

**Correspondence Between  
Staff and Applicant  
Approval Letter**



Community & Economic Development Division  
Planning, Neighborhood & Transportation

7447 East Indian School Road  
Scottsdale, Arizona 85251

November 18, 2016

56-DR-2014#2

Irene Clary

Bahia Live/Work Lofts & Townhomes, LLC

16621 N 91st St Ste 101

Scottsdale, AZ 85260

**RE: DRB APPROVAL NOTIFICATION**

**Case Reference No:** 56-DR-2014#2 SOHO Scottsdale

The Development Review Board approved the above referenced case on November 17, 2016. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- 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, Greg Bloemberg, 480-312-4306.
- 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 years fee schedule at: <http://www.scottsdaleaz.gov/bldgresources/Fees/default.asp>

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.

**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,

Greg Bloemberg

Senior Planner

[gbloemberg@ScottsdaleAZ.gov](mailto:gbloemberg@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"> <li>▪ 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</li> </ul>	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> <li>▪ Commercial, foundation, addition, tenant improvement/remodel</li> <li>▪ Apartments/Condos</li> <li>▪ Engineering site review</li> <li>▪ Signs</li> <li>▪ Plat fees</li> <li>▪ Misc. Plan Review</li> <li>▪ Lot Tie/Lot Split</li> <li>▪ Pools &amp; Spas</li> <li>▪ Recordation</li> </ul>	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> <li>▪ Commercial addition, remodel, tenant improvement, foundation only, shell only</li> <li>▪ Fence walls or Retaining walls</li> <li>▪ Misc. Permit</li> <li>▪ Signs</li> </ul>	After construction document approval and before site construction begins
Residential	Application	<ul style="list-style-type: none"> <li>▪ 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</li> </ul>	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> <li>▪ Single family custom, addition, remodel, standard plans</li> <li>▪ Engineering site review</li> <li>▪ Misc. plan reviews</li> </ul>	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> <li>▪ Single family custom, addition, remodel, detached structure, standard plans</li> <li>▪ Fence walls or Retaining walls</li> <li>▪ Misc. Permit</li> <li>▪ Signs</li> </ul>	After construction document approval and before site construction begins



October 13, 2016

Irene Clary  
Bahia Live/Work Lofts & Townhomes, LLC  
16621 N 91st St Ste 101  
Scottsdale, AZ 85260

RE: Development Review Board Packet requirements for the Development Review Board hearing.

Ms. Clary:

Your case 56-DR-2014#2, SOHO Scottsdale, is scheduled for the 11/17/16 Development Review Board hearing. Please submit the following directly to me by 1:00 p.m. on 10/27/16 in order to keep this hearing date:

- 1 copy of this letter (without this letter your packets will not be accepted)
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- 11 copies on 11"x17" paper, collated and stapled into packets; and
- 1 copy on 8 ½"x11" paper, not stapled, of the following:

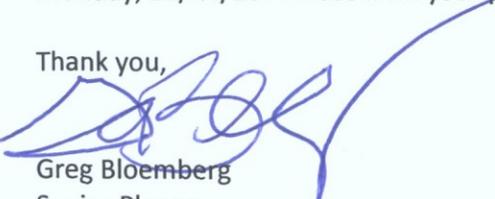
- Elevations (color, previously approved)
  - Elevations (color, proposed w/o shade canopies)
  - Perspective (color)
  - 11 copies of the Project Narrative (8.5 X 11)
- 

- 11 sets of the color context photos and the associated context photo key plan.

Please contact me at 480-312-4306 or at [gbloemberg@ScottsdaleAZ.gov](mailto:gbloemberg@ScottsdaleAZ.gov) to make a submittal meeting.

You may be required to make a presentation to the Development Review Board. If you choose to present your application to the Development Review Board utilizing a Power Point presentation, please submit the electronic file to your project coordinator by 1:00 p.m. on Monday, 11/14/16. Please limit your presentation to a maximum of 10 minutes.

Thank you,

  
Greg Bloemberg  
Senior Planner