



Development Review (Minor) Staff Approval

385-SA-2016

Sorso Wine Room Patio

APPLICATION INFORMATION

LOCATION:	15323 N Scottsdale Rd Ste 150	APPLICANT:	Jeff Graham
PARCEL:	215-56-414	COMPANY:	Aline Architecture
Q.S.:	34-45	ADDRESS:	7340 E Main St Ste 220 Scottsdale, AZ 85254
CODE VIOLATION #:		PHONE:	480-2734233

Request: Request approval for a new 300 square feet exterior patio area on the south side of the existing Sorso Wine Room.

STIPULATIONS

1. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Aline, stamped approved by City staff 11/10/16.
2. The location and configuration of all site improvements shall be consistent with the site plan submitted by Aline, stamped approved by City staff 11/10/16.
3. A minimum 6' wide pedestrian path shall remain clear, around all sides of the proposed patio area. Existing planted pots shall be removed or relocated to accommodate the pedestrian path.
4. All materials, colors, and finishes shall match existing.
5. No exterior lighting is approved with this application.
6. All signs shall require separate review and permit.

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.** The permit application may be obtained or completed online at the following weblink:

http://www.scottsdaleaz.gov/Assets/Public+Website/bldgresources/APP_Permit_Commercial.pdf

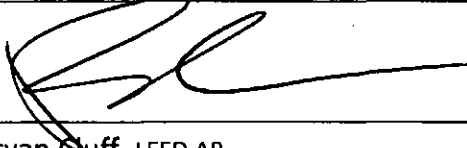
(Please complete the permit application online prior to arriving at the City to submit your construction documents)

ARCHITECTURAL: ☒ 4 sets of architectural plans and 1 additional site plan and elevation.

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: _____


Bryan Cluff, LEED AP
Senior Planner

DATE: _____

11/10/16

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



City of Scottsdale Cash Transmittal

108445

***** DUPLICATE *****

108445
1 00944511
10/27/2016 PLN-1STOP
JOGAZ HPTC600532
10/27/2016 4:32 PM
\$87.00

Received From :

Aline Architecture
7340 E MAIN ST STE 220
SCOTTSDALE, AZ 85254
502-468-6086

Bill To :

Aline Architecture
7340 E MAIN ST STE 220
SCOTTSDALE, AZ 85254
502-468-6086

***** DUPLICATE *****

Reference # 864-PA-2016

Issued Date 10/27/2016

Address 15323 N SCOTTSDALE RD STE 150

Paid Date 10/27/2016

Subdivision SCOTTSDALE QUARTER

Payment Type CREDIT CARD

Marketing Name

Lot Number 1

Cost Center

MCR 1136-49

County No

Metes/Bounds No

APN 215-56-414

Gross Lot Area 0

Water Zone

Owner Information

NAOS Lot Area 0

Water Type

TEAHEN WORL LLC

Net Lot Area

Sewer Type

7340 E MAIN ST 200

Number of Units 1

Meter Size

SCOTTSDALE, AZ 85251

Density

QS 34-45

602-423-7584

Code	Description	Additional	Qty	Amount	Account Number
3180	PRE-APPLICATION / SA		1	\$87.00	100-21300-44221


SIGNED BY JEFF GRAHM ON 10/27/2016

Total Amount **\$87.00**

(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 TRANSMITTAL # 108445

869-PA-16



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 and 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 submittal 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: Sorso Wine Room Patio			
Property's Address: 15323 N. Scottsdale Rd. #E1-150		APN: 215-56-414	
Property's Zoning District Designation: PRC			
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: Mark Teahen		Applicant: Jeff Graham	
Company: Teahen Work LLC dba Sorso Wine Room		Company: Aline Architecture	
Address: 7340 E. Main St. #200		Address: 7340 E. Main St. #210	
Phone: (602) 423-7584	Fax:	Phone: (480) 273-4233	Fax:
E-mail: mark@sorsowineroom.com		E-mail: j.grah@alinedesignstudio.com	
_____ Owner Signature		_____ Applicant Signature	
Official Use Only	Submittal Date: _____	Application No.: _____	-PA- _____
Project Coordinator: _____			

Planning and Development Services

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 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"/> General Plan Amendment (GP)
Exemptions to the Zoning Ordinance	Land Divisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivision (PP)	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Subdivision (Minor) (MD)	<input type="checkbox"/> Adult Care (AC)
<input type="checkbox"/> Variance (BA)		<input type="checkbox"/> Single-Family Residential
<input type="checkbox"/> Minor Amendment (MN)		<input type="checkbox"/> Other:

Submittal Requirements: (fees subject to change every July)	
<input checked="" type="checkbox"/> Pre-Application Fee: \$ _____ (No fees are charged for Historic Preservation (HP) properties.)	<ul style="list-style-type: none"> The following list of Additional Submittal Information is not required for a Pre-Application meeting, <u>unless</u> 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.
<input type="checkbox"/> Records Packet Fee: \$ _____ Processed by staff. The applicant need not visit the Records desk to obtain the packet. <i>(Only required when requested by Staff)</i>	
<input checked="" type="checkbox"/> 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.	
<input type="checkbox"/> Property Owner Authorization Letter <i>(Required for the SA and MS Pre-Applications)</i>	
<input type="checkbox"/> Site / Context Photographs <ul style="list-style-type: none"> 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. 	Additional Submittal Information <ul style="list-style-type: none"> <input type="checkbox"/> Site Plan <input type="checkbox"/> Subdivision plan <input type="checkbox"/> Floor Plans <input type="checkbox"/> Elevations <input type="checkbox"/> Landscape plans <input type="checkbox"/> H.O.A. Approval letter <input type="checkbox"/> Sign Criteria Regulations & Language <input type="checkbox"/> Material Samples – color chips, awning fabric, etc. <input type="checkbox"/> Cross Sections – for all cuts and fills <input type="checkbox"/> Conceptual Grading & Drainage Plan <input type="checkbox"/> Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting. <input type="checkbox"/> Boundary Survey (required for minor land divisions) <input type="checkbox"/> Areal of property that includes property lines and highlighted area abandonment request. <input type="checkbox"/> 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).
<input type="checkbox"/> Other _____ _____	

Planning and Development Services

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APPLICATION NARRATIVE

Wednesday, October 26, 2016

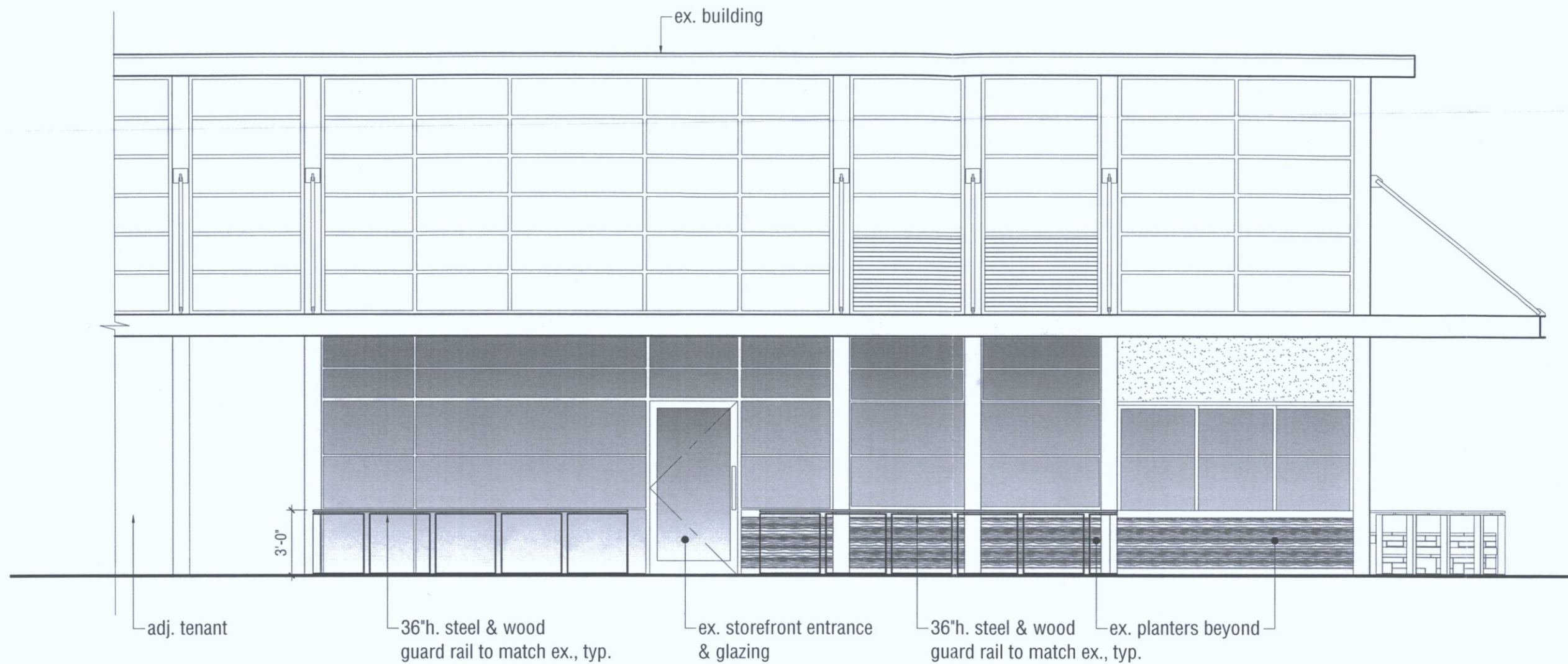
Sorso Wine Room Patio
15323 North Scottsdale Road #150
Scottsdale, AZ 85254

Dear Staff,

This pre-app is for a 300 s.f. patio addition to an existing 2,450 s.f. wine bar in the Scottsdale Quarter, with an existing 300 s.f. patio. The proposed railing is to match the existing steel and wood railing design. The Quarter has confirmed that they will remove existing planters to accommodate the new patio and maintain a 6'-0" clear walkway around the patio.

Respectfully,

Jeff Graham
Project Manager
Aline Architecture . Concepts, LLC
7340 E. Main St. #210
Scottsdale, AZ 85251



01 . south elevation

3/16" = 1'-0"

sorso wine room patio

15323 n scottsdale rd #150

scottsdale, az 85254

october 27, 2016

scale: 1/4" = 1'-0"

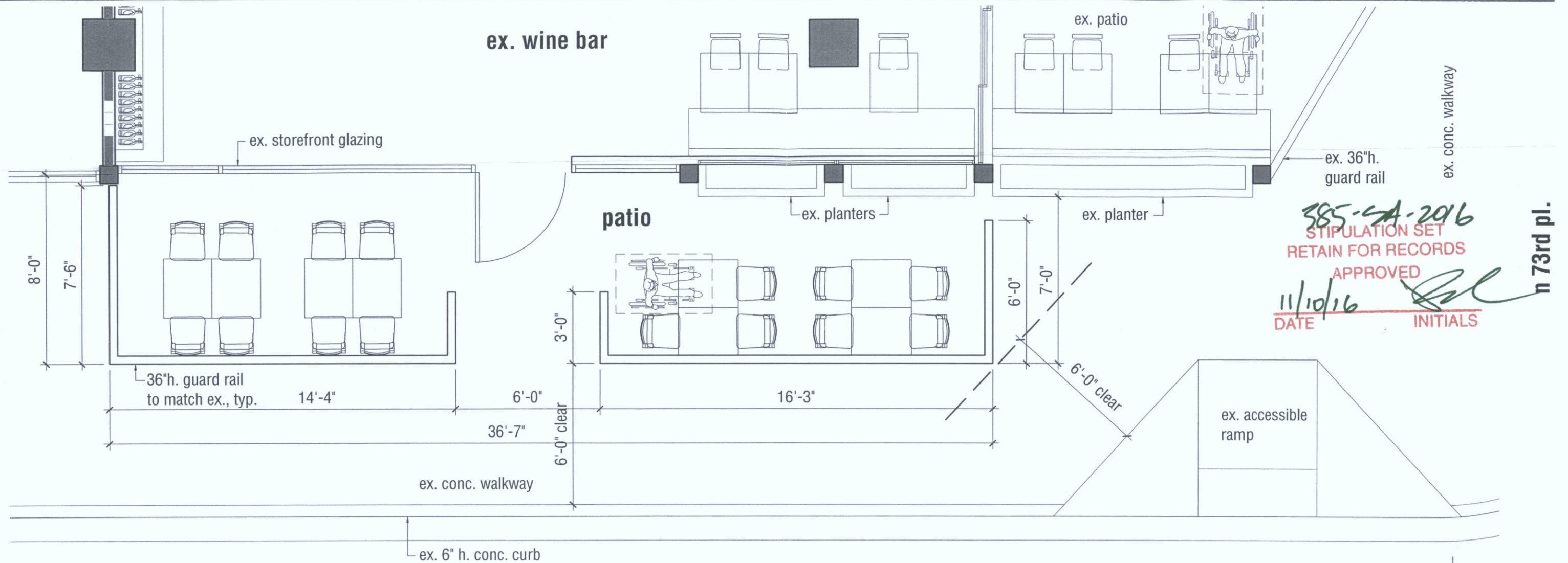
385-SA-2016
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
11/10/16
DATE INITIALS

7340 east main street #220
scottsdale, az 85251
t. 480.225.7359
www.alinedesignstudio.com

architecture . concepts
aline

proposed patio addition

pr-02



385-SA-2016
 STIPULATION SET
 RETAIN FOR RECORDS
 APPROVED
 11/10/16
 DATE INITIALS

n 73rd pl.

north street

01 . patio floor plan

1/4" = 1'-0"



sorso wine room patio

15323 n scottsdale rd #150

scottsdale, az 85254

october 27, 2016

scale: 1/4" = 1'-0"

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 scottsdale, az 85251
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 www.alinedesignstudio.com

architecture . concepts
aline



this project
apn # 215-56-414

01 . site plan
1" = 100'-0"



sorso wine room patio
1523 north scottsdale rd #150
scottsdale, az 85254
october 26, 2016

7340 east main street #210
scottsdale, az 85251
t: 480.225.7339
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architecture . concepts
aline



SORSO

WINE ROOM

Sunday 11am-8pm
Monday - Thursday 11am-10pm
Friday 11am - 2am
Saturday 11am - 2am
480-951-4344

North St.
Private Drive



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ARIZONA BILTMORE RESORT
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