ▪ Misc. plan reviews	At time of construction document submittal
	Building Permit	▪ Single family custom, addition, remodel, detached structure, standard plans ▪ Fence walls or Retaining walls ▪ Misc. Permit ▪ Signs	After construction document approval and before site construction begins