

**Correspondence Between
Staff and Applicant
Approval Letter**

Date: 5/10/18
Contact Name: Mark Tomecak
Firm Name: Tomecak Design
Address: 4368 N. Civic Center Plaza #201
City, State, Zip: Scottsdale, AZ 85251

RE: Application Accepted for Review.

152 - PA - 2018

Dear Mr. Tomecak:

It has been determined that your Development Application for The District has been accepted for review.

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 corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) 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.

Sincerely,

Name: Ben Moriarity
Title: Planner
Phone Number: (480) 312 - 2836
Email Address: Bmoriarity @ScottsdaleAZ.gov

September 12, 2018

16-DR-2018

Mark Tomecak

Tomecak Design

4368 N Civic Center Plz 201

Scottsdale, AZ 85251

RE: DRB APPROVAL NOTIFICATION

Case Reference No: 16-DR-2018 The Cadre

The Development Review Board approved the above referenced case on September 6, 2018. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- Accepted Basis of Design Reports
- Accepted Case Drainage Report
- Construction Document Submittal Requirements/Instructions
- 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.
 - These instructions are provided to you so that you may begin to assemble information you will need when submitting your construction documents to obtain a building permit. For assistance with the submittal instructions, please contact your project coordinator, Ben Moriarity, 480-312-2836.
- Table: "About Fees"
 - A brief overview of fee types. A plan review fee is paid when construction documents are submitted, after which construction may begin. You may review the current years fee schedule at: <http://www.scottsdaleaz.gov/bldgresources/Fees/default.asp>

Please note that fees may change without notice. Since every project is unique and will have permit fees based upon its characteristics, some projects may require additional fees. Please contact the One Stop Shop at 480-312-2500.

Finally, please note that as the applicant, it is your responsibility to distribute copies of all enclosed documents to any persons involved with this project, including but not limited to the owner, engineers, architect, and developer.

Sincerely,



Ben Moriarity

Planner

bmoriarity@ScottsdaleAZ.gov

About Fees -

The following table is intended to assist you in estimating your potential application, plan review, and building permit fees. Other fees may also apply, for example Water Resources non-Residential Development, Parking-in-Lieu Fees, or Assessment District Fees; and those fees are not listed in this package the plan review staff is responsible for determining additional applicable fees.

Type of Activity	Type of Fee	Subcategory	When paid?
Commercial	Application	<ul style="list-style-type: none"> Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> Commercial, foundation, addition, tenant improvement/remodel Apartments/Condos Engineering site review Signs Plat fees Misc. Plan Review Lot Tie/Lot Split Pools & Spas Recordation 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> Commercial addition, remodel, tenant improvement, foundation only, shell only Fence walls or Retaining walls Misc. Permit Signs 	After construction document approval and before site construction begins
Residential	Application	<ul style="list-style-type: none"> Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> Single family custom, addition, remodel, standard plans Engineering site review Misc. plan reviews 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> Single family custom, addition, remodel, detached structure, standard plans Fence walls or Retaining walls Misc. Permit Signs 	After construction document approval and before site construction begins

EXISTING BUILDING

ADJACENT ZONING
C-2-00

PROPERTY LINE 107.81

9'-0" ALLEY EASEMENT
ABANDONED PER DOC
8764, PAGE 86A, MCR

40'-0" B.O.W.
88-5 PG. 85
ROAD MAPS
MCR

ADJACENT ZONING
C-2-00

RETAIL

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ALLEY

3RD AVENUE

SITE PLAN

SCALE: 1"=10'-0"





May 22, 2018

Dear Neighbor:

We want to inform you of a request to the City of Scottsdale (16-DR-2018) for the design review of the site plan and elevations for a new mixed-use development located at the northeast corner of Craftsman Court and 3rd Avenue (4151 or 4161 N. Craftsman Court). The development on this C-2 DO zoned, 10,572 square foot parcel would consist of retail and/or office uses on the first floor and residential units on the second and third floors. The new building design will have a contemporary urban theme providing interesting elements along and visible from the streetscape. This application will be heard by the Development Review Board at a public hearing in the future.

In the meantime, if you have any questions, please contact Mark Tomecak with Tomecak Design, at 602-619-7551 or mark@tomecakdesign.com. The City of Scottsdale Project Coordinator for this project is Ben Moriarity, who can be reached at 480-312-2836 or BMoriarity@ScottsdaleAZ.gov.

Thank you.

Susan Bitter Smith
Vice President