



# Development Review (Minor) Staff Approval

195-SA-2022  
Uchi Scottsdale

## APPLICATION INFORMATION

LOCATION:	3821 N Scottsdale Rd	APPLICANT:	Amy Malloy
PARCEL:	130-23-125, 130-23-126	COMPANY:	Evolve Ventures
Q.S.:	16-45	ADDRESS:	13348 W. Via Caballo Blanco Peoria, AZ 85383
ZONING:	D/RS-1 DO	PHONE:	(602) 531-7762

Request: Redevelopment of the former Bandera restaurant building and site for a new Uchi Scottsdale restaurant.

## STIPULATIONS

1. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by AV3 Design Studio, with a city staff date of 8/19/2022.
2. The location and configuration of all site improvements shall be consistent with the site plan submitted by AV3 Design Studio, with a city staff date of 8/19/2022.
3. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by AV3 Design Studio, with a city staff date of 8/19/2022.
4. Concurrent with the construction document submittal for the development project, the property owner shall submit a plat for assemblage of the two parcels of the site (APN 130-23-125 & APN 130-23-126). The plat shall be recorded prior to the issuance of any building permit for the development project.
5. Prior to the issuance of any building permit, the property owner shall enter into a Term Agreement with the City for the required in-lieu parking credits associated with case 1-IP-2022.

## 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: ☒ 1 set of Commercial Architectural Plans  
*(civil and landscape improvement plans shall be included for reference)*
- IMPROVEMENTS: ☒ 1 set of Civil Improvement Plans  
☒ 1 set of Landscape Improvement 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/Multi-family  
[http://www.scottsdaleaz.gov/assets/ScottsdaleAZ/Building/APP Permits/Permit\\_Commercial.pdf](http://www.scottsdaleaz.gov/assets/ScottsdaleAZ/Building/APP_Permits/Permit_Commercial.pdf)

## Planning and Development Services

7447 East Indian School Road, Suite 105, Scottsdale, Arizona 85251 • [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)

**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: \_\_\_\_\_



Brad Carr, AICP, LEED-AP

Date: \_\_\_\_\_

8/19/2022