



# Development Review (Minor) Staff Approval

59-SA-2016

Promenade office and parking  
structure-paint color change

## APPLICATION INFORMATION

LOCATION:	16427 N Scottsdale Rd	APPLICANT:	Douglas Klocke
PARCEL:	215-45-017	COMPANY:	Lincoln Property Company
Q.S.:	36-45	ADDRESS:	3131 E Camelback Rd Ste 318 Phoenix, AZ 85016
CODE VIOLATION #:		PHONE:	480-363-9482

Request: Request to paint existing office and parking buildings.

## STIPULATIONS

1. Exterior color changes shall adhere to the city stamped approved elevations dated March 29, 2016.
2. The dental elements shall be "Casting Shadow"; metal shall be "Taliesin Blue".
3. The body paint color for the columns shall be revised to "Exclusive Ivory" and the reveals to "Wooden Peg."

## CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

No additional reviews or permits are required.

Please contact Steve Gallant, Inspections Services at (480) 312-5773 for Final Inspection.

## Expiration of Development Review (Minor) Approval

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.

Staff Signature:

Meredith Tessier

DATE:

March 29, 2016

## Planning and Development Services

7447 East Indian School Road, Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088  
City of Scottsdale's Website: [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov)

Address

16427 & 16435 N. Foothdale Road.

Repaint of Existing Office Buildings (2) and Adjacent Parking Structure

~~Existing Building has Discontinued France Paints - Not Painted Last 8 years.~~

Property was recently sold Separately of the Neighboring Retail.

Property ownership ~~not~~ Requests Approval to Paint Building with updated Palette

Similar to Existing Colors with Exception of Green Bands. Like to Repaint with Darker Accent Color.

FYI- Retail Park was sold and New ownership is also Looking To update ~~paint~~ Paint Colors on the Retail Park

If any Question Please Call (480) 363-9402

Thanks

Douglas Klocke

Lincoln Property Company.



# 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: <u>Promenade Office Building &amp; Parking Structure Color Change</u>	
Property's Address: <u>16427 + 16435 N. Scottsdale Rd</u>	APN: _____
Property's Zoning District Designation: _____	
Property Details: <u>2-Office Bldg.</u>	
<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: <u>ER/GS LP Promenade LLC</u>	Applicant: <u>Douglas Klocke</u>
Company: <u>Lincoln Property Company</u>	Company: <u>Lincoln Property Company</u>
Address: <u>3131 E. Camelback Rd #318</u>	Address: <u>3131 E. Camelback Rd #318</u> <u>Phx AZ 85016</u>
Phone: <u>480-363-9482</u>	Fax: <u>602-912-8820</u>
E-mail: <u>DKLOCKE @ LPC.com</u>	E-mail: <u>DKLOCKE @ LPC.com</u>
Owner Signature: <u>[Signature]</u>	Applicant Signature: <u>[Signature]</u>
Official Use Only	Submittal Date: <u>8.31.15</u> Application No.: <u>791-PA-2015</u>
Project Coordinator: _____	

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

## Submittal Requirements: (fees subject to change every July)

☒ Pre-Application Fee: \$ 87  
(No fees are charged for Historic Preservation (HP) properties.)

☒ Records Packet Fee: \$ 21  
Processed by staff. The applicant need not visit the Records desk to obtain the packet.  
**(Only required for ZN, II, UP, DR, PP, AB applications, or otherwise required by Staff)**

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

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

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



☐ 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
- ☐ 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).

## Planning and Development Services Department

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

DAVIS

November 25, 2015

Mr. Doug Klocke  
**LINCOLN PROPERTIES COMPANY**  
3131 E. Camelback Road, Suite 210  
Phoenix, AZ 85016

RE: **PROMENADE: SHELL OFFICE/GARAGE COPYRIGHT RELEASE**

Dear Doug,

This letter acknowledges that DAVIS (formerly known as DFD Cornoyer Hedrick) releases the copyright to Lincoln Properties Company and they have our full authorization to use the drawings. If you need additional information, please contact Andrea Friese at 480-638-1115.

Sincerely,

*Rory A. Carder*

**DAVIS**  
Rory A. Carder, IIDA  
President

passionately committed to enriching the human experience  
74 e. rio salado parkway, suite 200 | tempe, az 85281 | phone: 480.638.1100 | strategic thinking, urban planning, architecture, interior design, value creation



SEP 28 2015

771-PA 2015

To the City of Scottsdale

RE: Pre-application approval of Paint colors for – 16427 & 16435 North Scottsdale road –  
Parking structure & Office Buildings.

To whom it may concern:

ERGS LP Promenade LLC, the new owner of the two office buildings and Parking structure  
located at 16427 and 16435 North Scottsdale Road, Scottsdale, AZ.

The existing buildings are over 8 years old and need a new exterior painting. The existing paint  
manufacture "Frazee" is no longer making the colors previously used on the project. We have  
reviewed the existing Window mullions, existing paint colors and natural surrounding  
environments adjacent to our project and desire approval for the following paint selections for  
both the Office buildings and Parking structure.

Paint #1 – General body : DE 6191 – Exclusive Ivory – Flat.

Paint #2 - Expressed Columns and Beams : DE 6215 – Wooden Peg

Paint #3 - To Be Determined: PENDING Future submittal

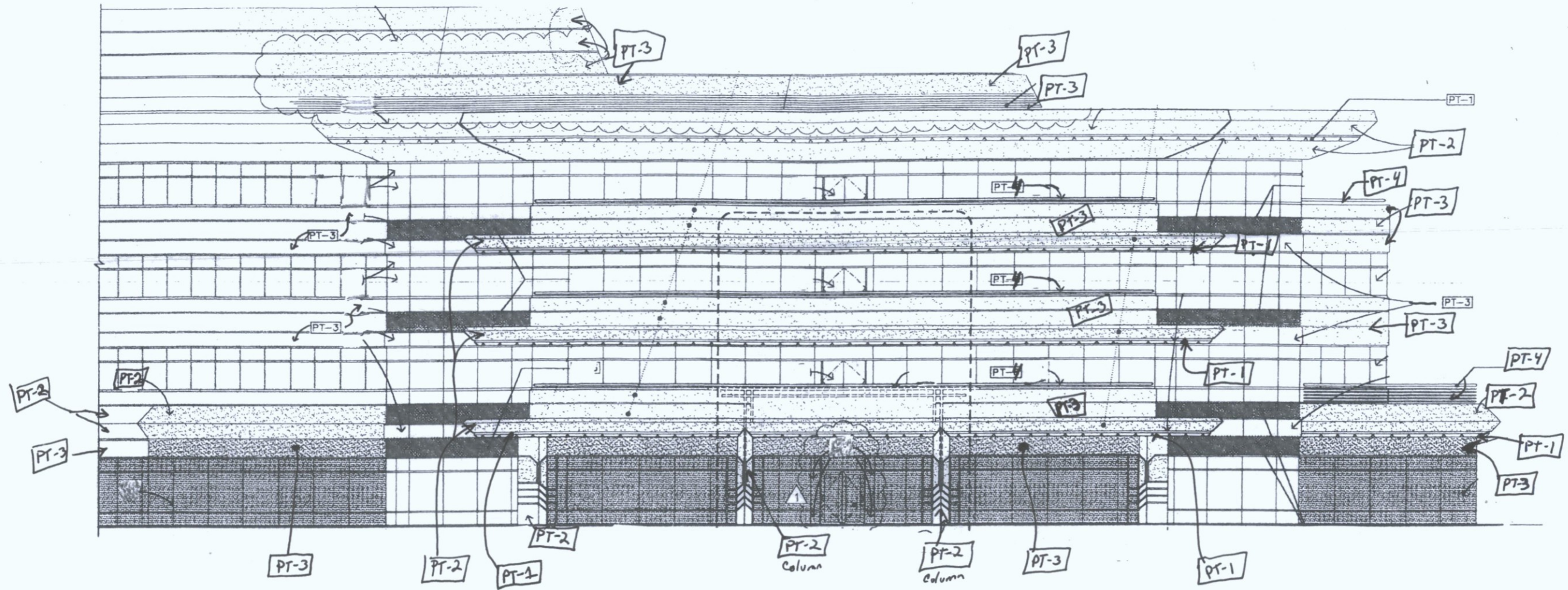
Tailor's Blue

Upon approval of paints #1 and #2, Lincoln Property Company and it's design team will review  
the color pallet options with the City of Scottsdale to find an approval paint color.

Your quick review and approval is appreciated.

Thanks  
Douglas Klocke  
Lincoln Property Company  
Cell (480) 363-9482





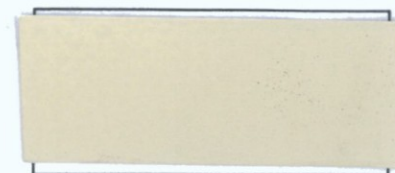
01 NORTH ELEVATION 3/32"=1'-0"



PT - 1  
DE6291 - Casting Shadows



PT-2  
DE6215 - Wooden Peg



PT - 3  
DE6191 Exclusive Ivory



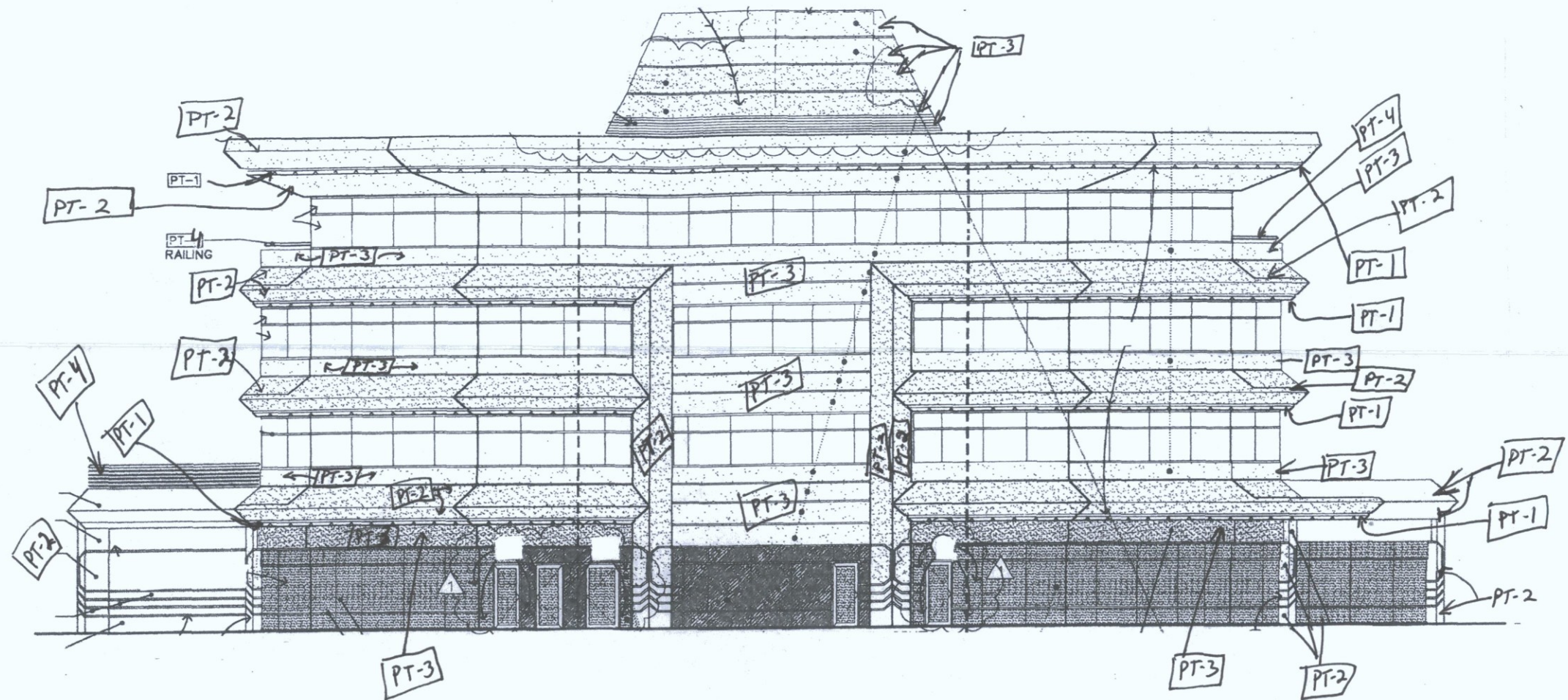
PT-4  
DEC798 - Taliesnin Blue  
*Railings*

STIPULATION SET  
 RETAIN FOR RECORDS  
 APPROVED  
 03/29/2016  
 DATE INITIALS

# PROMENADE

16435 and 16427 N. Scottsdale Road, Scottsdale, AZ



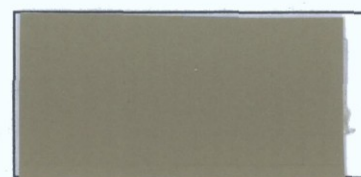


02 SOUTH ELEVATION

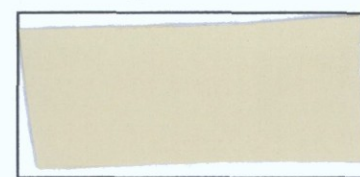
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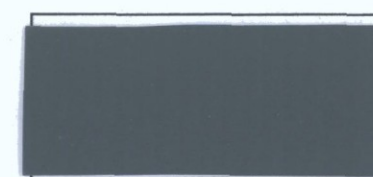
PT - 1  
DE6291 - Casting Shadows



PT-2  
DE6215 - Wooden Peg



PT - 3  
DE6191 Exclusive Ivory



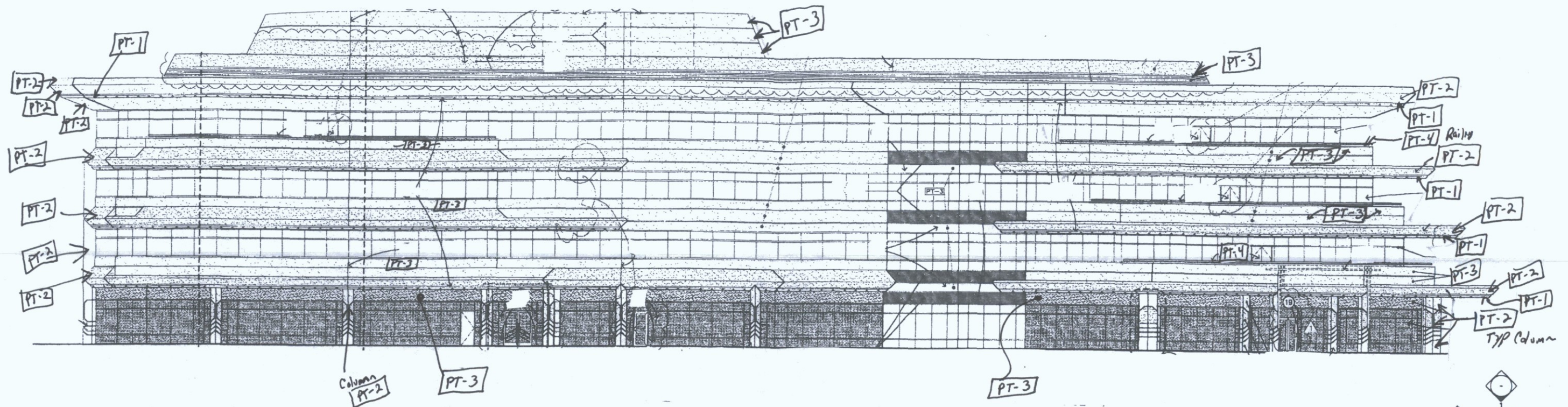
PT-4  
DEC798 - Taliesnin Blue

STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
03/29/2011  
DATE INITIALS

# PROMENADE

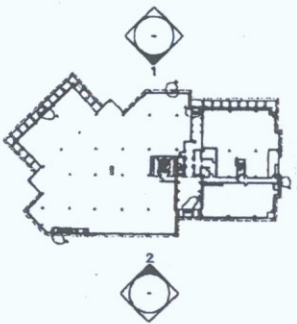
16435 and 16427 N. Scottsdale Road, Scottsdale, AZ



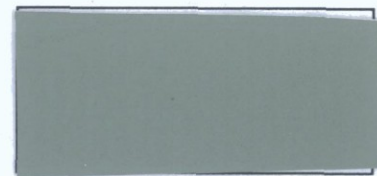


01 EAST ELEVATION

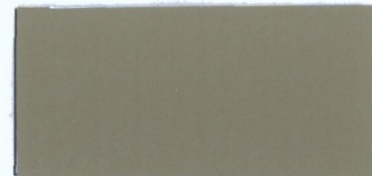
3/32" = 1'-0"



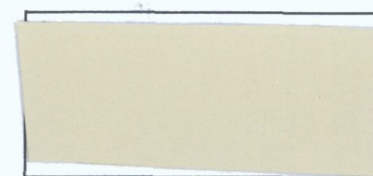
KEY PLAN



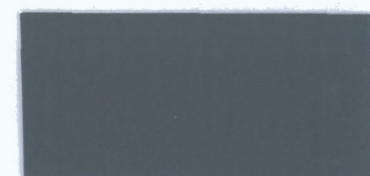
PT - 1  
DE6291 - Casting Shadows



PT-2  
DE6215 - Wooden Peg



PT - 3  
DE6191 Exclusive Ivory



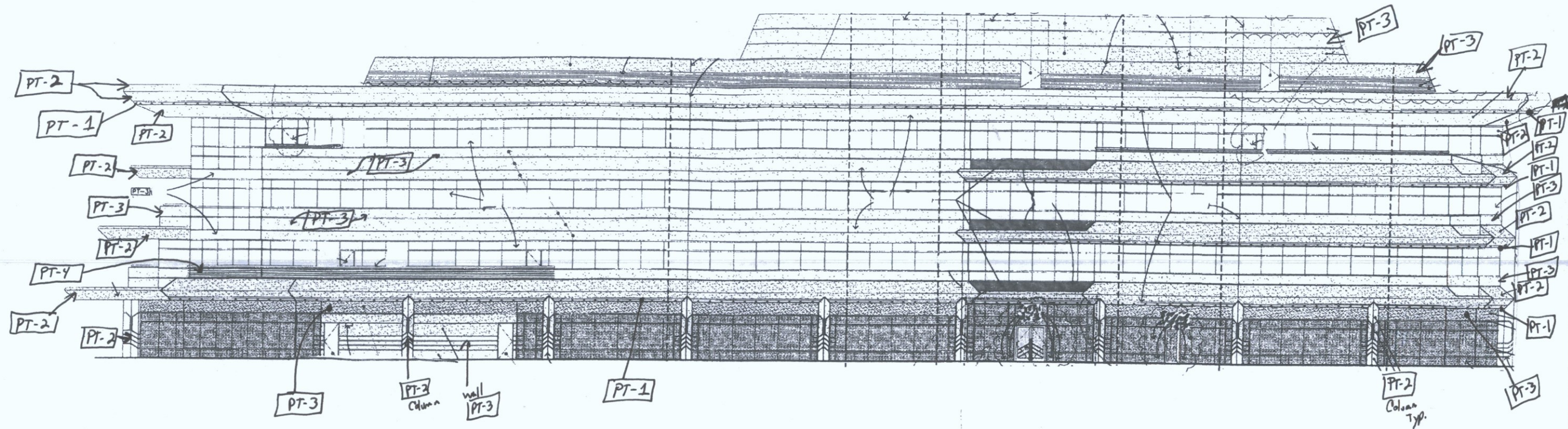
PT-4  
DEC798 - Taliesnin Blue

STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
03/29/2016  
DATE INITIALS

# PROMENADE

16435 and 16427 N. Scottsdale Road, Scottsdale, AZ



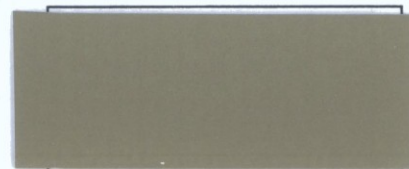


02 WEST ELEVATION

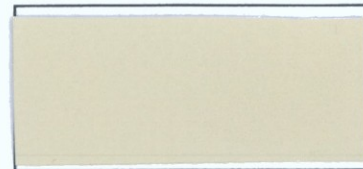
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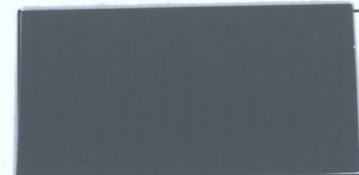
PT - 1  
DE6291 - Casting Shadows



PT-2  
DE6215 - Wooden Peg



PT - 3  
DE6191 Exclusive Ivory



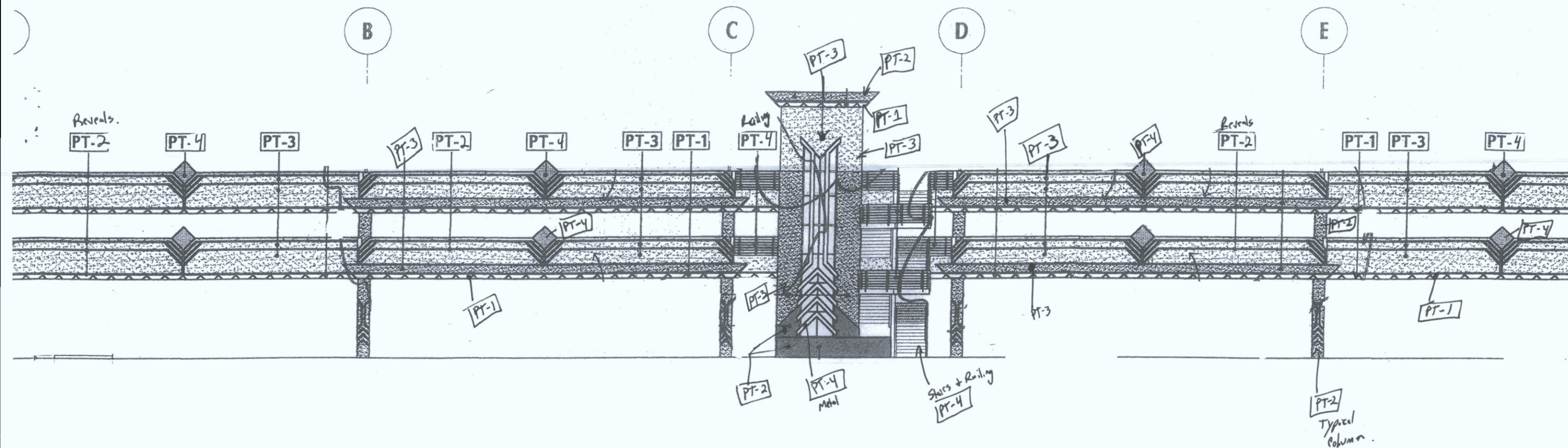
PT-4  
DEC798 - Taliesnin Blue

STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
03/29/2011  
DATE INITIALS

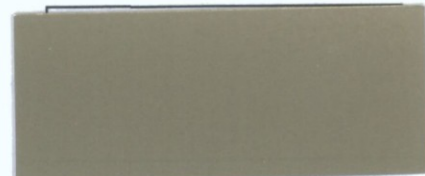
# PROMENADE

16435 and 16427 N. Scottsdale Road, Scottsdale, AZ

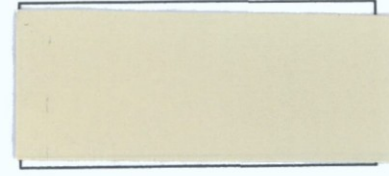




PT - 1  
DE6291 - Casting Shadows



PT-2  
DE6215 - Wooden Peg



PT - 3  
DE6191 Exclusive Ivory



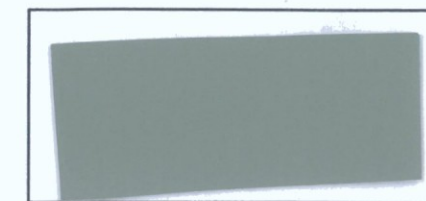
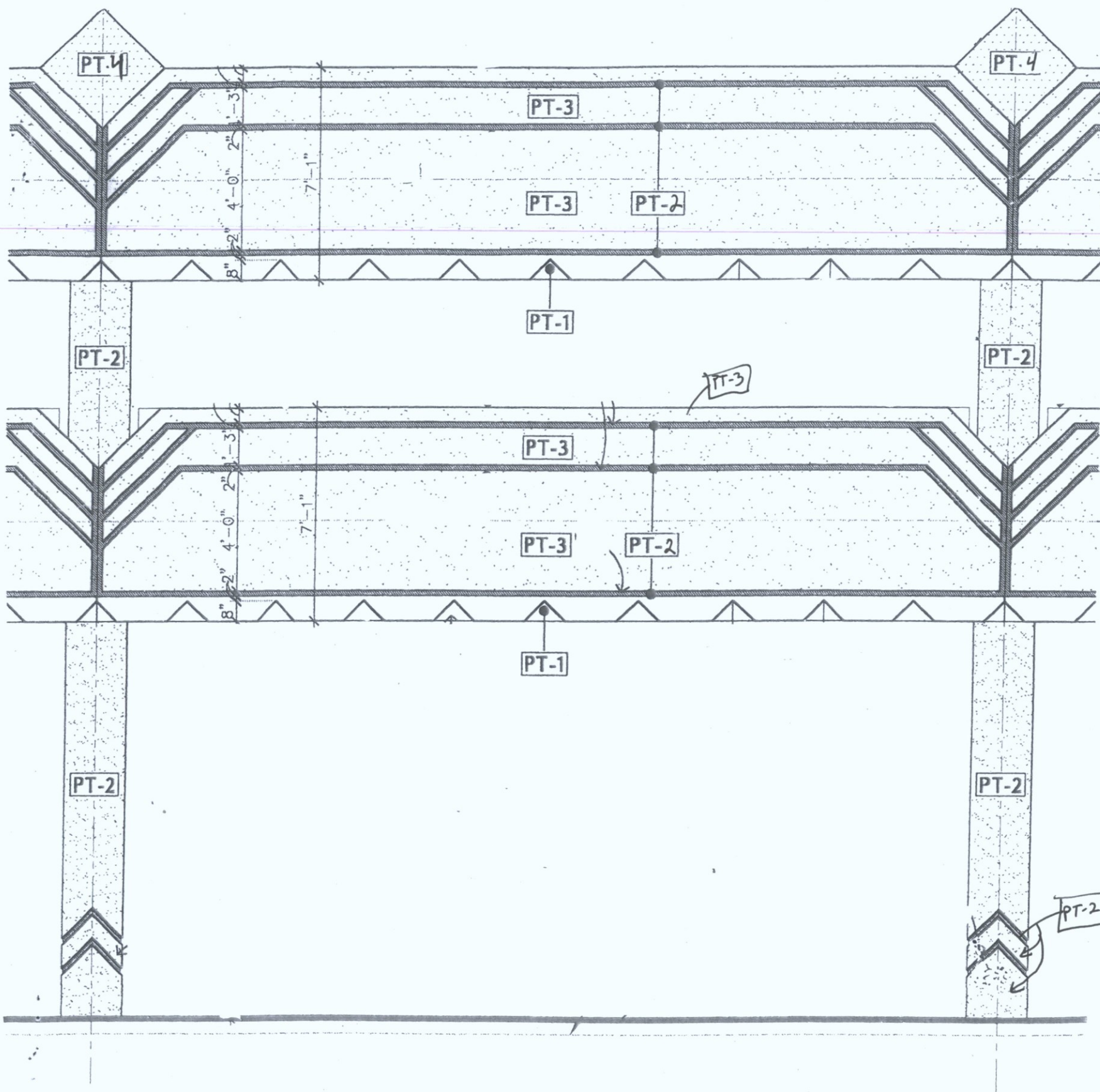
PT-4  
DEC798 - Taliesnin Blue

STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
03/29/2016  
DATE INITIALS

# PROMENADE

16435 and 16427 N. Scottsdale Road, Scottsdale, AZ

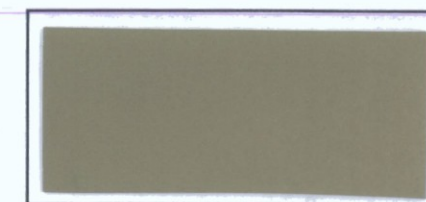




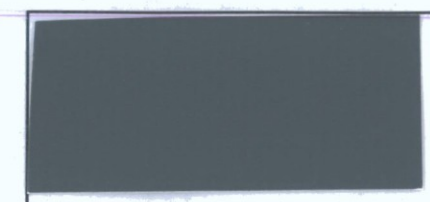
PT - 1  
DE6291 - Casting Shadows



PT - 3  
DE6191 Exclusive Ivory



PT-2  
DE6215 - Wooden Peg



PT-4  
DEC798 - Taliesnin Blue

## PROMENADE

16435 and 16427 N. Scottsdale Road, Scottsdale, AZ

STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
03/29/2011  
DATE INITIALS



**THE #1 CHOICE OF  
PAINTING PROFESSIONALS®**

Job Name: **Scottsdale Promenade**  
Painting Contractor: **Ganado Painting**  
General Contractor: **Lincoln Property**  
Architect/Designer: **0**

STIPULATION SET  
**COLOR SUBMITTAL**  
RETAIN FOR RECORDS

APPROVED  
*03/29/20*  
*[Signature]*  
DATE INITIALS

**PT-4**

Date: **November 18, 2015**  
Product: **DEVCRYL 1448**  
Color: **DEC798 DE- TALIESIN BLUE**  
Area / Sheen: **S/G**  
D.E. Contact: **Brian Rairdan 602-989-6161**

**Dunn Edwards**

**151 06:38 11/18/2015 PHX PANEL LAB**

**DEC 798 TALIESIN BLUE**

**OTHER**

**1 Gallon DEEP Y Notation /48**

**12: 0 Y+ 21.000**

**13: 1 Y+ 42.000**

**(DV-DC1448S9501)**

**Custom Tinted Paint - Not Returnable for Exchange or Refund**

Color may vary slightly from a color chip or container to container.

Check for correct color match and confirm color before application.

Dunn-Edwards accepts no responsibility for any mis-matched paint

after it has been applied.





STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED

## COLOR SUBMITTAL

PT-3

THE #1 CHOICE OF  
PAINTING PROFESSIONALS®

Job Name:

DATE 03/21/2016 INITIALS [Signature]

Painting Contractor:

Ganado Painting

General Contractor:

Lincoln Property

Architect/Designer:

0

Date:

November 18, 2015

Product:

SSHL10

Color:

DE6191 DE- EXCLUSIVE IVORY

Area / Sheen:

FLAT

D.E. Contact:

Brian Rairdan 602-989-6161

This submittal is intended for color and sheen approval and may not have been produced from the actual product specified. Dunn-Edwards recommends following the procedures outlined in PDCA Std. P5-09 Sample Procedures.

**Dunn Edwards**

151 05:38 11/18/2015 PHX PANEL LAB

DE 6191

EXCLUSIVE IVORY

SSHL10-0 SPRTASHLD EX FLAT

Rev Date 03/26/2010

1 Quart L Y Notation /48

04: 0 Y+ 7.875

08: 0 Y+ 0.375

13: 0 Y+ 1.125

**Custom Tinted Paint - Not Returnable for Exchange or Refund**

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THE #1 CHOICE OF  
PAINTING PROFESSIONALS®

Job Name:

Painting Contractor:

General Contractor:

Architect/Designer:

Scottsdale Promenade

Ganado Painting

Lincoln Property

0

STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
DATE 07/29/2016  
INITIALS

## COLOR SUBMITTAL

PT-2

Date:

November 18, 2015

Product:

SSHL10

Color:

DE6215 DE- WOODEN PEG

Area / Sheen:

FLAT

D.E. Contact:

Brian Rairdan 602-989-6161

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## **Dunn Edwards**

**151 05:39 11/18/2015 PHX PANEL LAB**

**DE 6215**

**WOODEN PEG**

**SSHL10-0 SPRTASHLD EX FLAT**

**Rev Date 03/26/2010**

**1 Quart M Y Notation /48**

**04: 0 Y+ 27.500**

**08: 0 Y+ 3.125**

**13: 0 Y+ 7.500**

**Custom Tinted Paint - Not Returnable for Exchange or Refund**

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THE #1 CHOICE OF  
PAINTING PROFESSIONALS®  
Job Name:

Painting Contractor:

General Contractor:

Architect/Designer:

Scottsdale Promenade

Not Awarded

None

Lincoln Properties

STIPULATION SET  
RETAIN FOR RECORDS  
COLOR SUBMITTAL

03/21/2016  
DATE INITIALS

Date:

Product:

Color:

Area / Sheen:

D.E. Contact:

February 16, 2016

SSHL10

DE6291 Casting Shadow

0 - FLAT

Sommer Phillips 480-364-0456

This submittal is intended for color and sheen approval and may not have been produced from the actual product specified. Dunn-Edwards recommends following the procedures outlined in PDCA Std. P5-09 Sample Procedures.

**Dunn Edwards**

**151 05:49 2/11/2016 PHX PANEL LAB**

**DE 6291**

**CASTING SHADOW**

**SSHL10-0 SPRTASHLD EX FLAT**

**Rev Date 03/26/2010**

**1 Quart L Y Notation /48**

**04: 0 Y+ 20.250**

**12: 0 Y+ 3.375**

**13: 0 Y+ 13.500**

**Custom Tinted Paint - Not Returnable for Exchange or Refund**  
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Check for correct color match and confirm color before application.  
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after it has been applied.