



# Development Review (Minor) Staff Approval

34-SA-2025

Az88

## APPLICATION INFORMATION

LOCATION:	7353 E Scottsdale Mall	APPLICANT:	David Serwit
PARCEL:	130-23-209	COMPANY:	
Q.S.:	16-45	ADDRESS:	3370 n Hayden rd Unit 123-297 Scottsdale, AZ 85251
ZONING:	D/RS-1 DO	PHONE:	(480) 338-3377

**Request:** Request by applicant for approval of exterior landscape modifications for an existing restaurant, located at 7353 E. Scottsdale Mall, with a Downtown Retail Specialty Type 1, Downtown Overlay (D/RS-1 DO) zoning designation.

## STIPULATIONS

1. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by David Serwit, with a city staff date of 4/28/2025.
2. All existing Saguaro cacti located to the south of the existing patio shall not be disturbed by construction and remain in place.
3. Any damage or replacements shall be made by the owner of Scottsdale Mall Lot D/7353 Scottsdale Mall, LLC.
4. All lighting fixtures shall be color-fixed white light with a color temperature of 3000 Kelvin or less.

## CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

No additional reviews or permits are required associated to this scope of work.

### 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:

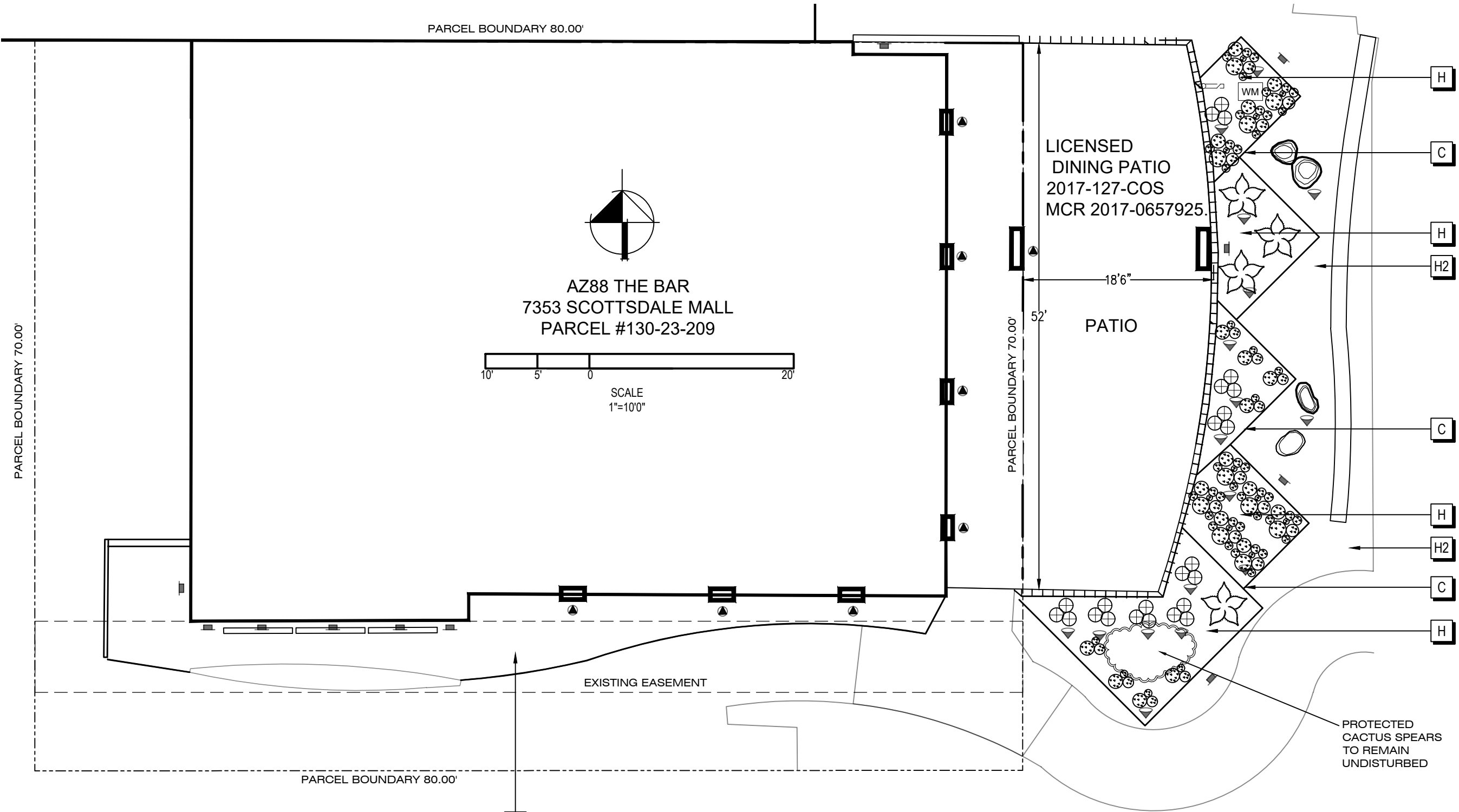
Date:

4/28/2025

Alexandra Bohlin, 480-312-4139

## Planning and Development Services

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



## NOTES

Thorny trees, shrubs and cacti shall be planted so that their mature size/canopy will be at least 4 feet away from any walkways or parking area curbing.

All landscape areas and materials, including those located in public rights-of-way, shall be maintained in a healthy, neat, clean and weed-free condition. American National Standards Institute (ANSI) A300 standard practices for pruning, support systems and safety shall be used for maintenance criteria. This shall be the responsibility of owners of Scottsdale Mall Lot D, parcel 130-23-209: 7353 Scottsdale Mall, LLC.


The City of Scottsdale may at any time request that all improvements be removed at the owner of Scottsdale Mall Lot D's expense or upon such time that an outdoor dining license agreement is no longer in place.





All lighting fixtures will be white color only with a max color temperature of 3000 Kelvins, and max lumens of 300.




All landscape lighting directed upward will be black and will utilize the extension visor shields to limit the view of the lamp source.

Only plant material will be highlighted through placement of accent lights. All upward lighting will be directed away from all property lines.

**STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED**

04/28/2025   
DATE APPROVED BY

*PLANTS*		
SYMBOL NAME		QUANTITY / SIZE
	GOLDEN PRICKLY PEAR <small>Opuntia aurea</small>	10 @ 5 GAL
	BUNNY EAR CACTUS <small>Opuntia microdasys</small>	8 @ 5 GAL
	WEBER AGAVE <small>Agave tequilana</small>	4 @ 5 GAL
	MEXICAN FENCEPOST CACTUS <small>Pachocereus marginatus</small>	8 @ 5 GAL

*LOW VOLTAGE LIGHTING*		
SYMBOL NAME		QUANTITY / SIZE
	ACCENT LIGHT <small>WAC 5811</small>	17
	WALL WASHER <small>WAC 5821</small>	11
	IN-GROUND WELL LIGHT <small>WAC 5034</small>	8

*HARDSCAPE*		
SYMBOL NAME		QUANTITY / SIZE
	DECOMPOSED GRANITE <small>SIZE/COLOR: 1" SCREENED 'GRAY MIST' (MATCH CIVIC CENTER PARK RIP RAP)</small>	
	RIP RAP <small>SIZE/COLOR: 3-6" 'GRAY MIST' (MATCH CIVIC CENTER PARK RIP RAP)</small>	
	SURFACE SELECT BOULDERS <small>400-500 LBS</small>	4 EA
*CUSTOM*		
SYMBOL NAME		QUANTITY / SIZE
	METAL PLANTERS <small>CORTEN STEEL 1/4" THICKNESS OVERALL HEIGHT FROM GRADE 24-28"</small>	