



Development Review (Minor) Staff Approval

190-SA-2020
Loco Patron Mexican
Restaurant

APPLICATION INFORMATION

LOCATION:	4228 N Scottsdale Rd	APPLICANT:	Paul Almond
PARCEL:	173-50-124C	COMPANY:	Paul Almond Architecture Design Group
Q.S.:	17-44	ADDRESS:	7330 E. Earll Dr. Scottsdale, AZ 85251
ZONING:	C-2 DO	PHONE:	(480) 990-2120

Request: Walk-in refrigerator addition at the rear of the building and extending patio screen fence on north side of patio, matching design, materials and colors of existing fence.

STIPULATIONS

1. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Almond Architecture Design Group, with a city staff date of 8/17/2020.
2. The location and configuration of all site improvements shall be consistent with the site plan submitted by Almond Architecture Design Group, with a city staff date of 8/17/2020.
3. Addition shall match the building material and color.

CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit one copy of this approval letter along with the following plan set(s) using the e-Services Planning Online Center for review:

Digital Plan submittals can be made using the City's e-Services at

<https://eservices.scottsdaleaz.gov/bldgresources/plans> and should include one PDF copy of each of the required plans/documents identified below.

ARCHITECTURAL: ☒ Commercial Architectural Plans

PERMIT APPLICATION: ☒ **Completed Permit Application**

The permit application may be filled-out and submitted online at:

<https://eservices.scottsdaleaz.gov/bldgresources/plans> or obtained for printing at:

- Commercial

http://www.scottsdaleaz.gov/assets/ScottsdaleAZ/Building/APP_Permit_Commercial.pdf

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: _____

Ben Moriarity, 480-312-2836

Date: _____

8/17/2020

Planning and Development Services

7447 East Indian School Road, Suite 105, Scottsdale, Arizona 85251 • www.ScottsdaleAZ.gov

LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- CONCRETE SURFACE
- 24 INCH VERTICAL CURB & GUTTER
- 6 INCH CONCRETE CURB
- INDICATES DRIVEWAY (MEANS OF ACCESS)
- WALL
- FENCE
- OVERHEAD ELECTRIC LINE
- SET NAIL IN WASHER STAMPED 42137
- FOUND CHISELED "X"
- SET TAG STAMPED 42137
- SET 1/2" CAPPED REBAR STAMPED 42137
- FOUND 1/2" CAPPED REBAR SET TAG STAMPED 21081
- CALCULATED POSITION NO MONUMENT FOUND OR SET SCHEDULE B ITEM
- SPRINKLER HOOK-UP (FIRE DEPARTMENT)
- BACK FLOW PREVENTER
- ELECTRIC BOX
- ELECTRIC CABINET
- ELECTRIC PANEL
- ELECTRIC TRANSFORMER
- GAS METER
- GUARD POST OR GATE POST METAL GRATE (CIRCULAR)
- LIGHT POLE
- PEDESTRIAN ACCESS RAMP
- POWER POLE W/ UNDERGROUND ELECTRIC
- SEWER CLEAN OUT
- SEWER MANHOLE
- TELECOMMUNICATIONS RISER
- WATER METER
- WATER VALVE
- ASSESSORS PARCEL NUMBER
- MARICOPA COUNTY RECORDS
- R/W
- BOOK
- PAGE
- (TYP.)
- TYPICAL

DESCRIPTION

The North 85 feet of the South 150 feet of the North 414 feet of the East half of the East half of the Southeast quarter of the Southeast quarter of Section 22, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Except that part lying West of the Easterly 183.00 feet thereof.

EAST 1/4 CORNER SECTION 22, T02N, R04E
FOUND MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HANDHOLE

NORTHEAST CORNER, SE. 1/4,
SE. 1/4, SECTION 22, T02N, R04E

EXTEND EXISTING SCREEN FENCE
TO CORNER OF EXISTING BUILDING

PROPOSED NEW WALK-IN REFRIGERATOR,
7'X11' STUCCO EMBROSSED WHITE EXTERIOR
OUTSIDE ROOF MEMBRANE

A.P.N. 173-50-126
GOLDMAN MORRIS B/SHEILA M BOLTON TR
2008-0411928 M.C.R.

AREA OF REMODEL

S. FACE OF BUILDING IS 0.25' N. OF BOUNDARY LINE

S. FACE OF BUILDING IS 0.27' N. OF BOUNDARY LINE

N. 89°02'25" E
N. LINE OF THE S. 150.00' OF THE N. 414.00'

EXISTING ADA STALL 9X18

EXISTING 9'X22' STALL

W. LINE OF THE E. 183.00'

A.P.N. 173-50-124C

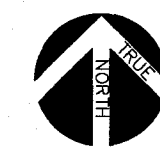
EXISTING PARKING STALLS 9X18

8' EASEMENT FOR WATER & SEWER

EDGE OF PAVEMENT (TYP.)

A.P.N. 173-50-124E
CITY OF SCOTTSDALE
2008-9190435 M.C.R.

EXISTING PARKING GARAGE



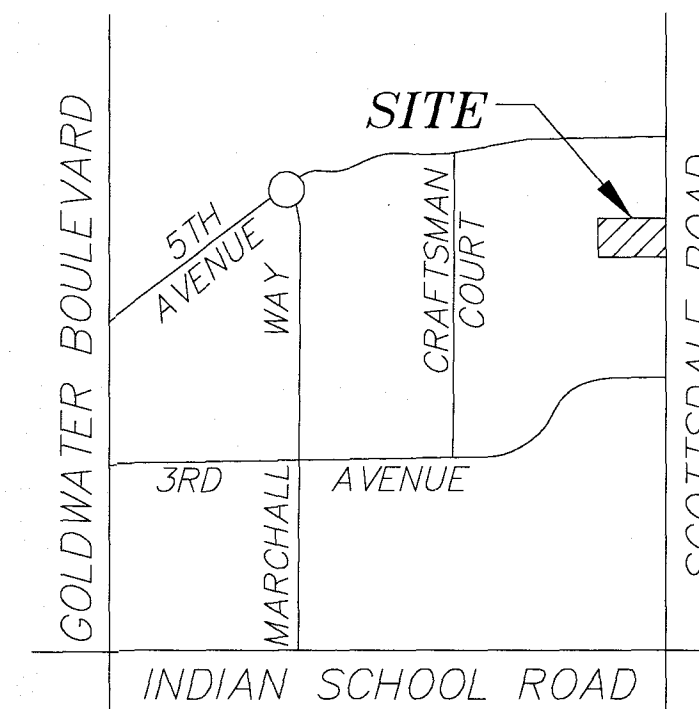
SITE PLAN

SCALE: 3/32"=1'-0"

190-SA-2020 Staff
APPROVED
STIPULATION SET
8/12/2020
DATE APPROVED BY

SITE PLAN NOTES

- SIGHT DISTANCE TRIANGLES SHALL BE SHOWN ON FINAL PLANS FOR DRIVEWAYS FROM COMMERCIAL SITES AND ANY INTERSECTIONS. AREA WITHIN THE SAFETY TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL BE SINGLE TRUNK AND HAVE A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM THE NEAREST STREET LINE ELEVATION.
- TEMPORARY/SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICES MANUAL.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
- FLAGPOLES, IF PROVIDED, SHALL BE ONE PIECE CONICAL TAPERED.
- NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
- PATIO UMBRELLAS, IF PROVIDED, SHALL BE SOLID COLOR AND SHALL NOT HAVE ANY ADVERTISING IN THE FORM OF SIGNAGE OR LOGOS.
- ALL EXTERIOR MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST UNIT BY PARAPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING. GROUND MOUNTED MECHANICAL, UTILITY AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING, WHICH IS A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST POINT OF TALLEST UNIT. (DETAILS ARE STILL REQUIRED).
- ALL EQUIPMENT, UTILITIES, OR OTHER APPURTENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR AND TEXTURE.
- NO EXTERIOR VISIBLE LADDERS SHALL BE ALLOWED. ALL POLE MOUNTED LIGHTING SHALL BE A MAXIMUM OF 20 FEET IN HEIGHT.
- NO CHAIN LINK FENCING SHALL BE ALLOWED.
- NO TURF AREAS SHALL BE PROVIDED.



SCHEDULE "B" ITEMS

- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Sewer and water
Recording Date: 05/20/1989
Recording No: Docket 2870, page 133
(PLOTTED HEREON)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Communication and other facilities
Recording Date: 01/04/1971
Recording No: Docket 8469, page 74
(PLOTTED HEREON)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Underground electric lines and electric transformer cabinet
Recording Date: 05/18/1971
Recording No: Docket 8703, page 256
(EASEMENT LIES 59± S. OF SUBJECT PROPERTY)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Ingress and egress
Recording Date: 03/19/1973
Recording No: Docket 10049, page 1390
(PLOTTED HEREON)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Public utility lines, pipes or poles
Recording Date: 11/08/1973
Recording No: Docket 10389, page 616
(PLOTTED HEREON)
- A resolution in favor of the City of Scottsdale
For: Improvement District No. 17901
Recording Date: 02/10/1997
Recording No: 1997-086152
(REFERENCES SUBJECT PROPERTY - NOT PLOTTABLE)
- Matters contained in that certain document
Entitled: City of Scottsdale Covered Walkway and Façade Improvement Program Covenant
Dated: 01/05/2005
Executed by: The City of Scottsdale
Recording Date: 03/22/2005
Recording No: 2005-343331
Reference is hereby made to said document for full particulars.
(REFERENCES SUBJECT PROPERTY - NOT PLOTTABLE)
- Any action that may be taken by the Flood Control District of Maricopa County to acquire property or rights of way for flood control, as disclosed by document recorded in Recording No. 2008-1029204.
(BLANKET EASEMENT OVER SUBJECT PROPERTY - NOT PLOTTABLE)
- Matters shown on record of survey:
Recording No.: Book 734 of Maps, page 10
(NO PLOTTABLE EASEMENTS AFFECTING SUBJECT PROPERTY ARE CREATED BY THIS DOCUMENT)

PROJECT DATA

PROJECT: LOCO PATRON RESTAURANT
ADDRESS: 4228 N. SCOTTSDALE RD. SCOTTSDALE, ARIZONA 85251
A.P.N. 173-50-124C
USE: RESTAURANT
ZONING: C-2, DO
LOT AREA: 12,157 SQ. FT. (0.279 ACRES)
CONSTRUCTION TYPE: VB (A.F.E.S.)
BUILDING AREA: EXISTING RESTAURANT:
DINING: 1,546 S.F.
KITCHEN: 820 S.F.
BAR: 800 S.F.
STORAGE: 95 S.F.
RESTROOMS: 128 S.F.
PATIO: EXISTING: 1,824 S.F.
OCCUPANCY: A-2 RESTAURANT
OCCUPANT LOAD: (TABLE 1004.1.2)

OCCUPANCY	AREA:	FACTOR	LOAD
RESTAURANT	2,346 S.F.	1:15	156.4
KITCHEN/STOR	715 S.F.	1:200	3.58
PATIO	1,824 S.F.	1:15	121.6
		TOTAL	282

EXITS REQUIRED: PER TABLE 1014.1, TWO EXITS REQUIRED
EXITS PROVIDED: FROM RESTAURANT 2 FROM PATIO 2
FIRE PROTECTION: SPRINKLERS (AFES): YES
FIRE ALARMS: YES
EMERGENCY LIGHTS: YES

PARKING REQUIRED: RESTAURANT: 1 PER 300 S.F. GROSS
3,189 S.F. / 300 = 10.63
PATIO: 1 PER 350 S.F. (- 1ST 500 S.F.)
1824 S.F. - 500 S.F. = 1,324 S.F. / 350 = 3.78
TOTAL REQUIRED = 15

PARKING PROVIDED: ON-SITE PER 33-BA-1982: 9 (INCLUDING 1 ACCESSIBLE)
PARKING CREDIT: 2.83
(3RD & 5TH AVE. GARAGE)
TOTAL: 16.03



7330 EAST EARL DRIVE, #A
SCOTTSDALE, ARIZONA 85251
PHONE: 480-990-2120
FAX: 480-990-2130

ARCHITECTURE
PLANNING INTERIORS

OWNERSHIP OF DOCUMENTS
THREE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ALMOND ADG WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, COPIED, OR REUSED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF ALMOND ADG. ANY EXTENSION TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING. VALUATION OF THIS IS A DIRECT VIOLATION OF STATE AND FEDERAL COPYRIGHT INFRINGEMENT LAWS. ALMOND ADG ALL RIGHTS RESERVED. NO LIABILITY IS ASSUMED FOR ANY DEVIATIONS FROM THESE DOCUMENTS.



EXPIRES 03-31-2023

WALK-IN REFRIGERATOR ADDITION:
LOCO PATRON RESTAURANT
4228 N. SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA

job no: 20126

date: 7-13-20

revisions:

sheet A1.1

DO NOT SCALE DRAWINGS

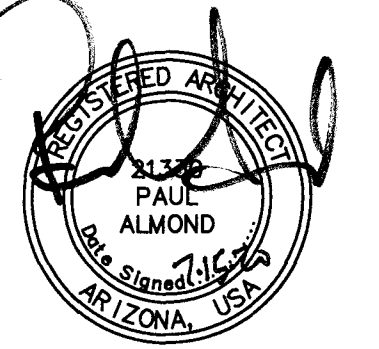
SITE PLAN



7330 EAST EARLL DRIVE #A
SCOTTSDALE, ARIZONA 85251
PHONE: 480-990-2120
FAX: 480-990-2130

ARCHITECTURE
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WALK-IN REFRIGERATOR ADDITION:
LOCO PATRON
RESTAURANT
4228 N. SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA

job no: 20126
date: 7-13-20
revisions:

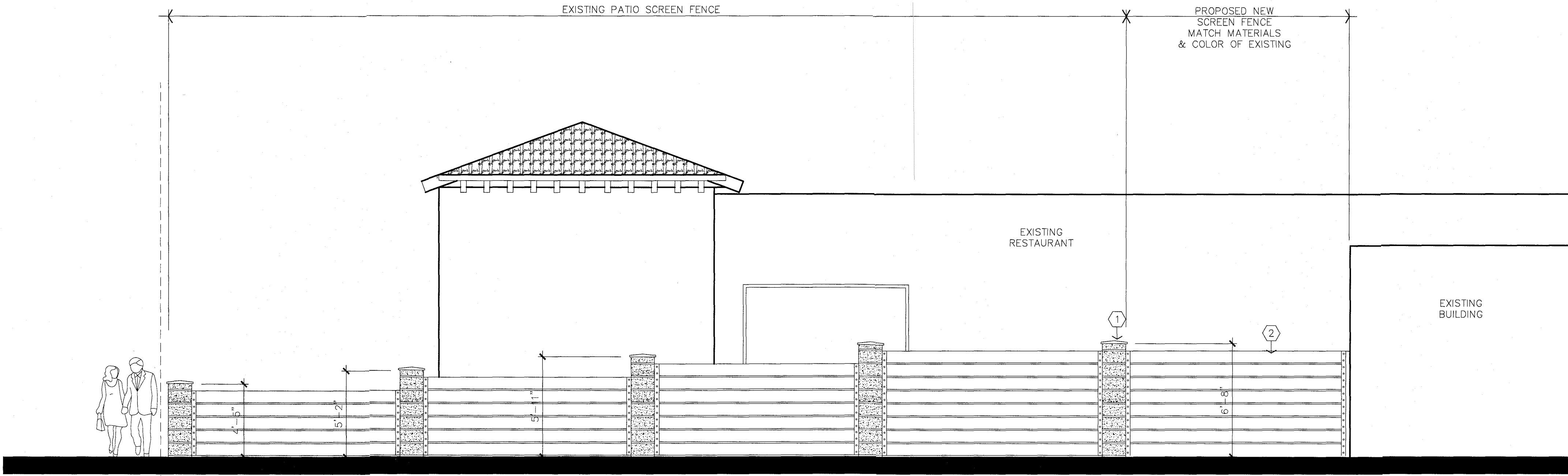
sheet A2.1



VIEW LOOKING SOUTHWEST FROM NORTH PARKING LOT

KEY NOTES

- 1. EXISTING PIER.
- 2. 2X8 HORIZONTAL WOOD PLANKS WITH 1" GAP BETWEEN PLANKS.



5 NORTH ELEVATION

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

DO NOT SCALE DRAWINGS

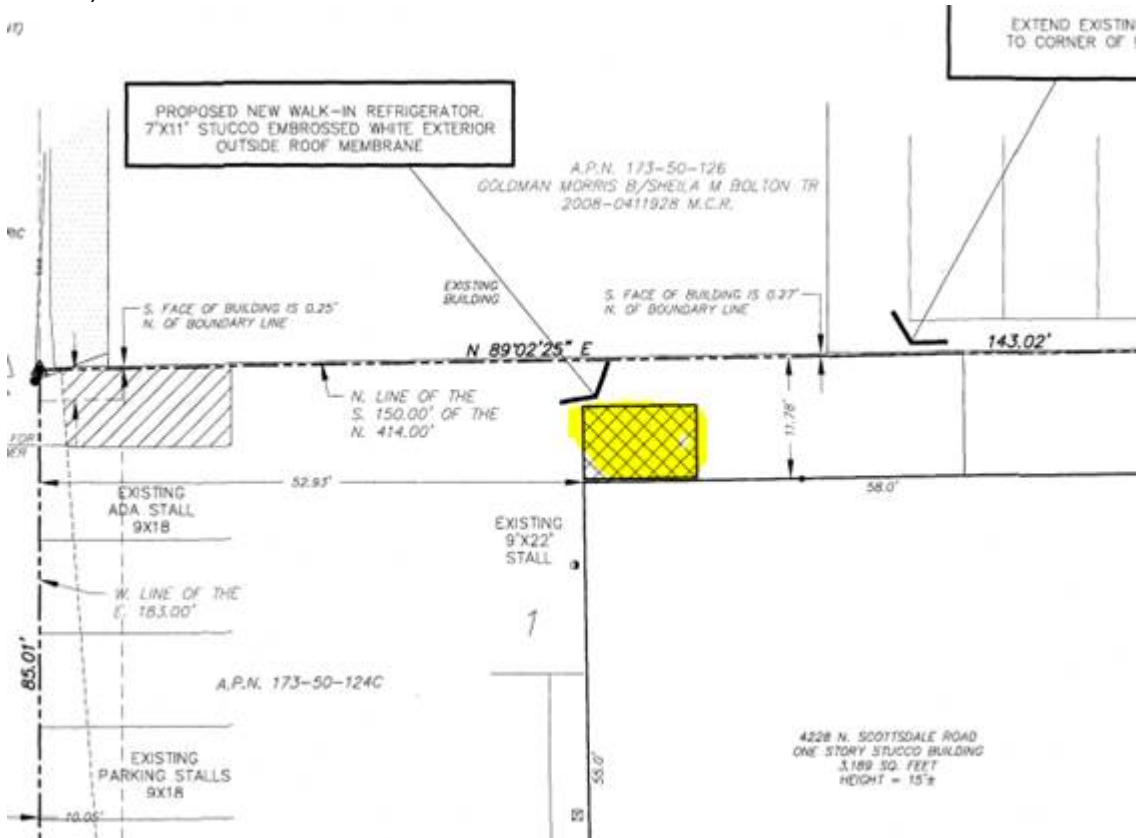
ELEVATIONS

Hemby, Karen

From: Dillon, Levi
Sent: Tuesday, August 04, 2020 5:02 PM
To: Moriarity, Ben; Paul Almond
Cc: Josh
Subject: RE: 553-PA-2020 Loco Patron

All, I apologize for the delay. The proposed walk-in fridge will just barely be in the easement. The easement extends south about 5ft from the north property line so encroachment would probably only be 3-4inches. Additionally, there are no active public sewer or water lines in the easement (no planned) so it is even less of a concern. Fridge away! (pending all remaining due process of course)

Thanks, Levi



Levi C. Dillon, P.E. | Sr. Water Resources Engineer



"Water Sustainability through
Stewardship, Innovation and People"

Contact Info

Direct: (480) 312-5319
Main office: (480) 312-5685
Fax: (480) 312-5615

Mailing/Office Address

Water Resources Administration
9379 E. San Salvador Dr.
Scottsdale, AZ. 85258

Sending me an attachment over SMB? Please use the link below:

<https://securemail.scottsdaleaz.gov/dropbox/ldillon@scottsdaleaz.gov>

From: Moriarity, Ben <BMoriarity@Scottsdaleaz.gov>
Sent: Friday, July 31, 2020 11:26 AM
To: Paul Almond <Paul@almondadg.com>
Cc: Josh <locopatron@hotmail.com>
Subject: RE: 553-PA-2020 Loco Patron

Paul,

As I mentioned, I am awaiting a response from water resources and will pass along any additional information. Typically the easement area can still be accessed through a patio area for any water/sewer work. Storage units are typically not approved within utility easements.

Ben Moriarity
Planner
Planning & Development Department

CITY OF SCOTTSDALE
7447 E Indian School Rd.
Scottsdale, AZ. 85251
BMoriarity@ScottsdaleAZ.gov
O: 480-312-2836

From: Paul Almond <Paul@almondadg.com>
Sent: Friday, July 31, 2020 11:17 AM
To: Moriarity, Ben <BMoriarity@Scottsdaleaz.gov>
Cc: Josh <locopatron@hotmail.com>
Subject: Re: 553-PA-2020 Loco Patron

 **External Email: Please use caution if opening links or attachments!**

That won't work for us. The walk-in would be too narrow to be useful. How come it's OK to have the patio and the existing screen wall in the easement but not the walk-in cooler? The cooler is temporary in nature.

Let me know. This may nix the whole idea.

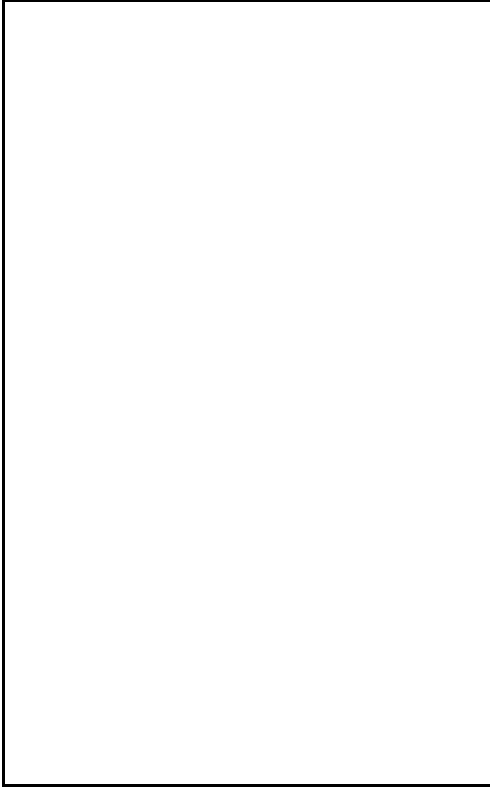
thanks

paul

Paul Almond, Architect
Almond ADG, Inc.
7330 E. Earll Drive, Suite A
Scottsdale, Arizona 85251

(480) 990-2120

(480) 990-2130 Fax



From: Moriarity, Ben <BMoriarity@Scottsdaleaz.gov>

Sent: Friday, July 31, 2020 11:04 AM

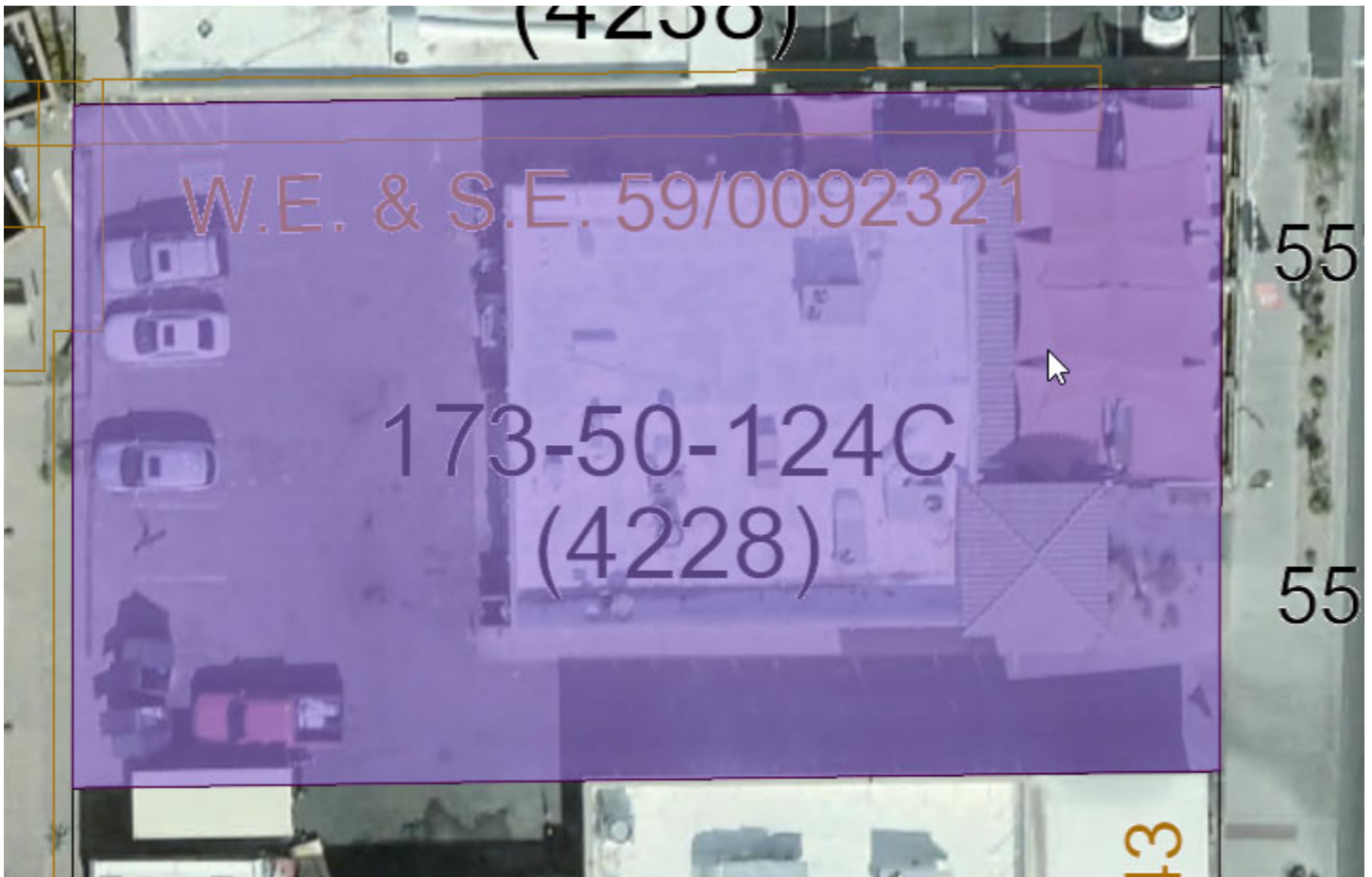
To: Paul Almond

Subject: 553-PA-2020 Loco Patron

Paul,

I am awaiting input from our Water Resources reviewer. There appears to be a Water and Sewer easement on the north portion of the property that is approximately 5' off the property line.

Aerial photo with property lines and easements overlaid:



It will likely mean that the freezer addition will need to stay out of the easement and the new wall will need to receive a letter from water resources stating that there is no conflict with the easement prior to permit.

Ben Moriarity

Planner

Planning & Development Department

CITY OF SCOTTSDALE

7447 E Indian School Rd.

Scottsdale, AZ. 85251

BMoriarity@ScottsdaleAZ.gov

O: 480-312-2836