



# Development Review (Minor) Staff Approval

368-SA-2016

McDowell Mountain  
Marketplace Shops C & D

APPLICATION INFORMATION	
LOCATION: 10199 E Bell Rd	APPLICANT: Dan Dahl
PARCEL: 217-14-988	COMPANY: Yam Properties
Q.S.: 36-52	ADDRESS: 15475 N 84Th St Scottsdale, AZ 85260
CODE VIOLATION #:	PHONE: 480-398-2543
<u>Request:</u> Exterior patio	


### STIPULATIONS

1. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the patio bar elevations, site plan, lighting and details submitted by AV3 Design Studio, with a city staff date of 10/28/2016.
2. Fabric for all new umbrellas shall be solid colors, shall not have any advertising in the form of signage or logos, as identified in the application materials with a city staff date of 10/28/2016.
3. Cantilever umbrellas manufactured by Treasure Garden shall have a desert brown fabric color such as "Heather Beige" or "Cork" with a "bronze" stand. All other umbrella fabric shall be "Sunbrella Tan".
4. Elements of the exterior patio shall have finishes that match the color and material of the main building.
5. All exterior patio lighting shall be directed downward.
6. Exterior televisions shall not be visible from any adjacent streets.
7. Except as modified in this request, all applicable site approvals and stipulations shall continue to apply.
8. All patio planters shall not contain any synthetic plant landscape materials and plants shall be listed on the approved Indigenous Plant List.

### CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit one copy of this approval letter, and a completed Owner/Builder form if applicable, and a permit application along with the following plan set(s) to the One-Stop-Shop for review:

- PERMIT APPLICATION:  Completed Permit Application.
- ARCHITECTURAL:  4 sets of architectural plans with exterior lighting plan and cut sheet and 1 additional site plan, elevation, exterior lighting plan and cut sheet.

<b>Expiration of Development Review (Minor) Approval</b>	
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: 	DATE: 10/28/2016
Meredith Tessier	



## Development Review (Minor) (Administrative Staff Approval) Development Application Checklist

Official Use: Meredith Tessier  
 City Staff Contact: Meredith Tessier Staff Signature: [Signature]  
 Phone: 480-312-4211 Email: mtessier@scottsdaleaz.gov

Project Name: \_\_\_\_\_  
 Property's Address: \_\_\_\_\_ A.P.N.: \_\_\_\_\_  
 Property's Zoning District Designation: \_\_\_\_\_  
 Application Request: \_\_\_\_\_  
 Owner: \_\_\_\_\_ Applicant: \_\_\_\_\_  
 Company: \_\_\_\_\_ Company: \_\_\_\_\_  
 Address: \_\_\_\_\_ Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-mail: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Submittal Requirements: Please submit materials requested below. All plans must be folded.**

<input checked="" type="checkbox"/> Completed Application (this form) and Application Fee – \$ <u>87.00</u> (fee subject to change every July) <input checked="" type="checkbox"/> Affidavit of Authority to Act for Property Owner, letter of authorization, or signature below <input type="checkbox"/> Signed Owner Certification Acknowledging Receipt of Notice of Right to Appeal Exactions and Dedications <input type="checkbox"/> Request for Site Visits and/or Inspections form <input checked="" type="checkbox"/> Narrative – describing nature of request <input type="checkbox"/> Homeowners or Property Owners Association Approval <input type="checkbox"/> Color photographs of site – include area of request <input checked="" type="checkbox"/> Site plan ( <u>2</u> copy(ies) indicate the extent and location of additions, buildings and other structures, dimensions of existing and proposed structures, sidewalks, and/or driveways as well as any required setbacks. <input checked="" type="checkbox"/> Material Samples – color chips, awning fabric, glazing, etc. <input type="checkbox"/> Elevation Drawings or Color Photo simulations ( <u>2</u> copy(ies) – of additions, buildings, or other changes with materials and colors noted and keyed <u>BAK, T.V. elevation/has section</u>	<input type="checkbox"/> Landscape Plan (____ copy(ies) – indicate location of existing and new plants, location and dimension of paving, a plant palette with names, symbols, sizes, spacing & quantities, and open space/landscaping calculations. <input type="checkbox"/> Cross Sections – for all cuts and fills applications <input type="checkbox"/> Conceptual Grading & Drainage Plan – show existing, proposed drainage flows, channels, retention, etc. <input type="checkbox"/> Copy of Liquor License Application (for all bars or restaurants patio applications) <input type="checkbox"/> Airport Vicinity Development Checklist <input type="checkbox"/> Floor Plan(s) – show additions, alterations, or new structures. The floor plan shall be dimensioned and clearly delineate existing and proposed construction. <input type="checkbox"/> Exterior Lighting – provide cut sheets, details and photometrics for any proposed lighting. <input checked="" type="checkbox"/> Other: <u>Ext. pbt detail, Detail of umbrellas and cartopies</u>
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**Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2):**

**Enhanced Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.

**Standard Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

[Signature] Manager, McDowell Mountain Retail, LLC  
 Owner Signature

[Signature]  
 Agent/Applicant Signature



## Planning and Development Services Division

7447 East Indian School Road  
Scottsdale, Arizona 85251

10/26/2016

Dan Dahl  
Yam Properties  
15475 N 84Th St  
Scottsdale, AZ 85260

RE: Administrative Completeness Determination.

Dear Mr. Dahl

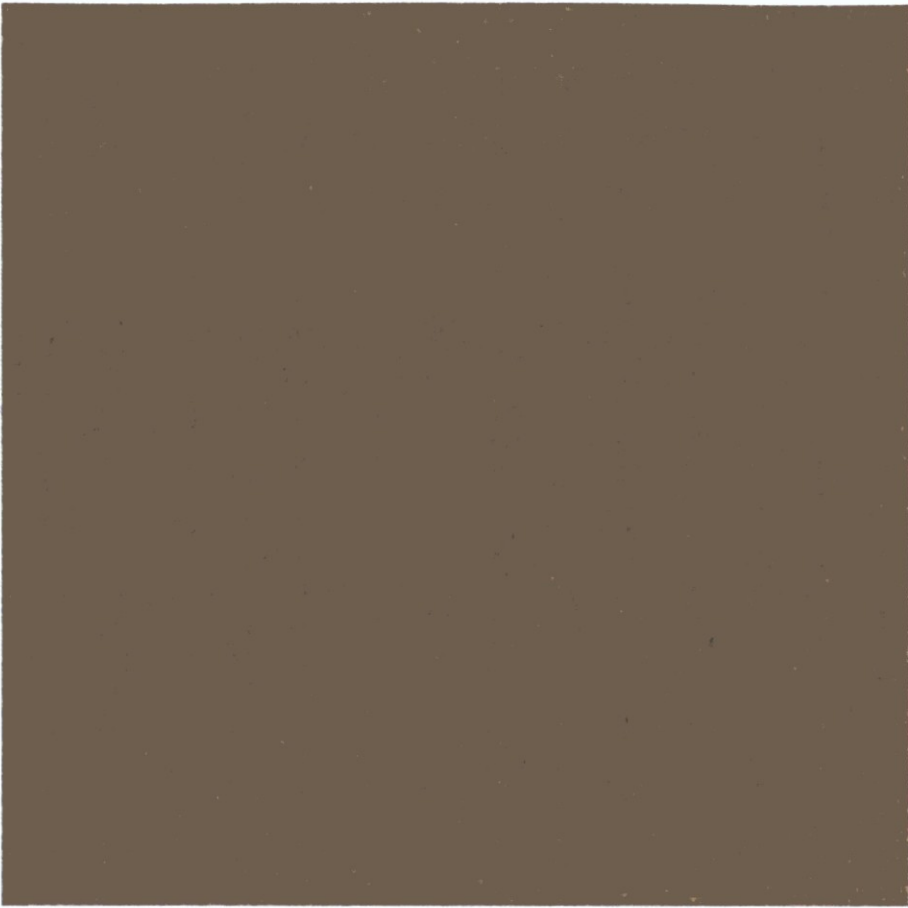
It has been determined that your Development Application 368-SA-2016, McDowell Mountain Marketplace Shops C & D is administratively complete, and City Staff has begun their substantive review of the application material.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information; or, 2) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me at 480-312-4211 or at [mtessier@ScottsdaleAZ.gov](mailto:mtessier@ScottsdaleAZ.gov).

Sincerely,

Meredith Tessier  
Planner

C: Case File



Tan

Please review and let us know if this color would be acceptable substitute for the golden yellow umbrellas.

Thank you,

--

**Artie A. Vigil III**  
architect . leed ap . cnu-a

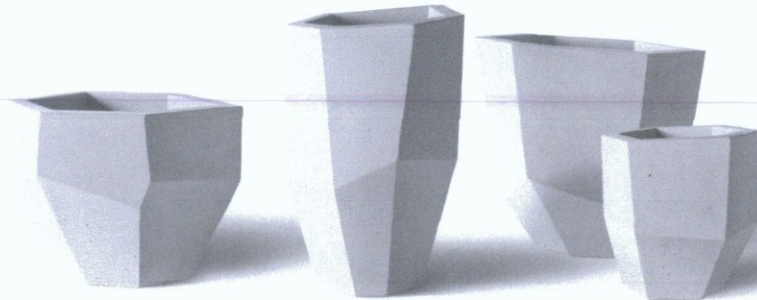
**AV3 design studio**  
architecture . urban design  
p . 602.326.3387  
e . [av3design@gmail.com](mailto:av3design@gmail.com)

STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
10/29/2014  
DATE INITIALS



# Quartz Series LANDSCAPE CONTAINERS

Six-sided precast concrete landscape container with multi-faceted face pattern.



### TO SPECIFY

Select the QS product number along with the options below.

#### Drainage

- Standard diameter hole: approximately 1-1/4"
- Custom size to function with irrigation & drainage (note size of plumbing fixture to be used)
- No drainage hole.

#### Concrete Color

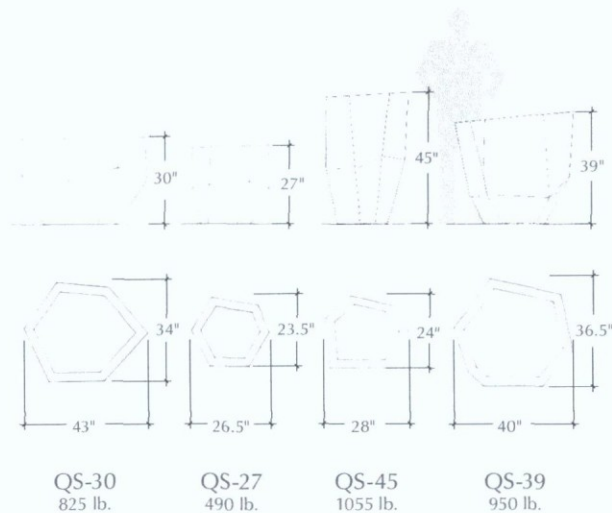
- Natural gray concrete
- Choose integral pigment color from Davis Colors ([www.daviscolors.com](http://www.daviscolors.com)), call/email us for a Davis Colors selector brochure
- Custom color mixing available

#### Finishing

- Bituminous sealer (suggested for interior applications)
- Sandblast finish

#### Notes

- See website to download CSI specifications



STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
10/28/2016  
DATE INITIALS

All weights are approximate

In 2006©, Larry Kornegay designed the Quartz Series exclusively for Kornegay Design,™ LLC

KornegayDesign.com | info@kornegaydesign.com | toll free 877.252.6323 | local 602.252.6323



# Faceted Series LANDSCAPE CONTAINERS

Tapered landscape container with faceted sides.



### TO SPECIFY

Select the FS product number along with the options below.

#### Drainage

- Standard diameter hole: approximately 1-1/4"
- Custom size to function with irrigation & drainage (note size of plumbing fixture to be used)
- No drainage hole

#### Concrete Color

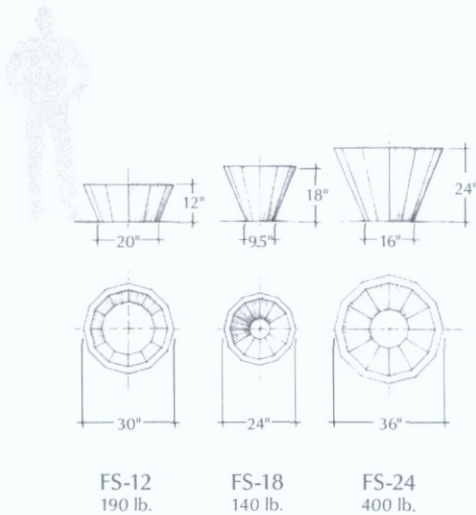
- Natural gray concrete
- Choose integral pigment color from Davis Colors ([www.daviscolors.com](http://www.daviscolors.com)), call/email us for a Davis Colors selector brochure
- Custom color mixing available

#### Finishing

- Bituminous sealer (suggested for interior applications)
- Sandblast finish

#### Notes

- See website to download CSI specifications



**STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED**  
10/28/2016

All weights are approximate

In 1999©, Larry Kornegay designed the Faceted Series exclusively for Kornegay Design,™ LLC

YOUR CUSTOM DESIGN.

## 10' x 13' AKZRT Cantilever Rectangle Series

**Canopy:**

Rectangle - SWV  
5476 Heather Beige - A

**Frame:**

Bronze

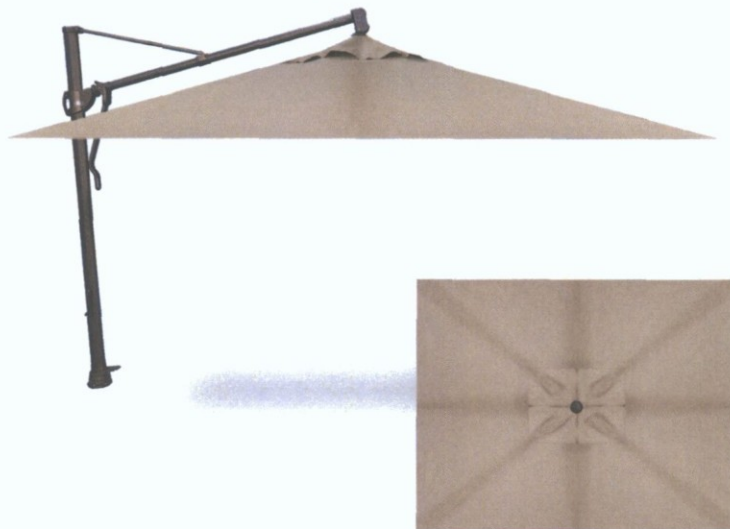
**Base:**

No Base

**Accessories:**

**Your Item Number:**

AKZRT00-5476



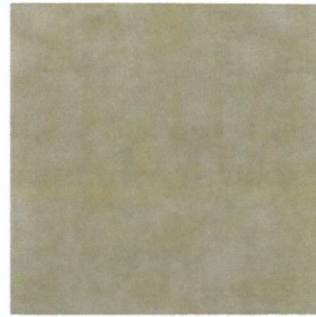
STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
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## What's Next?

Take your printed custom designed umbrella to your nearest authorized Treasure Garden dealer to place your order.  
To locate an authorized dealer near you, visit [www.treasuregarden.com](http://www.treasuregarden.com) and CLICK on the "How to Buy" link.



**WF1**  
SANDSTONE VENEER



**WF2**  
STUCCO



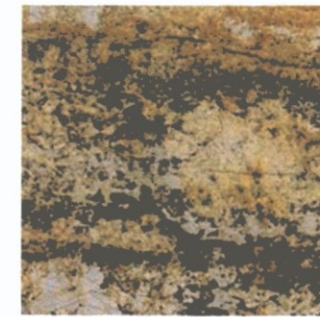
**WD1**  
T&G WOOD SOFFIT



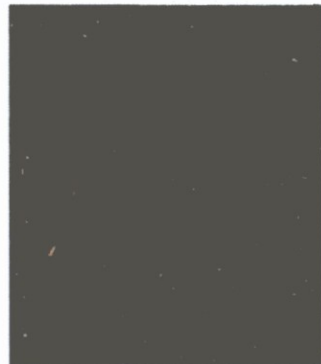
**WD2**  
WOOD VENEER



**SS1**  
COPPER COUNTERTOP



**SS2**  
RESTROOM COUNTERROPS



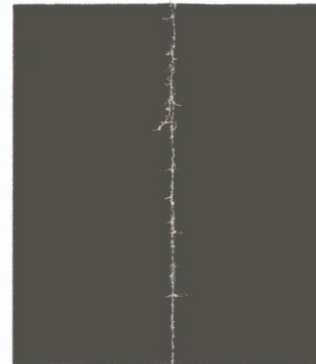
**SS3**  
SOLID SURFACE, BACK BAR



**BK1**  
CMU BLOCK - FIELD



**BK2**  
CMU BLOCK - ACCENT



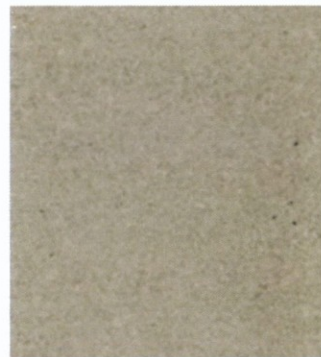
**MT1**  
PREWEATHERED STEEL - RUST



**MT2**  
ALUMINUM STOREFRONT



**MT3**  
PAINTED METAL



**CO1**  
PRECAST CONCRETE



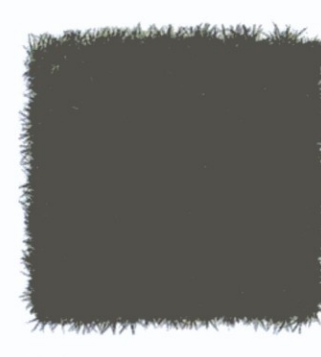
**FL1**  
CONCRETE FLOOR



**FL2**  
CONCRETE FLATWORK



**FL3**  
PRECAST CONCRETE PAVERS



**FL4**  
FAUX TURF



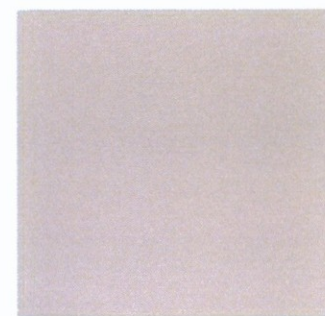
**FL5**  
EPOXY FLOOR



**TL1**  
TILE



**PT1**  
PAINT



**PT2**  
PAINT



**FB1**  
INTERIOR BOOTH FABRIC



**FB2**  
EXTERIOR BOOTH FABRIC



**FB3**  
AWNING FABRIC

FOR:  
YAM PROPERTIES / GENUINE CONCEPTS  
**THE VIG**  
**AT MCDOWELL**  
**MOUNTAIN**  
SCOTTSDALE, ARIZONA

STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
10/20/2016  
DATE INITIALS

**DESIGN DEVELOPMENT**  
**COLOR AND MATERIALS**

project # 15012  
2016 .07 .18

*as noted*  
*Tan*

368-SA-2016  
10/26/2016

**AV3**  
design studio