



# Development Review (Minor) Staff Approval

221-SA-2023

Loco Patron Restaurant

## APPLICATION INFORMATION

LOCATION: 4228 N Scottsdale Rd

APPLICANT: Paul Almond

PARCEL: 173-50-124C

ADDRESS: 7330 E. Earll Dr. Scottsdale, AZ 85251

ZONING: C-2 DO

PHONE: (480) 990-2120

Request: Request by owner to install a 75 sqft storage addition on the north side of existing building. all located at 4228 N Scottsdale Road

## STIPULATIONS

1. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Almond ADG, with a city staff date of 11/1/2023.
2. The location and configuration of all site improvements shall be consistent with the site plan submitted by Almond ADG, with a city staff date of 11/1/2023.
3. With final plans submittal owner shall submit a release of easement for 128' of water and sewers facilities easement.
4. Architectural elements, including materials, color, and texture, shall be constructed to be consistent with existing building on site.

## CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

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

**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

EASEMENTS: ☒ Release of Water & Sewer facilities easement: ([Single Instrument](#))

## 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: \_\_\_\_\_

Jason Katz, 480-312-2542

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

11/1/2023

## Planning and Development Services

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

Page 1 of 1

Form Revision Date: June 2020

October 7, 2023

## NARRATIVE

Loco Patron Restaurant Shed  
4225 N. Scottsdale Rd.

Request to build a 75 sq. ft. storage shed between the building and the north property line.  
Frame construction with materials and colors to match the existing building.

Paul Almond  
Project Architect  
Almond ADG Architects

## 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 HOOD-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
- A.P.N. ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- BK. BOOK
- PG. 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.

## SCOPE OF WORK

NEW STORAGE SHED BETWEEN NORTH PROPERTY LINE AND WALK-IN REFRIGERATOR.

## 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: 1,546 S.F.  
DINING: 620 S.F.  
KITCHEN: 800 S.F.  
BAR: 95 S.F.  
STORAGE: 128 S.F.  
RESTROOMS: 2,081 S.F.  
PATIO: 100 S.F.  
NEW STORAGE SHED 100 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	2,081 S.F.	1:15	138.7
	TOTAL		298.7

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.) 2,081 S.F. - 500 S.F. = 1,581 S.F. / 350 = 4.52  
TOTAL REQUIRED = 15.15

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

## CITY OF SCOTTSDALE FIRE DEPARTMENT NOTES

- SUBMIT SHOP DRAWINGS FOR ANY MODIFICATION OF EXISTING FIRE SPRINKLER SYSTEM AND COMPLY WITH NFPA 13 AND LOCAL AMENDMENTS. IN LIGHT HAZARD OCCUPANCIES, EXISTING STANDARD RESPONSE SPRINKLER HEADS WITHIN TENANT SPACE SHALL BE CHANGED OUT TO QUICK RESPONSE WHEN SCOPE OF WORK WILL ADD AND/OR RELOCATE 50% OR MORE OF SPRINKLER HEADS.
- ALL FIRE PROTECTION SYSTEMS SHALL REMAIN OPERATIONAL AND MODIFIED AS NECESSARY FOR CODE COMPLIANCE.
- INSTALL FIRE EXTINGUISHERS PER IFC. FIRE EXTINGUISHER QUANTITY AND LOCATIONS SHALL BE APPROVED BY FIRE INSPECTOR.
- EXIT AND EMERGENCY LIGHTINGS SHALL COMPLY WITH CITY ORDINANCE AND IFC.
- NUMERICAL PREMISES ID MUST BE LEGIBLE FROM STREET OR DRIVE. MINIMUM 12" NUMBERS FOR BUILDING AND 4" NUMBERS FOR SUITE.
- SUBMIT SHOP DRAWINGS FOR ANY MODIFICATION OF FIRE ALARM SYSTEM (IF EXISTING) TO COMPLY WITH NFPA 72 AND LOCAL CODES.
- TYPE 1 HOOD SYSTEMS REQUIRE SUBMITTAL OF PLAN FOR AUTOMATIC HOOD EXTINGUISHER SYSTEMS IN COMPLIANCE WITH CURRENT U.L. 300 STANDARDS. EXISTING TYPE 1 HOOD SYSTEMS SHALL BE UPGRADED TO COMPLY WITH CURRENT U.L. 300 STANDARDS.
- WAREHOUSE RACKS FOR STORAGE OVER 12' IN HEIGHT REQUIRE A SEPARATE SUBMITTAL FOR APPROVAL PRIOR TO INSTALLATION.
- SEPARATE SUBMITTAL AND APPROVAL IS REQUIRED FOR MAG LOCKS.
- BULK COMPRESSED GAS STORAGE REQUIRES SEPARATE FIRE DEPARTMENT PERMIT.

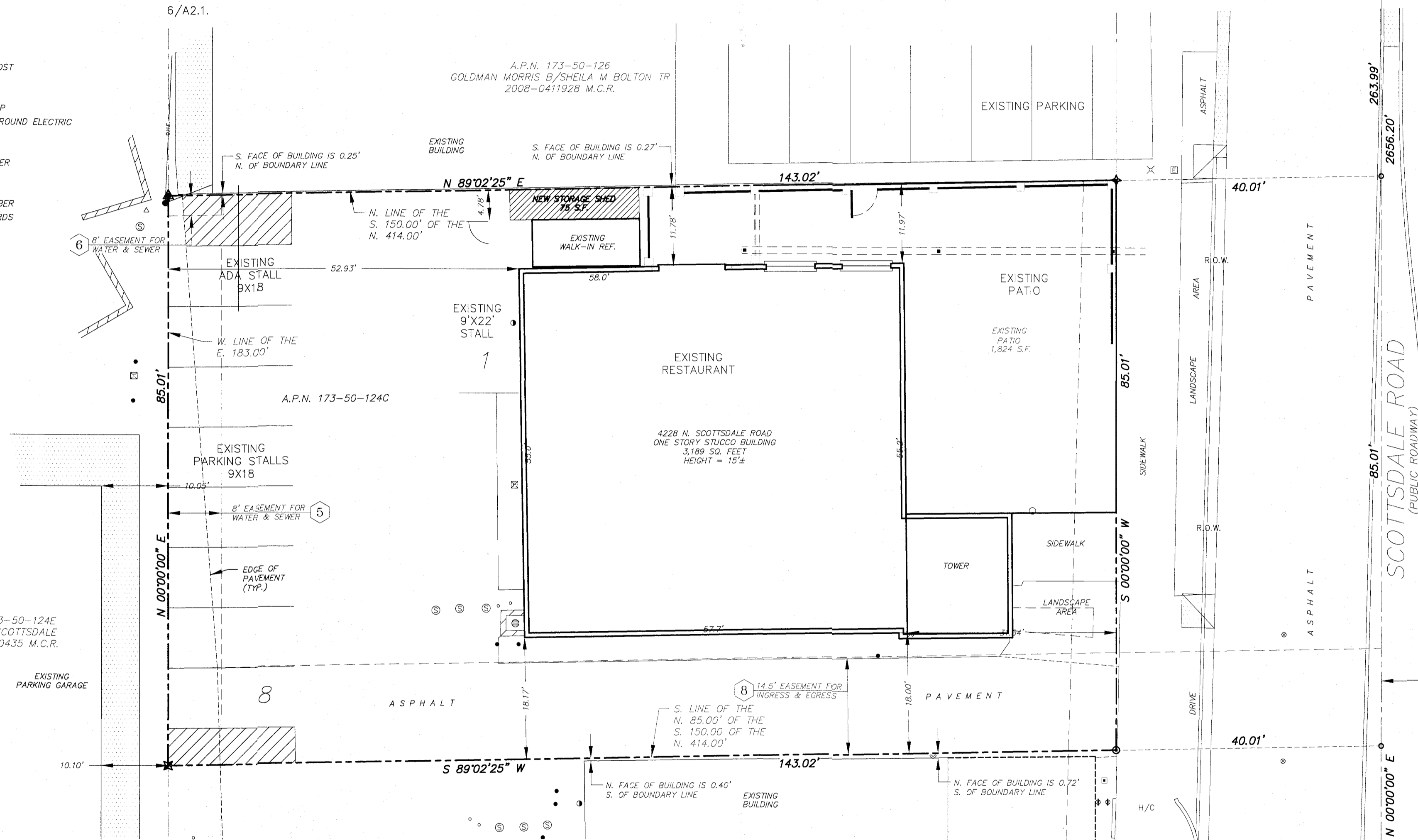
## SITE PLAN NOTES

- 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.



## SITE PLAN

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



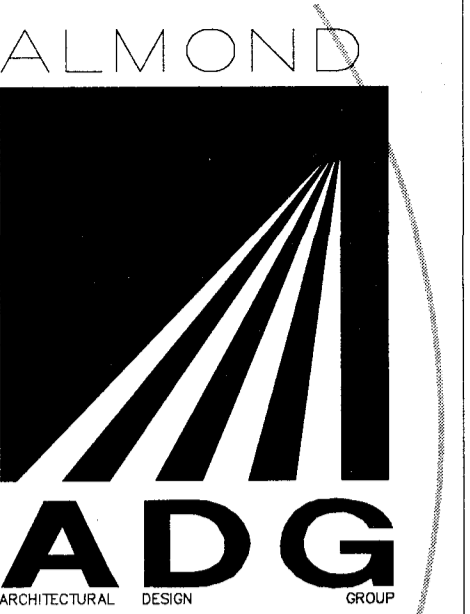
DO NOT SCALE DRAWINGS

221-SA-2023  
STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED

11/01/2023  
DATE  
JKB  
VED BY

190-SA-2020

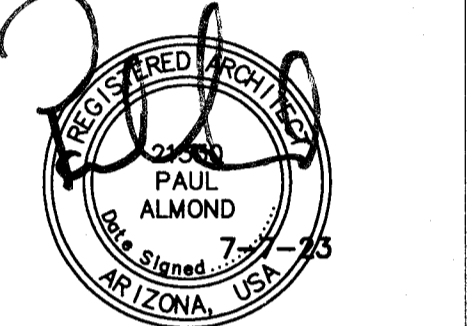
SITE PLAN



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

ARCHITECTURE  
PLANNING  
INTERIORS

OWNERSHIP OF DOCUMENTS  
THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ALMOND ADG. NO PART OF THESE DRAWINGS OR SPECIFICATIONS ARE TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF ALMOND ADG. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF ALMOND ADG IS PROHIBITED. VIOLATION OF THIS IS A DIRECT VIOLATION OF THE COPYRIGHT INFRINGEMENT LAWS. © 2023 ALMOND ADG. ALL RIGHTS RESERVED. NO LIABILITY IS ASSUMED FOR ANY DEVIATIONS FROM THESE DOCUMENTS.



EXPIRES 03-31-2026

STORAGE SHED ADDITION:  
LOCO PATRON  
RESTAURANT  
4228 N. SCOTTSDALE ROAD  
SCOTTSDALE, ARIZONA

job no: 23119

date: 7-7-23

revisions:

sheet A1.1

PHOTO-1

**221-SA-2023**

**STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED**

**11/01/2023**

DATE

*J. K. King*

VED BY



BACK PARKING LOT LOOKING NORTH



project: LOCO PATRON RESTAURANT SHED  
4228 N SCOTTSDALE RD.

job no: 23119

date: 10-2-23

PHOTO-2

**221-SA-2023**

**STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED**

**11/01/2023**

DATE

*J. K. Katz*

VED BY



SOUTH ELEVATION

WOOD SIDING  
PAINT TO MATCH  
BUILDING



project: LOCO PATRON RESTAURANT SHED  
4228 N SCOTTSDALE RD.

job no: 23119

date: 10-2-23

PHOTO-3

**221-SA-2023**

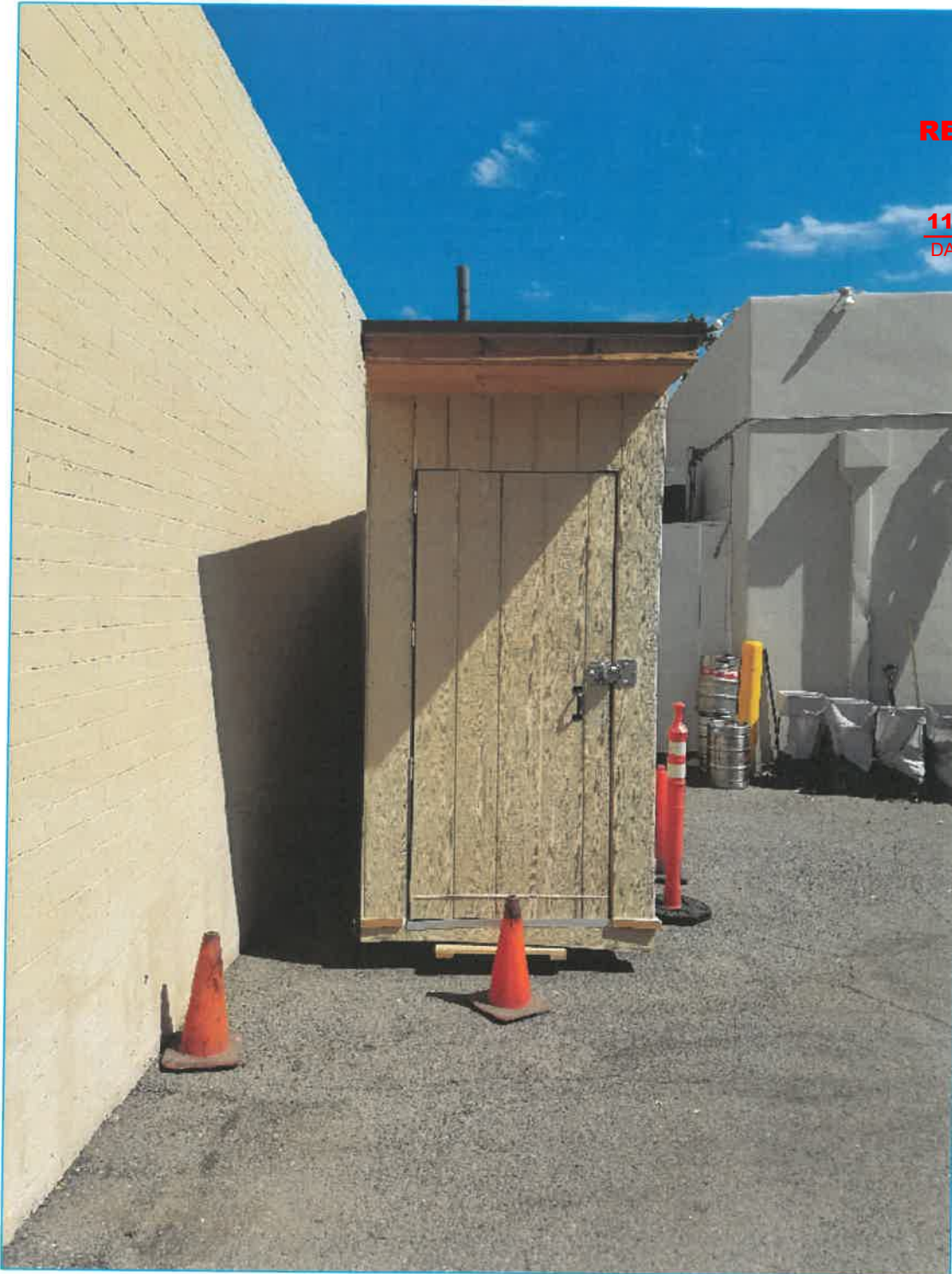
**STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED**

**11/01/2023**

DATE

*J. Katz*

VED BY



WEST ELEVATION

WOOD SIDING  
PAINT TO MATCH  
BUILDING

ALMOND



project: LOCO PATRON RESTAURANT SHED  
4228 N SCOTTSDALE RD.

job no: 23119

date: 10-2-23

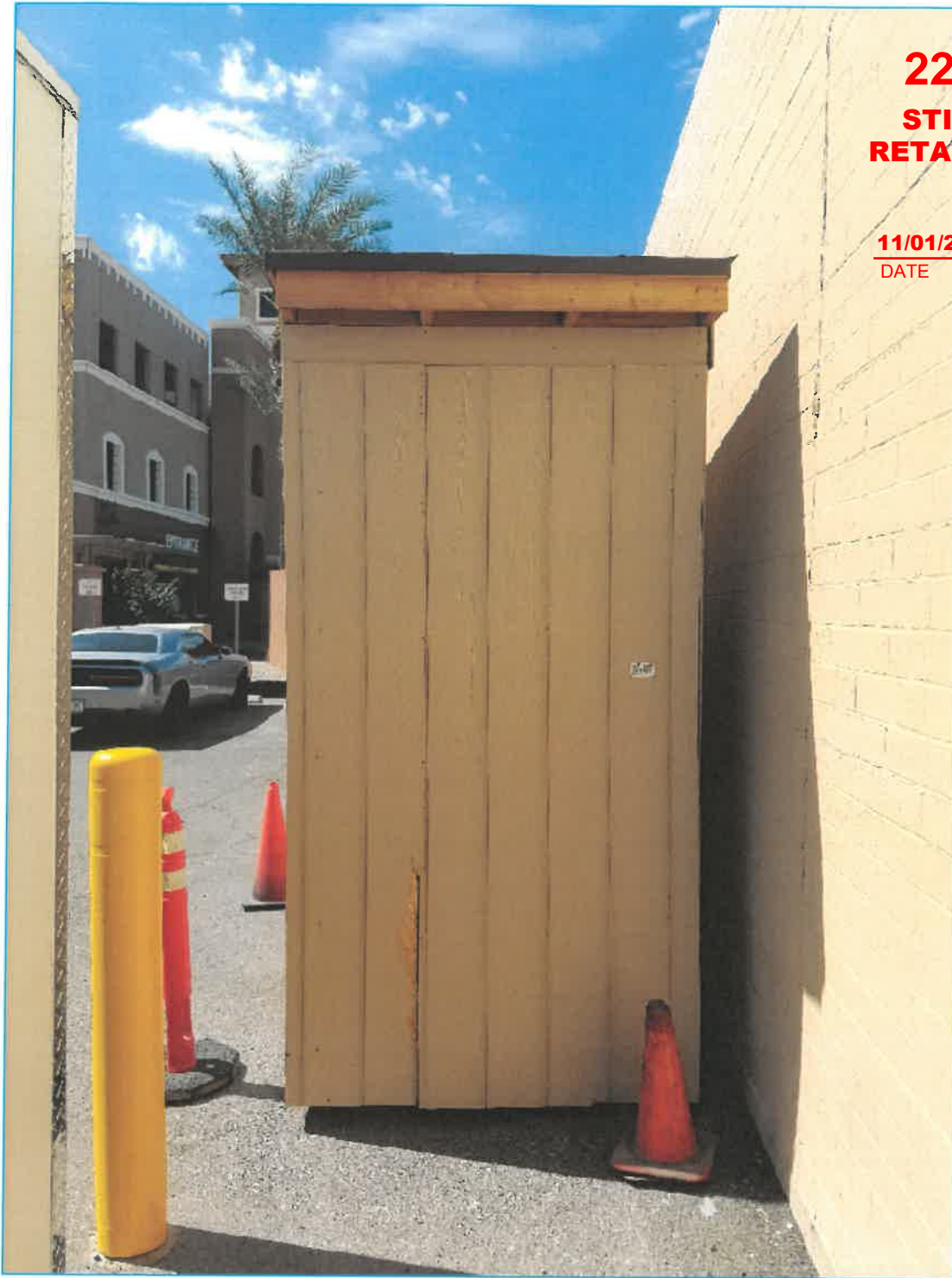
PHOTO-4

**221-SA-2023**  
**STIPULATION SET**  
**RETAIN FOR RECORDS**  
**APPROVED**

**11/01/2023**  
DATE

*J. K. King*

VED BY



EAST ELEVATION

WOOD SIDING  
PAINT TO MATCH  
BUILDING



project: LOCO PATRON RESTAURANT SHED  
4228 N SCOTTSDALE RD.

job no: 23119

date: 10-2-23

PHOTO-5

**221-SA-2023**

**STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED**

**11/01/2023**

DATE

*J. Katz*

APPROVED BY



STORAGE SHED IN-PLAVE (WEST ELEVATION)



project: LOCO PATRON RESTAURANT SHED  
4228 N SCOTTSDALE RD.

job no: 23119

date: 10-2-23

PHOTO-6

**221-SA-2023**

**STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED**

**11/01/2023**

DATE

*J. Katz*

VED BY



STORAGE SHED IN-PLAVE (LOOKING WEST FROM PATIO)



project: LOCO PATRON RESTAURANT SHED  
4228 N SCOTTSDALE RD.

job no: 23119

date: 10-2-23

# EXHIBIT "A"

DESCRIPTION OF 8 FOOT EASEMENT FOR WATER & SEWER TO BE RELEASED  
OVER A PORTION OF 4228 N. SCOTTSDALE ROAD, SCOTTSDALE, AZ 85251

THAT PORTION OF THE 8 FOOT EASEMENT FOR WATER AND SEWER AS DESCRIBED IN  
DOCKET 2870, PAGE 133, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE  
NORTH 85.00 FEET OF THE SOUTH 150.00 FEET OF THE NORTH 414.00 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, BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

COMMENCING AT A 4-INCH MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION  
BRASS CAP IN HANDHOLE MARKING THE EAST QUARTER CORNER OF SAID SECTION 22,  
FROM WHICH A 3-INCH CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE MARKING THE  
SOUTHEAST CORNER OF SAID SECTION 22 BEARS SOUTH 00 DEGREES 00 MINUTES 00  
SECONDS WEST 2,656.20 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS  
FOR THIS DESCRIPTION;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 1,592.09 FEET ALONG THE  
EAST LINE OF SAID SOUTHEAST QUARTER TO THE NORTH LINE OF THE SOUTH 150.00  
FEET OF THE NORTH 414.00 FEET OF THE EAST HALF OF THE EAST HALF OF THE  
SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 89 DEGREES 02 MINUTES 25 SECONDS WEST 40.01 FEET ALONG SAID  
NORTH LINE TO A NAIL IN WASHER STAMPED "KLEIN 42137" ON THE WEST LINE OF  
THE EAST 40.00 FEET OF SAID SOUTHEAST QUARTER, AND THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 8.00 FEET ALONG SAID  
WEST LINE TO THE SOUTH LINE OF SAID 8 FOOT EASEMENT;

THENCE SOUTH 89 DEGREES 02 MINUTES 25 SECONDS WEST 135.02 FEET ALONG SAID  
SOUTH LINE TO THE EAST LINE OF SAID 8 FOOT EASEMENT;

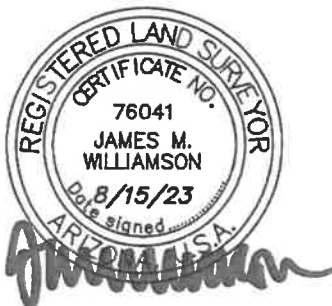
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 77.01 FEET ALONG SAID  
EAST LINE TO THE SOUTH LINE OF THE NORTH 85.00 FEET OF THE SOUTH 150.00  
FEET OF THE NORTH 414.00 FEET OF THE EAST HALF OF THE EAST HALF OF THE  
SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 89 DEGREES 02 MINUTES 25 SECONDS WEST 8.00 FEET ALONG SAID  
SOUTH LINE TO A HALF INCH REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137" ON  
THE WEST LINE OF THE EAST 183.00 FEET OF SAID SOUTHEAST QUARTER;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 85.01 FEET ALONG SAID  
WEST LINE TO A HALF INCH REBAR WITH TAG STAMPED "21081" ON THE NORTH LINE  
OF THE SOUTH 150.00 FEET OF THE NORTH 414.00 FEET OF THE EAST HALF OF THE  
EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID  
SECTION 22;

THENCE NORTH 89 DEGREES 02 MINUTES 25 SECONDS EAST 143.02 FEET ALONG SAID  
NORTH LINE TO THE POINT OF BEGINNING.

COMPRISING 1,760 SQUARE FEET MORE OR LESS.



  
**SUPERIOR**  
SURVEYING SERVICES, INC.

DATE: 8/15/23

2122 W. Lone Cactus Dr.  
Ste. 11, Phoenix, AZ 85027  
623-869-0223 (office)  
623-869-0726 (fax)  
www.superiorsurveying.com  
info@superiorsurveying.com

JOB NO.: 202308039

# CAMELBACK ROAD

# EXHIBIT "B"

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

DEPICTION OF 8 FOOT EASEMENT FOR  
WATER & SEWER TO BE RELEASED  
OVER A PORTION OF 4228 N.  
SCOTTSDALE ROAD, SCOTTSDALE,  
AZ 85251

A.P.N. 173-50-126  
POINT OF BEGINNING

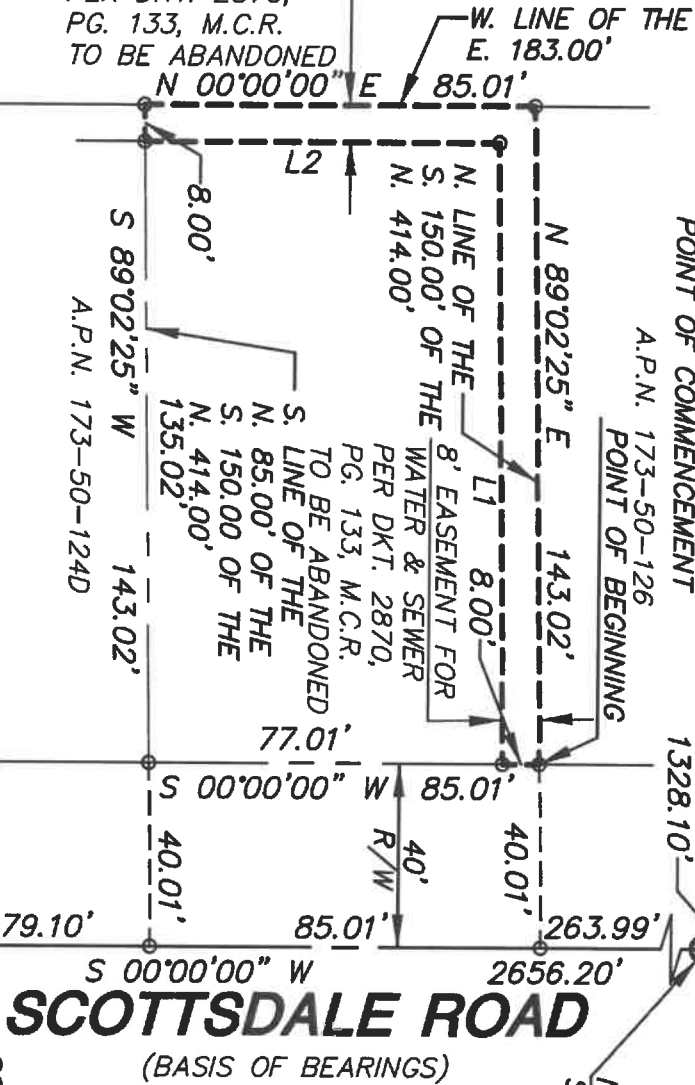
NORTHEAST CORNER, SE. 1/4,  
SE. 1/4, SECTION 22, T02N, R04E

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

8' EASEMENT FOR  
WATER & SEWER  
PER DKT. 2870,  
PG. 133, M.C.R.  
TO BE ABANDONED

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

8' EASEMENT FOR  
WATER & SEWER  
PER DKT. 2870,  
PG. 133, M.C.R.  
TO BE ABANDONED



LINE	BEARING	DISTANCE
L1	S 89°02'25" W	135.02'
L2	S 00°00'00" W	77.01'

SOUTHEAST CORNER SECTION 22,  
T02N, R04E, FOUND 3" CITY OF  
SCOTTSDALE BRASS CAP IN HANDHOLE

INDIAN  
SCHOOL ROAD



NOT TO SCALE

**SUPERIOR**  
SURVEYING SERVICES, INC.

2122 W. Lone Cactus Dr., Ste. 11  
Phoenix, AZ 85027  
623-869-0223 (office)  
623-869-0726 (fax)  
www.superiorsurveying.com  
info@superiorsurveying.com

DATE: 8/15/23

JOB NO.: 202308039