

**Correspondence Between
Staff and Applicant
Approval Letter**



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 9/28/18
Contact Name: Rhonda Rawson
Firm Name: ADC
Address: _____
City, State, Zip: _____

RE: Application Accepted for Review.

676 - PA - 2018

Dear _____:

It has been determined that your Development Application for Mercado on Hayden has been accepted for review.

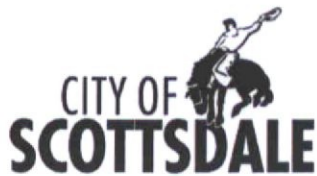
Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Andrew Chi

Name: Andrew Chi
Title: Planner
Phone Number: (480) 312-7828
Email Address: achi@scottsdaleaz.gov @ScottsdaleAZ.gov

45-DR-2018
9/28/2018



Planning & Development Services

7447 East Indian School Road
Scottsdale, Arizona 85251

January 7, 2019

Case No. 45-DR-2018
Rhonda Rawson
ADC, Inc.
PO Box 13152
Tucson, AZ 85732

RE: DRB APPROVAL NOTIFICATION

Case Reference No: 45-DR-2018 Mercado on Hayden & Mercado Del Lago Exterior Remodel

The Development Review Board approved the above referenced case on January 3, 2019. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- 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, Andrew Chi, 480-312-7828, or contact the One Stop Shop at 480-312-2500 and ask to speak to a Development Services Representative.
- 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 year's fee schedule at: <https://www.scottsdaleaz.gov/planning-development/fees>

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 and ask to speak to a Development Services Representative.

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,

Andrew Chi
Planner
achi@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

**Stipulations for the
Development Review Board Application:
Mercado on Hayden & Mercado Del Lago Exterior Remodel
Case Number: 45-DR-2018**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:

1. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by ADC, Inc., with a city staff date of December 17, 2018.
2. The location and configuration of all site improvements shall be consistent with the site plan submitted by ADC, Inc., with a city staff date of December 17, 2018.

RELEVANT CASES:

Ordinance

3. At the time of review, the applicable DRB and Staff Approval cases for the subject site were: 20-DR-2016, 412-SA-2004, and 212-DR-1984#7.

ARCHITECTURAL DESIGN:

DRB Stipulations

4. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
5. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

EXTRIOR LIGHTING:

Ordinance

6. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward and have an integral lighting shield.
7. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield and are full cut off.
8. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cut off.
9. Festoon lights shall only be installed underneath a covered patio with a solid roof to prevent any light trespass. Festoon lights shall comply with the applicable provisions of Zoning Ordinance Section 7.600 – Outdoor Lighting.

ADDITIONAL ITEMS:

DRB Stipulations

10. Televisions installed in any outdoor patio shall be oriented towards the interior of the development so that the television screens are not visible from any street or from off-site.
11. There shall be no exterior vending or display.