

Case Research



Pre-Application Request

Purpose:

The purpose of the Pre-Application submittal, and meeting, is for the applicant and City Staff to discuss a proposed Development Application, and the information and process that is necessary for City Staff to process the proposal.

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

Submittal:

The completed Pre-Application request form, all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road; or, may they be submitted digitally at following website:

<https://eservices.scottsdaleaz.gov/eServices/PreApps/Default.aspx>

All checks shall be payable to "City of Scottsdale."

Scheduling

After the Pre-Application packet has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

Project Name: BILTMORE LOAN & JEWELRY	
Property's Address: 10830 N. SCOTTSDALE ROAD	APN: 175-42-002A
Property's Zoning District Designation: C3/P3 AND P2	
Property Details:	
<input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other	
Has a 'Notice of Compliance' been issued? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, provide a copy with this submittal	
Owner: DAVID GOLDSTEIN	Applicant: RICK SCHREIBER
Company: BILTMORE LOAN & JEWELRY	Company: SCHREIBER & ASSOC ARCHITECTS
Address: SUITE 105 7025 N. SCOTTSDALE RD	Address: 10460 N. 97TH PLACE
Phone: 480 991-5626 Fax:	Phone: 480 990-3092 Fax:
E-mail: DAVID@GOLDSTEINDIAMONDS.COM	E-mail: rickeschreiberarchitects.com
X _____ Owner Signature	_____ Applicant Signature
Official Use Only	Submittal Date: _____ Application No.: 683 -PA- 15
Project Coordinator: _____	

**34-DR-2015
7/27/2015**

Planning and Development Services Department

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



Pre-Application Request

Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input checked="" type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input checked="" type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions	
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Subdivision (Minor) (MD)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions (PE)	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Minor Amendment (MA)		<input type="checkbox"/> Single-Family Residential
		<input type="checkbox"/> Other

Submittal Requirements: (fees subject to change every July)

Pre-Application Fee: \$ 87.00
(No fees are charged for Historic Preservation (HP) properties.)

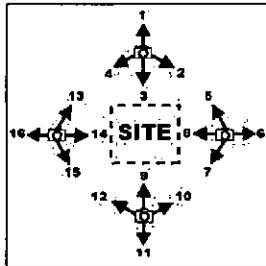
Records Packet Fee: \$ N/A
Processed by staff. The applicant need not visit the Records desk to obtain the packet.
(Only required for ZN, II, UP, DR, PP, AB applications, or otherwise required by Staff)

Application Narrative:
The narrative shall describe the purpose of the request, and all pertinent information related to the request, such as, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.

Property Owner Authorization Letter
(Required for the SA and MS Pre-Applications)

Site / Context Photographs

- Provide color photographs showing the site and the surrounding properties. Use the guidelines below for photos.
- Photos shall be taken looking in towards the project site and adjacent to the site.
- Photos should show adjacent improvements and existing on-site conditions.
- Each photograph shall include a number and direction.
- Sites greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
- Photos shall be provided 8 1/2 x 11 paper, max. two per page.



Other

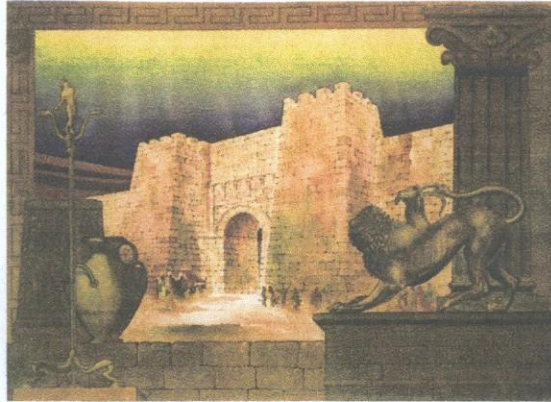
- The following list of Additional Submittal Information is not required for a Pre-Application meeting, unless indicated below by staff prior to the submittal of this request.
- Applicants are advised to provide any additional information listed below. This will assist staff to provide the applicant with direction regarding an application.

Additional Submittal Information

- Site Plan
- Subdivision plan
- Floor Plans
- Elevations *Before/After*
- Landscape plans
- H.O.A. Approval letter
- Sign Criteria Regulations & Language
- Material Samples – color chips, awning fabric, etc.
- Cross Sections – for all cuts and fills
- Conceptual Grading & Drainage Plan
- Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
- Boundary Survey (required for minor land divisions)
- Areal of property that includes property lines and highlighted area abandonment request.
- One copy of the recorded document for the area that is requested to be abandoned. Such as: subdivision plat, map of dedication, GLO (General Land Office) federal patent roadway easement, or separate dedication document. A copy of most recorded documents to be abandoned may be purchased at the City of Scottsdale Records Dept. (480-312-2356), or the Maricopa County Recorder's Office (602-506-3535). A copy of the General Land Office (GLO) federal patent roadway easement may be purchased from the Bureau of Land Management (602-417-9200).

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SCHREIBER
& ASSOCIATES

ARCHITECTS

PROJECT NARRATIVE

06-23-15

Re: Biltmore Loan & Jewelry - 10830 N. Scottsdale Road - APN 175-42-002A

We are proposing an Interior & Exterior Remodeling of an existing Women's Retail Clothing Boutique known as "Active Body". The Project consists of approximately 2714 square feet, 1 story flat roofs with parapets. The exterior elevation is stuccoed, painted and has four (4) existing marquee canopies and three (3) 16' store front glazing panels and 12' high store front glazing.

The Exterior remodel will consist of placing molding elements under the existing parapet pop-outs. Cast concrete sills under the windows. Aged Stone Finials will be added to the parapet walls. Enhancements of stamped steel decorative panels over the four (4) awning marquees. Corbels will be added under the marquees. New Storefront with a Stone Entrance element and glass door. Two (2) each stone columns and pedestals will be added under the existing main marquis. Four (4) Mature Palm Trees will be added in existing planter spaces. Building will be repainted.

The Interior remodel will consist of a Main Reception-Retail Lobby with showcases. 12 foot ceiling and wood walls and floors. The Office areas, 4 offices, 1 waiting area reception, a work room and a Break Room will have a 9 foot dropped ceiling grid. Standard Tenant Improvement to Mechanical, Electrical.

Respectfully Submitted

A large, stylized red signature of Richard W. Schreiber.

Richard W. Schreiber

10460 N. 97th Place
Scottsdale, AZ 85258
480-990-3092 phn
480-949-5565 fax

rick@schreiberarchitectst.com
www.schreiberarchitects.com

34-DR-2015
7/27/2015

LDAC Holdings, L.L.P.
6900 E Camelback Rd., Suite 902
Scottsdale, AZ 85251

6/22/15

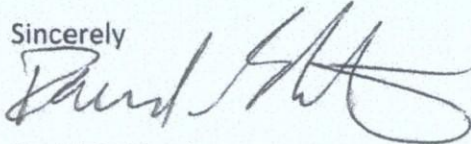
To: City of Scottsdale, Planning Department

Re: Authorization by owner, Biltmore Loan & Jewelry-Scottsdale, LLC, 10830 N Scottsdale Road, Scottsdale, AZ 85254

To whom it may concern,

I, David Goldstein, hereby authorize Rick Schreiber, of Schreiber & Associates Architects, to represent me in all matters regarding planning and construction of proposed project.

Sincerely



David Goldstein
LDAC Holdings, L.L.P.

34-DR-2015
7/27/2015