



Development Review (Minor) Staff Approval

147-SA-2017

Via Linda Center Repaint

APPLICATION INFORMATION

LOCATION: 10810 E Via Linda

PARCEL: 217-27-044E

Q.S.: 29-54

CODE VIOLATION

#:285412

ZONING: C-1 PCD

APPLICANT: Doug Hanson

COMPANY: Doug Hanson & Architecture

ADDRESS: 4411 N 40Th St Ste 55 Phoenix, AZ 85018

PHONE: 602-667-3469

Request: Approval to repaint the exterior of an existing multi-tenant commercial center in a Neighborhood Commercial (C-1) zoning district.

STIPULATIONS

1. New color scheme shall substantially adhere to the proposed elevations and color palette stamped approved by Current Planning Staff on July 11, 2017.
2. Recessed features on the building and site walls shall remain and not be filled in.
3. Applicant shall submit a development review application to bring site lighting and landscaping into conformance.

RELATED WORK

16-Z-77, 40-Z-86, 21-Z-89, 69-DR-1986, 4-SA-1999#3, 1-MS-2010

CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

Please contact Steve Venker (480-312-2831) and Katie Posler (480-312-2703) for a Final Planning 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: _____

Katie Posler

Katie Posler per Steve Venker, Design

Liaison

DATE: _____

7/11/17

Planning and Development Services

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

Posler, Kathryn

Future development

From: WAYNE A WENTZ <wayne.wentz@me.com>
Sent: Monday, July 10, 2017 7:22 PM
To: Posler, Kathryn
Cc: Doug Hanson AIA; Tim McGough
Subject: 10810 E. Via Linda, Plaza 108, Via Linda Plaza

Review Application
(fix lighting & landscaping)

SECOND VERSION:

In addition to the three items listed below that we will upgrade, please include that we intend to upgrade the parking lot lighting and enhance security with wall lighting where none exists at present.

WW 7/10/17



Hi Katie,

We will hopefully wrap up the permit process for repainting our plaza, listed above, by the middle of next week. On to the next phase...

We want to add stone cladding and steel architectural details to half of the columns at the center, and we finally have a complete plan to revise the landscaping.

Please provide us with a list of C of S's requirements and list of documents to obtain permission to do the above work.



We will revise our monument sign, but we realize that is a separate permit to be dealt with by the sign company.

Doug Hanson has been the contact point between us and C of S and will remain so through the painting phase. After painting of the center is complete, I will become the main contact point for all successive work at the Plaza.

Respectfully,
Wayne A. Wentz, owner
480-216-8701

PAINT COLORS - VIA LINDA PLAZA
June 8, 2017

Color:



"QUEST" - DUNN EDWARDS

Location:

→ Body of building &
site wall



"TANIN" - DUNN EDWARDS

→ columns, site wall
cap



"DEEP TERRA COTTA" - BEHR

→ accent trim on
building & site
wall. (recessed area)

147-SA-17

STIPULATION SET
RETAIN FOR RECORDS

APPROVED

7/11/17
DATE

KP & S.V.
INITIALS

Owner Certification
Acknowledging Receipt
Of
Notice Of Right To Appeal
Exactions And Dedications

I hereby certify that I am the owner of property located at:

10810 E. VIA LINDA

(address where development approval, building permits, or city required improvements and dedications are being required)

and hereby certify that I have received a notice that explains my right to appeal all exactions and/or dedications required by the City of Scottsdale as part of my property development on the parcel listed in the above address.



Signature of Property Owner

Date

8 JUN 17

Appeals of Dedication, Exactions, or Zoning Regulations



Rights of Property Owner

In addition to the other rights granted to you by the U.S. and Arizona Constitution, federal and state law and city ordinances or regulations, you are hereby notified of your right to appeal the following City actions relating to your property:

- 1) Any dedication or exaction which is required of you by an administrative agency or official of the city as a condition of granting approval of your request to use, improve or develop your real property. This appeal right does not apply to a dedication or exaction required as part of a city legislative act (for example a zoning ordinance) when an administrative agency or official has no discretion to determine the dedication or exaction.
- 2) The adoption or amendment of a zoning regulation that creates a taking of property in violations of Arizona and federal court decision.

Appeal Procedure

The appeal must be in writing and specify the City action appealed and the date final action was taken, and must be filed with or mailed to the hearing officer designated by the city within 30 days after the final action is taken

- No fee will be charged for filing
- The city Attorney's Office will review the appeal for compliance with the above requirements, and will notify you if your appeal does not comply
- Eligible appeals will be forwarded to the hearing officer, and a hearing will be scheduled within 30 days of receipt by the hearing officer of your request. Ten days notice will be given to you of the date, time and place of the hearing unless you indicate that less notice is acceptable to you.
- The City will submit a takings impact report to the hearing officer.
- In an appeal from a dedication or exaction, the City will bear the burden of proving that the dedication or exaction to be imposed on your property bears an essential nexus between the requirement and a legitimate governmental interest and that the proposed dedication or exaction is roughly proportional to the impact of the use, improvement or development you proposed.
- In an appeal from the adoption or amendment of a zoning regulation, the City will bear the burden of proving that any dedication or exaction requirement in the zoning regulation is roughly proportional to the impact of the proposed use, improvement, or development, and that the zoning regulation does not create a taking of property in violation of Arizona and federal court cases.
- The hearing officer must render his decision within five working days after the appeal is heard.
- The hearing officer can modify or delete a dedication or exaction or, in the case of an appeal from a zoning regulation, transmit a recommendation to the City Council.
- If you are dissatisfied with the decision of the hearing officer, you may file a complaint for a trial *nevo* with the Superior Court within 30 days of the hearing officer's decision.

For questions, you may contact:

City's Attorney's Office
3939 Drinkwater Blvd.
Scottsdale, AZ 85251
480-312-2405

Address your appeal to:

Hearing Officer, C/O City Clerk
3939 Drinkwater Blvd
Scottsdale, AZ 85251

Please be aware that City Staff cannot give you legal advice. You may wish, but are not required, to hire an attorney to represent you in an appeal.

Planning and Development Services

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

This request concerns a property identified in the development application.

Pre-application No. 289 -PA- 2017

Project Name: VIA LINDA PLAZE

Project Address: 10810 E. VIA LINDA

STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refers to them all.

2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.

2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owner's agent: _____

WAYNE A. WENTZ

Print Name

Wayne A. Wentz

Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning and Development Services

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

(Administrative Staff Approval)
Development Application Checklist

CITY OF
SCOTTSDALE

Official Use:	<i>Kathie Poser</i>	Staff Signature:	<i>Kathie Poser</i>
City Staff Contact:		Email:	<i>kposer@scottsdaleaz.gov</i>
Phone:	<i>480-312-2703</i>		
Project Name:			
Property's Address:	<i>10810 E Via Linda</i>	A.P.N.:	<i>217-27094E</i>
Property's Zoning District Designation:	<i>C-1 PLO</i>		
Application Request:	<i>Repair</i>		
Owner:	<i>WAYNE WENTZ</i>	Applicant:	<i>DOUG HANSON</i>
Company:		Company:	<i>DOUG HANSON ARCHITECTURE</i>
Address:	<i>10291 E. DESERT COE</i>	Address:	<i>4411 N. 4th ST, #55 PHX, AZ 85016</i>
Phone:	<i>SCOTTSDALE, 88260</i>	Phone:	<i>602-667-3469</i>
E-mail:	<i>Waynewentz@msc.com</i>	E-mail:	<i>dhanson@DHAAZ.COM</i>

602-480-210-8101

<input checked="" type="checkbox"/> Completed Application (this form) and Application Fee - \$ <i>81</i> (for subject to change every July)	<input checked="" type="checkbox"/> Landscape Plan (<i>2</i> copies) - include location of existing and new plants, location and dimensions of new, a plant palette with names, symbols, sizes, spacing & quantities, and open space/landscaping calculations.
<input checked="" type="checkbox"/> Affidavit of Authority to Act for Property Owner, letter of authorization, or signature below	<input type="checkbox"/> Cross Sections - for all earth and hills applications
<input checked="" type="checkbox"/> Signed Owner Certification Acknowledging Receipt of Notice of Right to Appeal Easements and Dedications	<input type="checkbox"/> Conceptual Grading & Drainage Plan - show existing, proposed drainage flows, channels, retention, etc.
<input checked="" type="checkbox"/> Request for Site Visits and/or Inspections form	<input type="checkbox"/> Copy of Liquor License Application (for all bars or restaurants patio applications)
<input checked="" type="checkbox"/> Narrative - describing nature of request	<input type="checkbox"/> Airport Vicinity Development Checklist
<input type="checkbox"/> Homeowners or Property Owners Association Approval	<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 checked="" type="checkbox"/> Color photographs of site - include area of request	<input type="checkbox"/> Exterior Lighting - provide cut sheets, details and photometrics for any proposed lighting.
<input type="checkbox"/> Site plan (<i>2</i> copies) 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 type="checkbox"/> Other: <i>Asphalt Driveway</i>
<input type="checkbox"/> Material Samples - color chips, awning, fabric, glazing, etc.	
<input checked="" type="checkbox"/> Elevation Drawings or Color Photo simulations (<i>2</i> copies) of additions, buildings, or other changes with materials and colors noted and keyed	

replace missing

Please indicate by the checkbox below the requested review methodology (please see the descriptions on page 2):

<input checked="" type="checkbox"/> Enhanced Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
<input type="checkbox"/> Standard Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

Owner Signature:	<i>[Signature]</i>	Agent/Applicant Signature:	
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Review Methodologies

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 Website: www.scottsdaleaz.gov
E-mail: info@scottsdaleaz.gov

<input type="checkbox"/> Standard Application Review:	Application Review methodology.
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Owner Signature

Agent/Applicant Signature

Review Methodologies

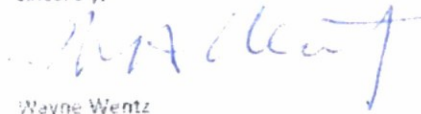
Planning and Development Services
7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088
City of Scottsdale Website: www.scottsdaleaz.gov
E-mail: info@scottsdaleaz.gov

Wayne Wentz
10291 E. Desert Cove Avenue
Scottsdale, AZ 85260

To Whom it May Concern,

This letter is written to authorize Doug Hanson, with Doug Hanson Architecture Inc., to act as my representative in submitting for Development Review and permitting for my property located at 10810 E Via Linda.

Sincerely,

A handwritten signature in blue ink, appearing to read "Wayne Wentz", with a stylized flourish at the end.

Wayne Wentz

147-SA-17
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
7/11/17 DATE KP for SV INITIALS

A



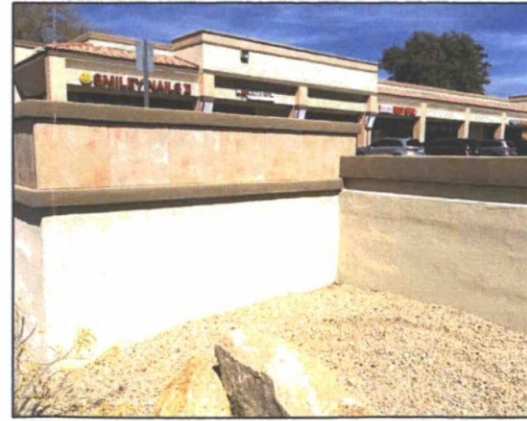
AFTER



B



C



Building Photos and Color Studies

N.T.S.

→ roof tiles remain unchanged
→ recessed features shall remain

10810 E. Via Linda

PHOENIX, AZ

DOUG HANSON ARCHITECTURE INC.

4411 N. 40TH STREET, UNIT 55 PHOENIX, AZ 85018

PH: 602-667-3469

CITY COMMENTS
06/15/17

17019.00

06/21/17

Expire 03/31/18

