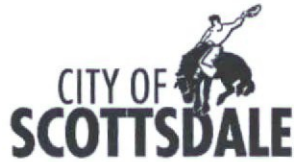


**Correspondence Between
Staff and Applicant
Approval Letter**



September 1, 2016

Brian Krob
Aline Architecture
7340 E Main St 220
Scottsdale, AZ 85251

RE: 33-DR-2016
China Mist Mixed Use

Dear Mr. Krob:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on July 26, 2016. The following **1st Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

Zoning:

1. Please provide a separate signed development application and written and signed property owner authorization from the property owner of the AZ88 property, located to the north, that authorizes the applicant to submit the Development Review Board application for the proposed improvements on the AZ88 property.
2. Please remove all references to on the site plan and electrical site plan regarding the future patio area on City's Civic Center Mall property since the improvement are not include with this application and the City has not authorized an application for these future modification (Section 1.301.G of the Zoning Ordinance).
3. Please revise the building elevation to clearly delineate and label that the balcony encroachments proposed over the City's Civic Center Mall property are, "Not part, and require separate City Council approval."
4. Please revise the title of the Design Guidelines response to be the application narrative (Section 1.904. of the Zoning Ordinance). It is recommended that a brief explanation of the development should be added prior to text that specifically address the Development Review Board criteria.

5. Please revise the site plan to show the west property line in the correct location. The plan shows two property lines, one adjacent to the building and one going through the garage. The one going through the garage is incorrect since this area of the alley right-of-way has been abandoned (Section 1.204 of the Zoning ordinance, and the Plan and Requirements for Development Applications (PRRDA)).
6. Bicycle parking spaces and rack design shall be in conformance with City of Scottsdale (COS) Supplements to MAG Specifications and Details, detail 2285 (9.106.C.2.b of the Zoning Ordinance). Please revise the site plan to include the detail information on the plans (Section 1.204 of the Zoning Ordinance, and the PRRDA).
7. Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment (Section 1.904.A.4. 7.105. of the Zoning Ordinance). If the equipment will be roof mounted, please dash in the equipment on the building elevations (Section 1.204 of the Zoning Ordinance, and the PRRDA).
8. Please provide information and details related to the roof drainage system (Section 7.105. of the Zoning Ordinance). Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design (Section 2-1.401.4 of the DSPM).
9. Please revise the project data on the site plan to include the number of dwelling units identified by the number of bedrooms (Section 1.204 of the Zoning Ordinance, and the PRRDA).
10. Please dimension the minimum width of the patios for the residential units on the floor plan worksheets (Section 1.204 of the Zoning Ordinance, and the PRRDA). All patio private outdoor living space shall have a minimum width of six (6) feet (Section 5.3006.G.2. of the Zoning Ordinance).

Fire:

11. Please revise the site plan to demonstrate the fire hydrant spacing, existing and proposed (Fire Ord. 4045, 507.5.1.2).

Water and Waste Water:

12. Please address the comments in the attached Water and Waste Water Design Report (Basis of Design Report) and provide three (3) copies of the revised reports with the original red-lined copy of the report to your Project Coordinator with the resubmittal material identified in Attachment A.

Landscape:

13. Please revise the landscape plan to include the summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping (Section 10.200.B.2. of the Zoning Ordinance).

Other:

14. Please ensure all plans have 1/6-inch (12 pt), 1/8-inch preferred, minimum lettering. Lower case letters shall be increased so that they are the same size as capital letters. This is to ensure that lettering is readable when reduced for the applicable reports and record documents (Section 1.204 of the Zoning Ordinance and Plan & Report Requirements for Development Applications (PRRDA)).

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they

may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Site Design:

15. Please indicate location of the electrical service entrance sections (SES). The SES shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face (Section 2-1.402 of the DSPM).

Landscape Design:

16. Due to the thorny spines *Carnegiea gigantea* Saguaro, this plant shall be located at a minimum of least four (4) feet, based on the mature plant size, away from adjacent the edge of the walkway and pedestrian areas that they are planted to any walkway or other pedestrian area (Section 1.1001.13. of the DSPM). Please revise the landscape plan accordingly.

Building Elevation Design:

17. Please provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall depth, including glass curtain walls/windows within any tower/clerestory elements. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines, Architecture Section, Climatic Response.
18. Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall depth. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines, Architecture Section, Climatic Response.
19. Please provide section drawings of the proposed exterior shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9. Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.

Considerations

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Site Design:

20. Please use a thicker and darker the line weight for all site elements that are located beyond the building footprint. It is difficult to read and understand these aspects of the site plan.

Fire:

21. Please demonstrate location of fire riser room on the Site Plan (DSPM 6-1.504(1)). Also, please refer to comment 23.

Building Elevation Design:

22. In order to improve readability of the building elevations, please add number notations (0.0, +1.5, - 0.5, etc.) that indicate the differences between planer surfaces or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Fire:

23. Please be advised that any gas meters shall be located on the exterior of the building.
24. With the Construction Document submittal, an Owners Information Certificate is required.

Other:

25. Please verify the location of the FDC with the Fire Department with respect to the existing fire hydrants.
26. With the submittal of the Construction Documents, the property owner shall submit and obtain approval of a release of easement application to release the sewer line easement that crosses on the west side of the property.
27. With the submittal of the Construction Documents, the property owner shall submit a photometrics and site lighting plan that demonstrates compliance with the following for the new pathway and alley lighting (Section 2-1.1202 of the DSPM):
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.5 foot-candles. All exterior luminaires shall be included in this calculation; and
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 10.0 foot-candles.

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

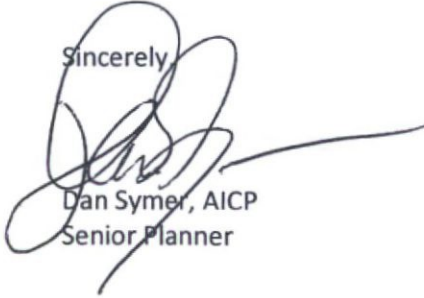
PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.

The Planning & Development Services Division has had this application in review for twenty-eight (28) Staff Review Days since the application was determined to be administratively complete.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-4218 or at dsymer@ScottsdaleAZ.gov.

Sincerely

A handwritten signature in black ink, appearing to read 'Dan Symer', with a long horizontal line extending to the right.

Dan Symer, AICP
Senior Planner

CC: The Clayton Companies
Contact: Tom Frenkel
7340 East Main Street, Suite 200
Scottsdale, Arizona 85251

**ATTACHMENT A
Resubmittal Checklist**

Case Number: **33-DR-2016**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 1/2 x 11 shall be folded):

- One copy: COVER LETTER – Respond to all the issues identified in the 1st Review Comment Letter
- One copy: Revised CD of submittal (DWG or DWF format only)
- One original: Development Application signed by AZ88 property owner
- One original: Letter of Authorization from signed by AZ88 property owner
- One copy: Revised Narrative for Project

Context Aerial with the proposed Site Plan superimposed

Color 2 24" x 36" 1 11" x 17" 8 1/2" x 11"

Site Plan:

 5 24" x 36" 1 11" x 17" 1 8 1/2" x 11"

Electrical Site Plan:

 1 24" x 36" 1 11" x 17" 1 8 1/2" x 11"

Landscape Plan:

 1 24" x 36" 1 11" x 17" 1 8 1/2" x 11"

Elevations:

Color	<u> </u>	24" x 36"	<u> </u>	11" x 17"	<u> </u>	8 1/2" x 11"
B/W	<u> 1 </u>	24" x 36"	<u> 1 </u>	11" x 17"	<u> 1 </u>	8 1/2" x 11"

Roof Drainage and Window Details:

 1 24" x 36" 1 11" x 17" 1 8 1/2" x 11"

Technical Reports:

- 3 copies of Revised Water and Waste Water Design Report:

Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents.



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

November 18, 2016

33-DR-2016
Brian Krob
Aline Architecture
7340 E Main St 220
Scottsdale, AZ 85251

RE: DRB APPROVAL NOTIFICATION

Case Reference No: 33-DR-2016 China Mist Mixed Use


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
- Site Plan with Fire Dept. Requirements Notations
- Accepted Basis of Design Reports
- Construction Document Submittal Requirements/Instructions
- 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, Dan Symer, AICP, 480-312-4218.
- 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,

 BEN MORIARITY FOR DAN

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

RESPONSE LETTER

Wednesday, September 14, 2016

China Mist Mixed Use

862-PA-2015

33-DR-2016

7363 East Scottsdale Mall

Scottsdale, Arizona 85251

RE: city zoning review comments

Zoning:

1. Please provide a separate signed development application and written and signed property owner authorization from the property owner of the AZ88 property, located to the north, that authorizes the applicant to submit the Development Review Board application for the proposed improvements on the AZ88 property. –
2. Please remove all references to on the site plan and electrical site plan regarding the future patio area on City's Civic Center Mall property since the improvement are not include with this application and the City has not authorized an application for these future modification (Section 1.301.G of the Zoning Ordinance). – **All notation about future patios have been removed from the plans**
3. Please revise the building elevation to clearly delineate and label that the balcony encroachments proposed over the City's Civic Center Mall property are, "Not part, and require separate City Council approval." – **The balcony encroachment has been located and noted in the elevations sk-3.0**
4. Please revise the title of the Design Guidelines response to be the application narrative (Section 1.904. of the Zoning Ordinance). It is recommended that a brief explanation of the development should be added prior to text that specifically address the Development Review Board criteria. – **Title of the design guidelines has been changed to read "Application Narrative" and a description of the project has been added.**
5. Please revise the site plan to show the west property line in the correct location. The plan shows two property lines, one adjacent to the building and one going through the garage. The one going through the garage is incorrect since this area of the alley right-of-way has been abandoned (Section 1.204 of the Zoning ordinance, and the Plan and Requirements for Development Applications (PRRDA)). – **Property line has been removed.**
6. Bicycle parking spaces and rack design shall be in conformance with City of Scottsdale (COS) Supplements to MAG Specifications and Details, detail 2285 (9.106.C.2.b of the Zoning Ordinance). Please revise the site plan to include the detail information on the plans (Section

1.204 of the Zoning Ordinance, and the PRRDA). – **Custom bicycle rack details have been added to new details sheet (sk-1.1). The design uses dimensions based on the COS bicycle detail.**

7. Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment (Section 1.904.A.4, 7.105. of the Zoning Ordinance). If the equipment will be roof mounted, please dash in the equipment on the building elevations (Section 1.204 of the Zoning Ordinance, and the PRRDA). – **the parapet of the top floor is to screen the mechanical units. Dashed lines indicating the location of the units has been added to the elevations.**

8. Please provide information and details related to the roof drainage system (Section 7.105. of the Zoning Ordinance). Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design (Section 2-1.401.4 of the DSPM). – **Roof drain details have been added to sk-1.1.**

9. Please revise the project data on the site plan to include the number of dwelling units identified by the number of bedrooms (Section 1.204 of the Zoning Ordinance, and the PRRDA). – **The number of bedrooms for each unit has been added to the site plan project data.**

10. Please dimension the minimum width of the patios for the residential units on the floor plan worksheets (Section 1.204 of the Zoning Ordinance, and the PRRDA). All patio private outdoor living space shall have a minimum width of six (6) feet (Section 5.3006.G.2. of the Zoning Ordinance). – **Dimensions of the patios have been added to the floor plan.**

Fire:

11. Please revise the site plan to demonstrate the fire hydrant spacing, existing and proposed (Fire Ord. 4045, 507.5.1.2). – **The dimension from the existing fire hydrant to the property line has been added.**

Water and Waste Water:

12. Please address the comments in the attached Water and Waste Water Design Report (Basis of Design Report) and provide three (3) copies of the revised reports with the original red-lined copy of the report to your Project Coordinator with the resubmittal material identified in Attachment A. – **Reports have been revised per red-lines**

Landscape:

13. Please revise the landscape plan to include the summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping (Section 10.200.B.2. of the Zoning Ordinance).

Other:

14. Please ensure all plans have 1/6-inch (12 pt), 1/8-inch preferred, minimum lettering. Lower case letters shall be increased so that they are the same size as capital letters. This is to ensure that lettering is readable when reduced for the applicable reports and record documents (Section 1.204 of the Zoning Ordinance and Plan & Report Requirements for Development Applications (PRRDA)). – **All text has been enlarged to upper case letters at 1/8" high.**

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Site Design:

15. Please indicate location of the electrical service entrance sections (SES). The SES shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face (Section 2-1.402 of the DSPM). – **There is a note for the SES indicating that it is to be mounted flush with the wall & the elevation notes that it is to be painted to match the adjacent block color**

Landscape Design:

16. Due to the thorny spines *Carnegieia gigantea* Saguaro, this plant shall be located at a minimum of least four (4) feet, based on the mature plant size, away from adjacent the edge of the walkway and pedestrian areas that they are planted to any walkway or other pedestrian area (Section 1.1001.13. of the DSPM). Please revise the landscape plan accordingly.

Building Elevation Design:

17. Please provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall depth, including glass curtain walls/windows within any tower/clerestory elements. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines, Architecture Section, Climatic Response. – **A window section has been added to sk-1.1 indicating the depth they are to be recessed.**

18. Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall depth. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines, Architecture Section, Climatic Response. – **A door section has been added to sk-1.1 indicating the depth they are to be recessed.**

19. Please provide section drawings of the proposed exterior shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9. Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>. – **Details of the screen & it's relation to the window, and a cut sheet from the metal screen manufacturer have been added to sk-1.1.**

Considerations

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Site Design:

20. Please use a thicker and darker the line weight for all site elements that are located beyond the building footprint. It is difficult to read and understand these aspects of the site plan. – **darker lines have been added to the site plan**

Fire:

21. Please demonstrate location of fire riser room on the Site Plan (DSPM 6-1.504(1)). Also, please refer to comment 23. – **The fire riser location is noted in the site plan. It is located in the west staircase**

Building Elevation Design:

22. In order to improve readability of the building elevations, please add number notations (0.0, +1.5, -0.5, etc.) that indicate the differences between planer surfaces or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view. – **Line weights have been utilized to distinguish between different planar surfaces in the elevations.**

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Fire:

23. Please be advised that any gas meters shall be located on the exterior of the building. – **The gas meter is currently located in an exterior portion of the building against the elevator core.**

24. With the Construction Document submittal, an Owners Information Certificate is required.

Other:

25. Please verify the location of the FDC with the Fire Department with respect to the existing fire hydrants. – **An email has been sent to Scott Stanek and we are awaiting his response.**

26. With the submittal of the Construction Documents, the property owner shall submit and obtain approval of a release of easement application to release the sewer line easement that crosses on the west side of the property.

27. With the submittal of the Construction Documents, the property owner shall submit a photometrics and site lighting plan that demonstrates compliance with the following for the new pathway and alley lighting (Section 2-1.1202 of the DSPM):

- a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.5 foot-candles. All exterior luminaires shall be included in this calculation; and
- b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 10.0 foot-candles.



13 September 2016

City of Scottsdale
Planning & Development Services Division
480.312.4218

Re: 33-DR-2016
China Mist Mixed Use
Revised Landscape Submittal
Original Stipulations Dated September 1, 2016

Item 13: Please revise the landscape plan to include the summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping. Response: Summary data in square feet has been added as a note on the Landscape Plan.

andscape + Construction Management
000 East McDowell Road Suite 100
Scottsdale, Arizona 85257
Tel 480.481.3433 Fax 480.481.3533

Item 16: Carnegiea gigantea – Saguaro, shall be located at a minimum of at least (4) feet, based on the mature plant size, away from adjacent the edge of the walkway and pedestrian areas that they are planted to any walkway or other pedestrian area.

Response: The planter in question does not have the space to accommodate this rule, so the Saguaro cactus has been removed from the planter area and only aloe remain.

Thank you,

Kolleen White
Berghoff Design Group



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 07-26-2016
Contact Name: BRIAN KROB
Firm name: ALINE ARCHITECTURE CONCEPTS
Address: 7390. E. MAIN ST. #220
City, State Zip: SCOTTSDALE, AZ 85251

RE: Minimal Submittal Comments

862 - PA-2015

Dear BRIAN KROB:

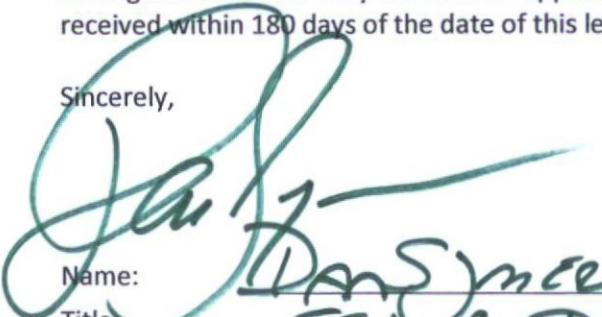
It has been determined that your Development Application for CHINA POST MIXED USE does not contain the minimal information, and has not been accepted for review.

Please refer to the application checklist and the Minimal Information to be Accepted for Review Checklist, and the Plan & Report Requirements pertaining to the minimal information necessary to be accepted for review.

PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.

These **Minimal Submittal Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

Sincerely,


Name: DAN SYMER
Title: SENIOR PLANNING
Phone number: 480-312-4218
Email address: DSYMER@SCOTTSDALEAZ.GOV

33-DR-2016
07/26/16



**Community & Economic Development Division
Planning, Neighborhood & Transportation**

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 7-26-2016
Contact Name: BRIAN KROB
Firm name: ALINE ARCHITECTURE, CONCEPT
Address: 7340 E. MAIN ST. 85251
City, State Zip: SCOTTSDALE, AZ

RE: Application Accepted for Review.
862 - PA-2015

Dear BRIAN KROB:

It has been determined that your Development Application for CHINA MIST MIXED USE has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Name:

DANIEL SYMER

Title:

SENIOR PLANNER

Phone number:

4803124218

Email address:

dsymer@scottsdaleaz.gov

33-DR-2016
07/26/16