

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: February 18, 2021
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Winfield | Request approval of a site plan and building elevations for a new two-story
54-DR-2019 | 2,790 sq. ft. restaurant and bar development.

SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #14)

Items for Consideration

- This case was continued by the Development Review Board on January 21, 2021 with the direction to revise the white subway tiles on the 'Bodega Burger' portion of the building, provide an adequate transition from the street improvements proposed to the existing conditions south of the site and incorporate four sided architecture.
- Conformance with Development Review Board Criteria – staff confirms
- Staff has received one email inquiry from a neighbor (Attachment #16)

BACKGROUND

Location: 4440 N Saddlebag Trail

Zoning: Central Business Parking P-3 District, Downtown Overlay and Parking P-2 District Downtown Overlay (C-2/P-3 DO & P-2 DO)

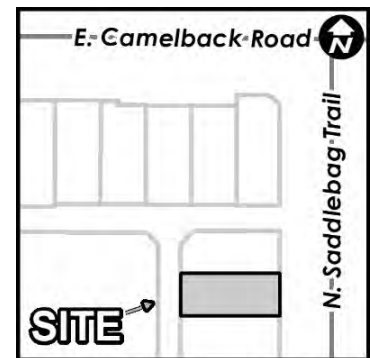
Adjacent Uses

North: Offices zoned Downtown, Downtown Multiple Use – Type 3, Planned Block Development, Downtown Overlay (D/DMU-3 PBD DO) and is a single-story building with a natural block finish.

East: Two-story, white, stucco finish, office building zoned Central Business Parking P-3 District, Downtown Overlay and Parking P-2 District, Downtown Overlay (C-2/P-3 DO & P-2 DO)

South: Bar use within a single-story building with muted earth tone stucco and tile on the exterior, zoned Downtown, Downtown Multiple Use – Type 3, Planned Block Development, Downtown Overlay (D/DMU-3 PBD DO)

West: Bar use within a single-story building, built in 2013 in a modern southwest style of the time with a metallic finishes in a rust color, zoned C-2/P-3 DO & P-2 DO



Property Owner

Ryan Jocque, Vapid Inc.

Applicant

Artie A. Vigil III, AV3 Design Studio
602-326-3387

Architect/Designer

Artie A. Vigil III, AV3 Design Studio

DEVELOPMENT PROPOSAL

The proposed project is for a new restaurant bar building in the Old Town Scottsdale Entertainment District. The design includes a patio space within the right-of-way along with a second story patio. The sidewalk is proposed to be reconstructed along with the angled parking converted to parallel parking on the street. The building materials are predominantly a mix of stucco, brick, and tile similar to restaurants and bars in the area. The bar use is subject to the approval of a conditional use permit and the applicant is currently seeking approval of conditional use permit case 12-UP-2020.

After receiving input from Development Review Board members at the January 21, 2021 hearing, the applicant made changes to the elevations and the street improvements. They've added a wall cap, trim element to the all sides of the building and an architectural inset and material change to the west elevation. The Bodega Burger portion of the building that was previously proposed as a linen white subway tile has been revised to a stucco finish painted "Abstract White". Saddlebag frontage improvements will be limited to this project site with a safe transition to the alley north of the project and the angled parking south of the site.

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #12.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Winfield development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Old Town Scottsdale Character Area Plan and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS | STAFF CONTACTS

Planning and Development Services
Current Planning Services

Ben Moriarity
Planner
480-312-2836 b Moriarity@ScottsdaleAZ.gov

APPROVED BY



Ben Moriarity, Report Author

1/28/2021

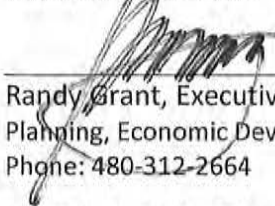
Date



Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Development Review Board Liaison
Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

2/5/2021

Date



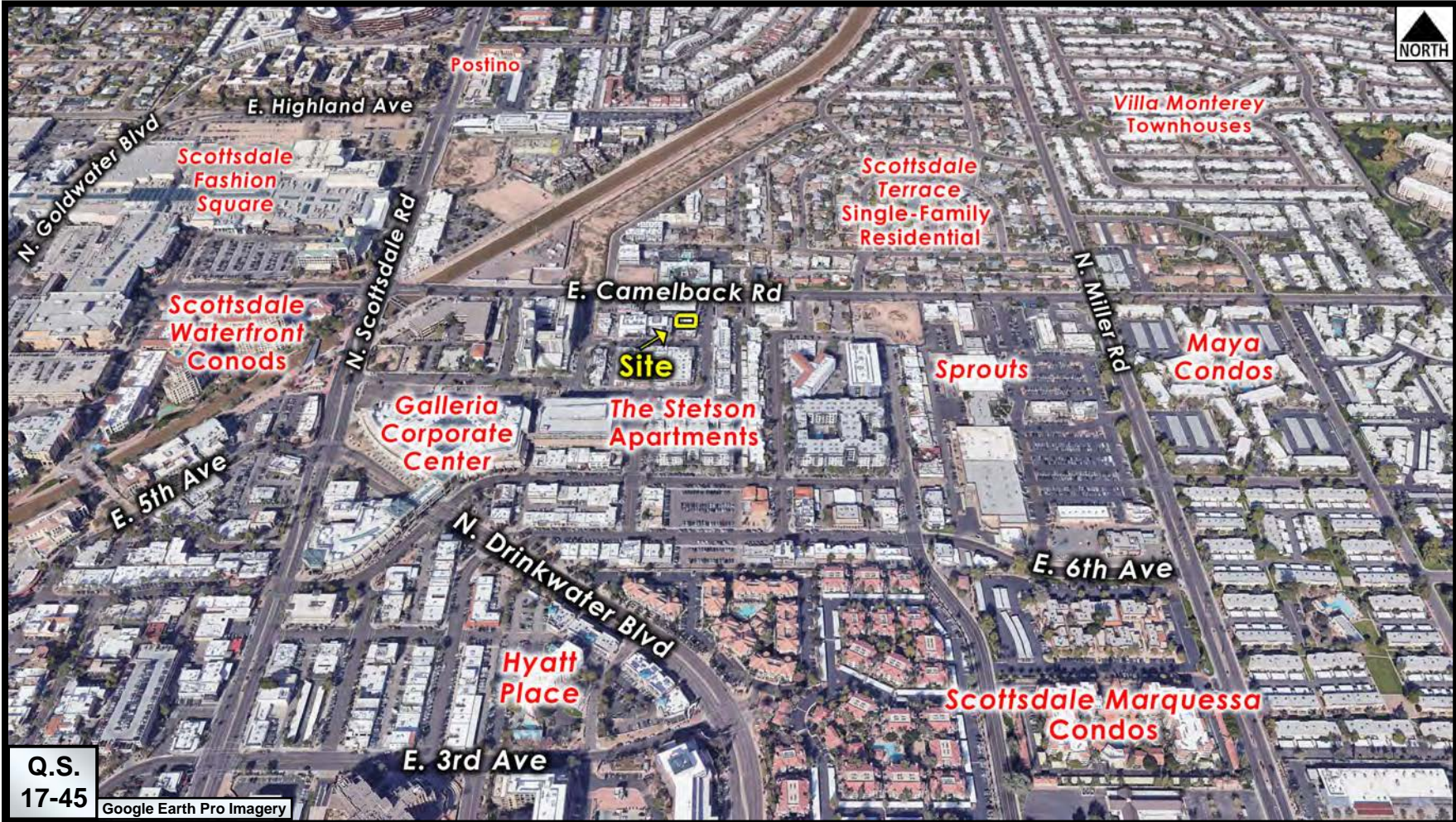
Randy Grant, Executive Director
Planning, Economic Development, and Tourism
Phone: 480-312-2664 Email: rgrant@scottsdaleaz.gov

2/9/21

Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Site Plan
4. Building Elevations (black and white)
5. Building Elevations (color)
6. Perspectives
7. Materials and Colors Board
8. Electrical Site Plan
9. Exterior Photometrics Plan
10. Exterior Lighting Cutsheets
11. Applicant's Narrative
12. Development Review Board Criteria Analysis
13. Development Information
14. Stipulations / Zoning Ordinance Requirements
15. Zoning Map
16. Community Involvement



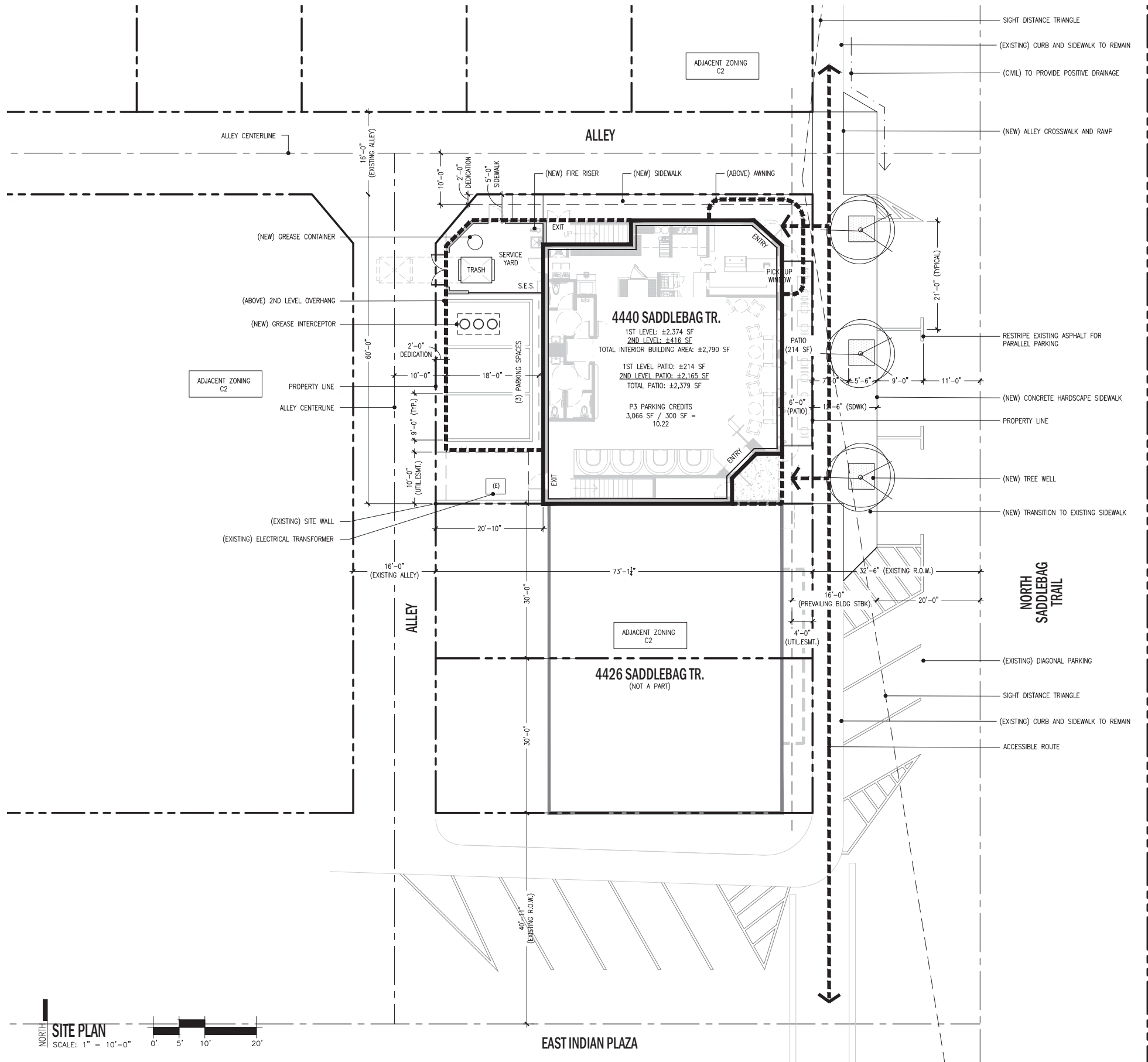
Context Aerial

54-DR-2019



Close-up Aerial

54-DR-2019



PROJECT DATA

ZONING: C-2 (CENTRAL BUSINESS)
DO - DOWNTOWN OVERLAY - TYPE 2

APN: 173-41-147

OCCUPANCY TYPE: ASSEMBLY

BUILDING HEIGHT:
ALLOWED: 66'
PROPOSED: 26'-0"

SITE AREA:
GROSS: ± 6,298 SF = 0.14 ACRES
NET: ± 4,348 SF = 0.10 ACRES

BUILDING AREAS:
1ST FLOOR (NEW) 2,374 SF
2ND FLOOR (NEW) 416 SF
TOTAL: 2,790 SF

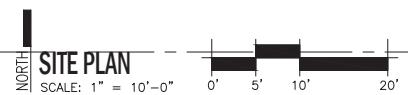
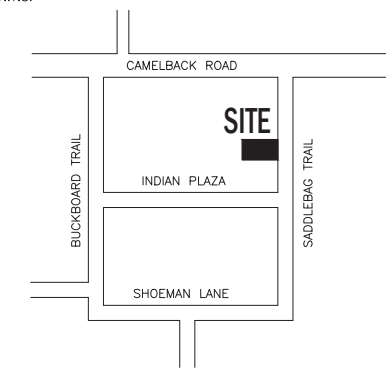
PATIO AREA:
1ST FLOOR PATIO 214 SF
2ND FLOOR PATIO 2,165 SF
TOTAL: 2,379 SF

LOT COVERAGE:
2,372 SF / 6,298 SF 37 %
MAX ALLOWED 60 %

PARKING REQUIRED:
INTERIOR (2,790 SF/120) 23 SPACES
PATIO (2,379 SF - 200)/200 11 SPACES
TOTAL REQUIRED 34 SPACES

PARKING PROVIDED:
ON SITE PARKING: 3 SPACES
P3 PARKING CREDITS 3,066 SF / 300 10 SPACES
REMOTE PARKING AGREEMENTS 5 SPACES
IN LIEU PARKING (FEE) 16 SPACES
TOTAL PROVIDED: 34 SPACES

VICINITY MAP



4440 SADDLEBAG TRAIL

NEW BAR AND RESTAURANT
SCOTTSDALE, ARIZONA
FOR: JOCQUE CONCEPTS

ATTACHMENT #3



DESIGN REVIEW
SITE PLAN
v.02E

CASE #: 777-PA-19

2020 . 08 . 20

REVISED: 2020 . 10 . 09

REVISED: 2020 . 11 . 04

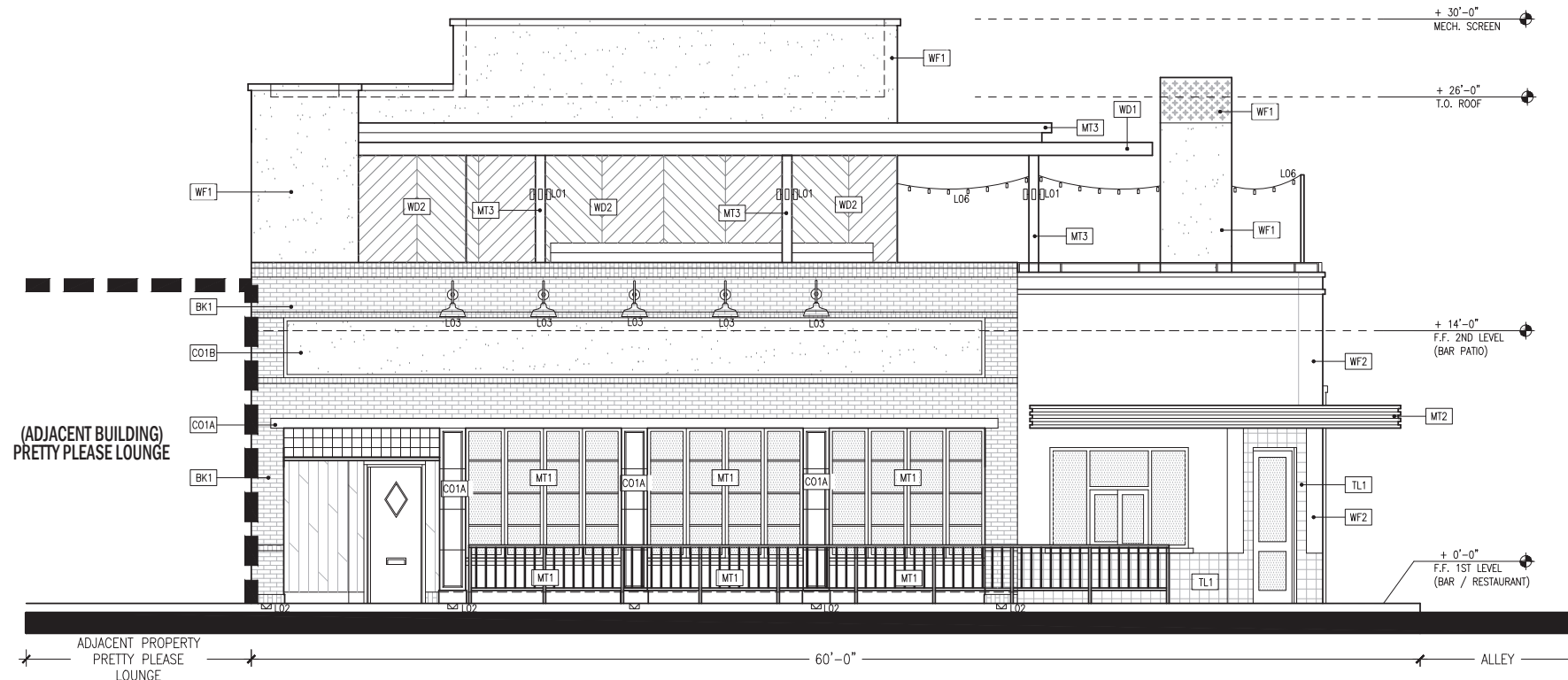
REVISED: 2020 . 11 . 24

REVISED: 2020 . 12 . 08

REVISED: 2021 . 01 . 21

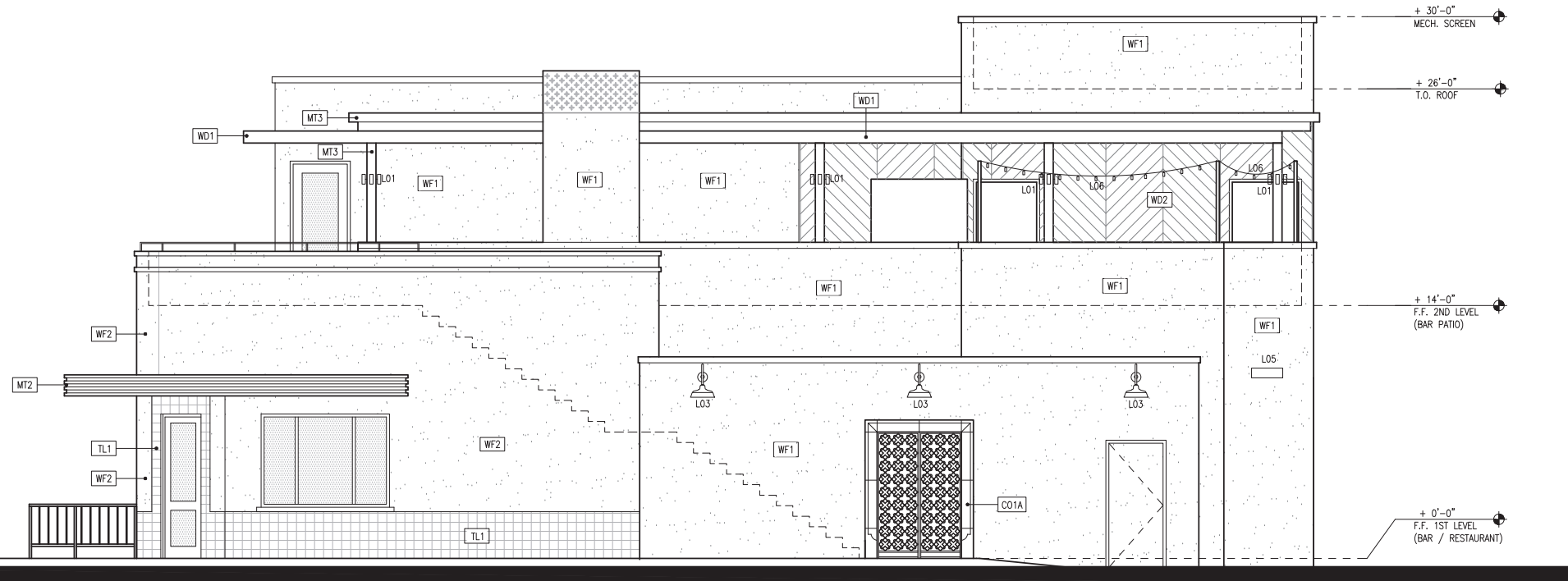
COLORS & MATERIALS

- WF1 STUCCO**
MFG: ANY
TYPE: EXTERIOR LIME PLASTER STUCCO
COLOR: DUNN EDWARDS #DEC774 "SHADY"
FINISH: MEDIUM SAND FINISH
- WF2 STUCCO**
MFG: ANY
TYPE: EXTERIOR LIME PLASTER STUCCO
COLOR: DUNN EDWARDS #DE6232 "ABSTRACT WHITE"
FINISH: MEDIUM SAND FINISH
- BK1 BRICK ACCENT**
TYPE: GENERAL SHALE BRICK
TYPE: BRICK VENEER
COLOR: STAINED: DUNN EDWARDS DET630 "RENNICK BROWN"
FINISH: STAINED AGED FINISH
- WD1 WOOD BEAMS**
MFG: LOCAL WOOD SUPPLIER
TYPE: DOUG-FIR W/ EXTERIOR STAIN
COLOR: ANTIQUE OAK
FINISH: SEMI TRANSPARENT MATTE STAIN AND SEAL
- WD2 WOOD SIDING**
MFG: LOCAL WOOD SUPPLIER
TYPE: 6" CEDAR PLANK SIDING W/ EXTERIOR STAIN
COLOR: WEATHERED GREY OAK
FINISH: SEMI TRANSPARENT STAIN AND SEAL
- MT1 METAL**
MFG: ARC STEEL (OR SIMILAR)
TYPE: STEEL
COLOR: HOT ROLLED BLACKENED STEEL
FINISH: MATTE SEALED
- MT2 METAL**
MFG: ARC STEEL (OR SIMILAR)
TYPE: STEEL
COLOR: POWDERCOAT: DUNN EDWARDS DEW380 "WHITE"
FINISH: MATTE FINISH
- MT3 METAL**
MFG: ARC STEEL (OR SIMILAR)
TYPE: STEEL
COLOR: PREWEATHERED "RUST"
FINISH: MATTE SEALED
- CO1A PRECAST CONCRETE**
CO1B CONCRETE PLASTER
MFG: CONCRETE DESIGNS INC. OR SIMILAR
COLOR: GS60
FINISH: ACID ETCH CONCRETE
- TL1 TILE**
MFG: CLE TILE (OR SIMILAR)
TYPE: ZELLIGE 4"x4"
COLOR: PALACE RED



EAST ELEVATION (SADDLEBAG TR.)

SCALE: 1/4" = 1'-0"
0' 2' 4' 8'



NORTH ELEVATION (ALLEY)

SCALE: 1/4" = 1'-0"
0' 2' 4' 8'

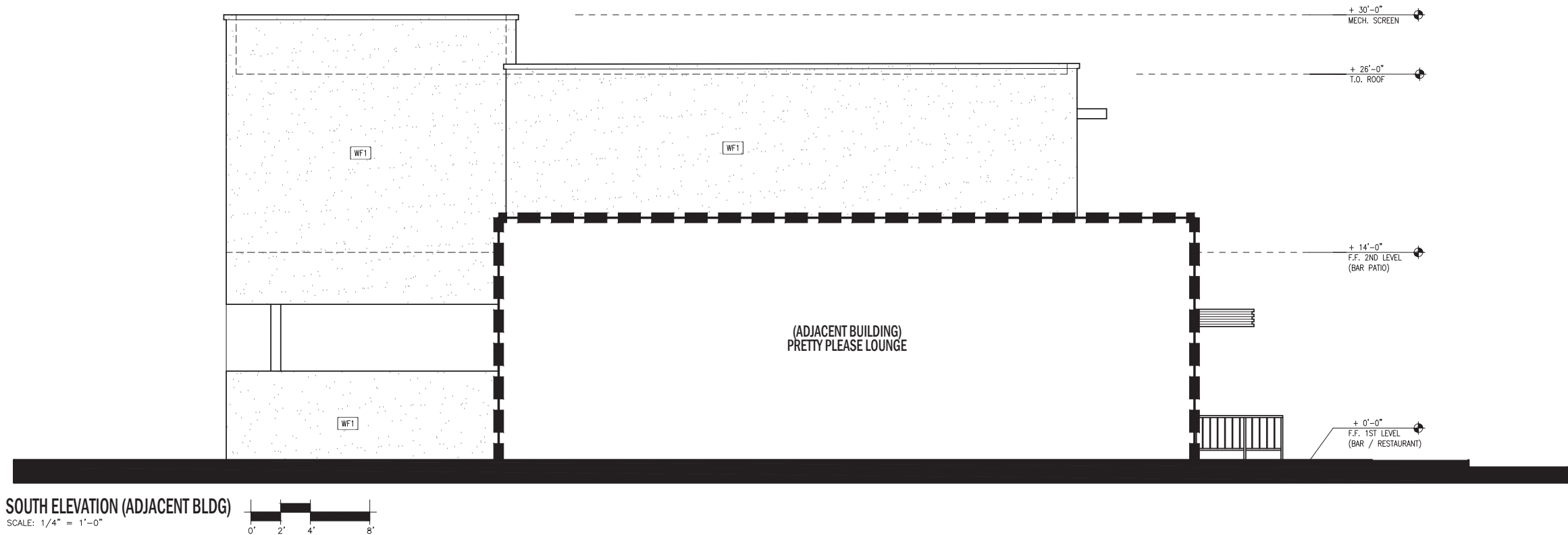
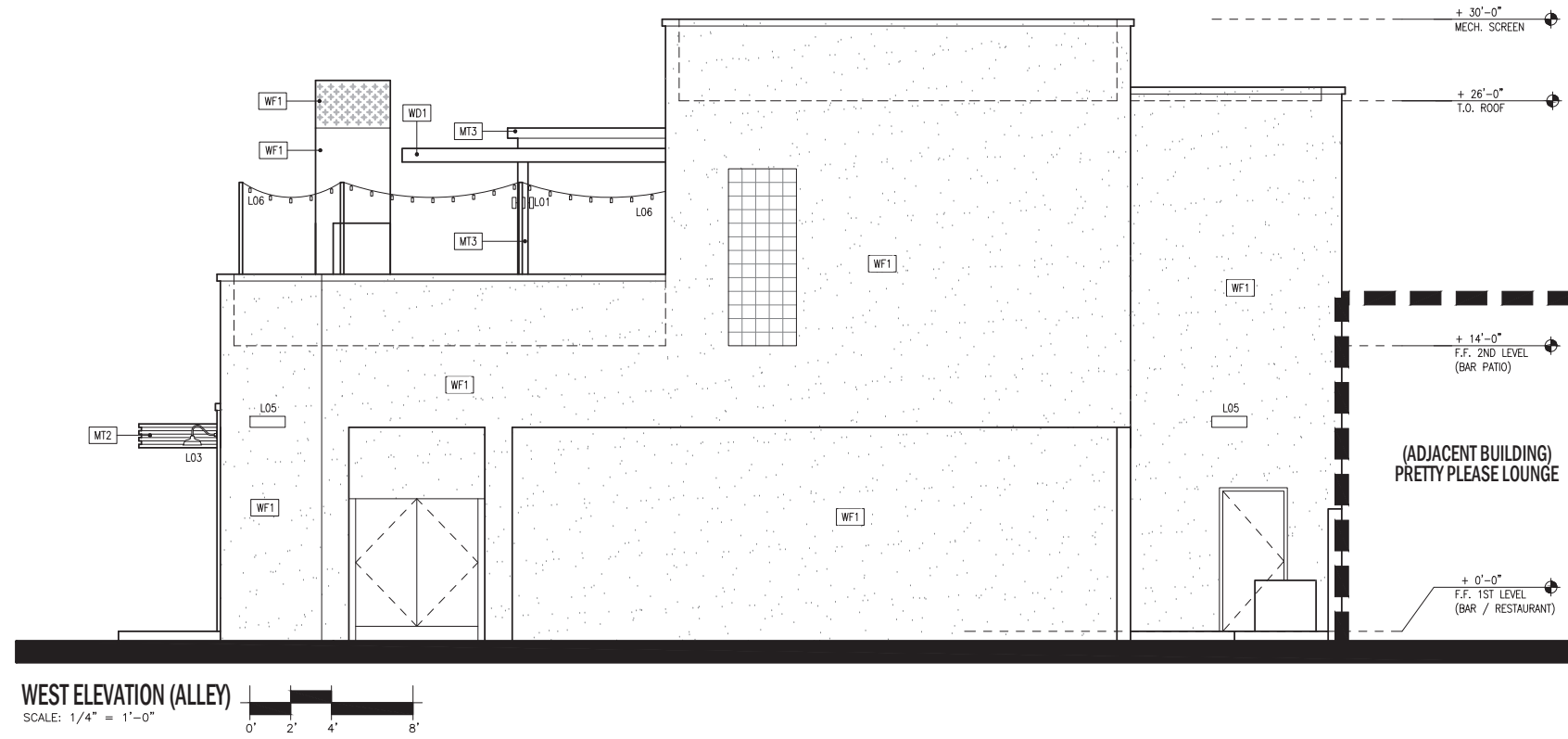
4440 SADDLEBAG TRAIL

NEW BAR AND RESTAURANT
SCOTTSDALE, ARIZONA
FOR: JOCQUE CONCEPTS

ATTACHMENT #4

COLORS & MATERIALS

- WF1 STUCCO**
MFG: ANY
TYPE: EXTERIOR LIME PLASTER STUCCO
COLOR: DUNN EDWARDS #DEC774 "SHADY"
FINISH: MEDIUM SAND FINISH
- WF2 STUCCO**
MFG: ANY
TYPE: EXTERIOR LIME PLASTER STUCCO
COLOR: DUNN EDWARDS #DE6232 "ABSTRACT WHITE"
FINISH: MEDIUM SAND FINISH
- BK1 BRICK ACCENT**
TYPE: GENERAL SHALE BRICK
TYPE: BRICK VENEER
COLOR: STAINED: DUNN EDWARDS DET630 "RENWICK BROWN"
FINISH: STAINED AGED FINISH
- WD1 WOOD BEAMS**
MFG: LOCAL WOOD SUPPLIER
TYPE: DOUG-FIR W/ EXTERIOR STAIN
COLOR: ANTIQUE OAK
FINISH: SEMI TRANSPARENT MATTE STAIN AND SEAL
- WD2 WOOD SIDING**
MFG: LOCAL WOOD SUPPLIER
TYPE: 6" CEDAR PLANK SIDING W/ EXTERIOR STAIN
COLOR: WEATHERED GREY OAK
FINISH: SEMI TRANSPARENT STAIN AND SEAL
- MT1 METAL**
MFG: ARC STEEL (OR SIMILAR)
TYPE: STEEL
COLOR: HOT ROLLED BLACKENED STEEL
FINISH: MATTE SEALED
- MT2 METAL**
MFG: ARC STEEL (OR SIMILAR)
TYPE: STEEL
COLOR: POWDERCOAT: DUNN EDWARDS DEW380 "WHITE"
FINISH: MATTE FINISH
- MT3 METAL**
MFG: ARC STEEL (OR SIMILAR)
TYPE: STEEL
COLOR: PREWEATHERED "RUST"
FINISH: MATTE SEALED
- CO1A PRECAST CONCRETE**
CO1B CONCRETE PLASTER
MFG: CONCRETE DESIGNS INC. OR SIMILAR
COLOR: GS60
FINISH: ACID ETCH CONCRETE
- TL1 TILE**
MFG: CLE TILE (OR SIMILAR)
TYPE: ZELIGE 4"x4"
COLOR: PALACE RED



COLORS & MATERIALS

- WF1 STUCCO**
MFG: ANY
TYPE: EXTERIOR LIME PLASTER STUCCO
COLOR: DUNN EDWARDS #DEC774 "SHADY"
FINISH: MEDIUM SAND FINISH
- WF2 STUCCO**
MFG: ANY
TYPE: EXTERIOR LIME PLASTER STUCCO
COLOR: DUNN EDWARDS #DE6232 "ABSTRACT WHITE"
FINISH: MEDIUM SAND FINISH
- BK1 BRICK ACCENT**
TYPE: GENERAL SHALE BRICK
TYPE: BRICK VENEER
COLOR: STAINED: DUNN EDWARDS DET630 "REXWICK BROWN"
FINISH: STAINED AGED FINISH
- WD1 WOOD BEAMS**
MFG: LOCAL WOOD SUPPLIER
TYPE: DOUG-FIR W/ EXTERIOR STAIN
COLOR: ANTIQUE OAK
FINISH: SEMI TRANSPARENT MATTE STAIN AND SEAL
- WD2 WOOD SIDING**
MFG: LOCAL WOOD SUPPLIER
TYPE: 6" CEDAR PLANK SIDING W/ EXTERIOR STAIN
COLOR: WEATHERED GREY OAK
FINISH: SEMI TRANSPARENT STAIN AND SEAL
- MT1 METAL**
MFG: ARC STEEL (OR SIMILAR)
TYPE: STEEL
COLOR: HOT ROLLED BLACKENED STEEL
FINISH: MATTE SEALED
- MT2 METAL**
MFG: ARC STEEL (OR SIMILAR)
TYPE: STEEL
COLOR: POWDERCOAT: DUNN EDWARDS DEW380 "WHITE"
FINISH: MATTE FINISH
- MT3 METAL**
MFG: ARC STEEL (OR SIMILAR)
TYPE: STEEL
COLOR: PREWEATHERED "RUST"
FINISH: MATTE SEALED
- CO1A PRECAST CONCRETE**
CO1B CONCRETE PLASTER
MFG: CONCRETE DESIGNS INC. OR SIMILAR
COLOR: G580
FINISH: ACID ETCH CONCRETE
- TL1 TILE**
MFG: CLE TILE (OR SIMILAR)
TYPE: ZELLIGE 4"x4"
COLOR: PALACE RED



EAST ELEVATION (SADDLEBAG TR.)
SCALE: 1/4" = 1'-0"



NORTH ELEVATION (ALLEY)
SCALE: 1/4" = 1'-0"



4440 SADDLEBAG TRAIL

SCOTTSDALE, ARIZONA
NEW BAR AND RESTAURANT
FOR: JOCQUE CONCEPTS

ATTACHMENT #5

**DESIGN REVIEW
EXTERIOR ELEVATION
v.02E ALT**
CASE #: 777-PA-19
2020 . 08 . 20
REVISED: 2020 . 10 . 09
REVISED: 2021 . 01 . 29

COLORS & MATERIALS

- WF1 STUCCO**
MFG: ANY
TYPE: EXTERIOR LIME PLASTER STUCCO
COLOR: DUNN EDWARDS #DEC774 "SHADY"
FINISH: MEDIUM SAND FINISH
- WF2 STUCCO**
MFG: ANY
TYPE: EXTERIOR LIME PLASTER STUCCO
COLOR: DUNN EDWARDS #DE6232 "ABSTRACT WHITE"
FINISH: MEDIUM SAND FINISH
- BK1 BRICK ACCENT**
TYPE: GENERAL SHALE BRICK
TYPE: BRICK VENEER
COLOR: STAINED; DUNN EDWARDS DET630 "RENWICK BROWN"
FINISH: STAINED AGED FINISH
- WD1 WOOD BEAMS**
MFG: LOCAL WOOD SUPPLIER
TYPE: DOUG-FIR W/ EXTERIOR STAIN
COLOR: ANTIQUE OAK
FINISH: SEMI TRANSPARENT MATTE STAIN AND SEAL

- WD2 WOOD SIDING**
MFG: LOCAL WOOD SUPPLIER
TYPE: 6" CEDAR PLANK SIDING W/ EXTERIOR STAIN
COLOR: WEATHERED GREY OAK
FINISH: SEMI TRANSPARENT STAIN AND SEAL

- MT1 METAL**
MFG: ARC STEEL (OR SIMILAR)
TYPE: STEEL
COLOR: HOT ROLLED BLACKENED STEEL
FINISH: MATTE SEALED

- MT2 METAL**
MFG: ARC STEEL (OR SIMILAR)
TYPE: STEEL
COLOR: POWDERCOAT; DUNN EDWARDS DEW380 "WHITE"
FINISH: MATTE FINISH

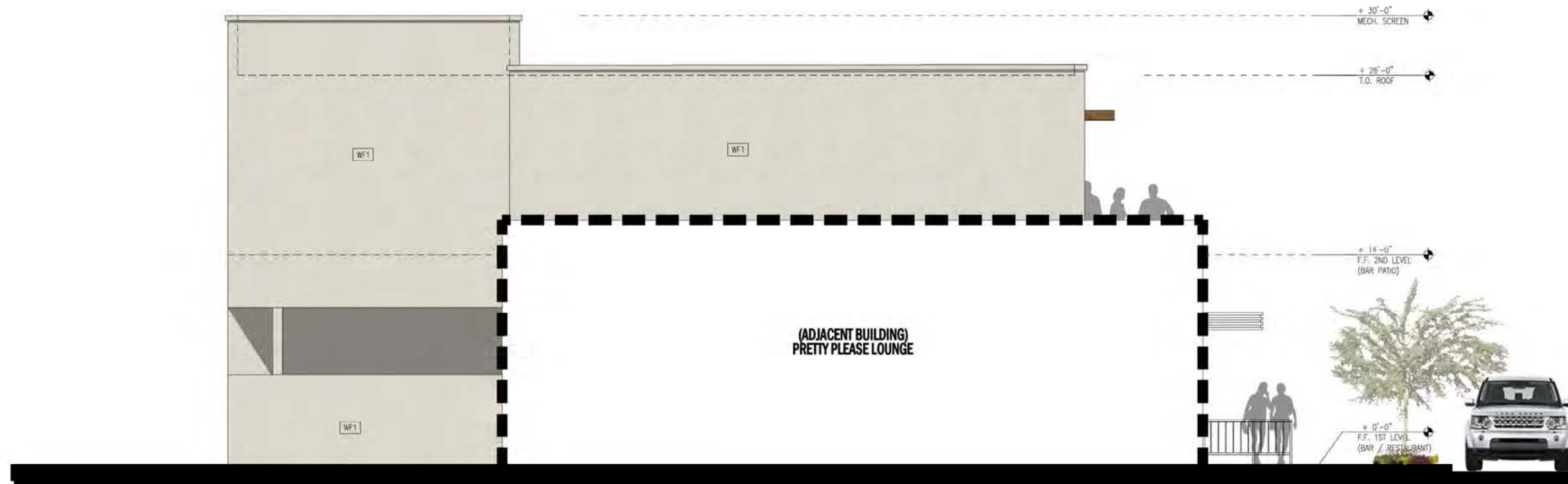
- MT3 METAL**
MFG: ARC STEEL (OR SIMILAR)
TYPE: STEEL
COLOR: PREWEATHERED "RUST"
FINISH: MATTE SEALED

- CO1A PRECAST CONCRETE**
CO1B CONCRETE PLASTER
MFG: CONCRETE DESIGNS INC. OR SIMILAR
COLOR: G580
FINISH: ACID ETCH CONCRETE

- TL1 TILE**
MFG: CLE TILE (OR SIMILAR)
TYPE: ZELLIGE 4"x4"
COLOR: PALACE RED



WEST ELEVATION (ALLEY)
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION (ADJACENT BLDG)
SCALE: 1/4" = 1'-0"



4440 SADDLEBAG TRAIL

SCOTTSDALE, ARIZONA
NEW BAR AND RESTAURANT
FOR: JOCQUE CONCEPTS

**DESIGN REVIEW
EXTERIOR ELEVATION
v.02E ALT**

CASE #: 777-PA-19
2020 . 08 . 20
REVISED: 2020 . 10 . 09
REVISED: 2021 . 01 . 29



AV3
design studio

4440 SADDLEBAG TRAIL

SCOTTSDALE, ARIZONA
NEW BAR AND RESTAURANT
FOR: JOCQUE CONCEPTS

ATTACHMENT #6

DESIGN REVIEW
EXTERIOR PERSPECTIVE 03
v.02E

CASE #: 777-PA-19
2020 . 08 . 20
REVISED: 2020 . 10 . 09
REVISED: 2021 . 01 . 29



4440 SADDLEBAG TRAIL

SCOTTSDALE, ARIZONA
NEW BAR AND RESTAURANT
FOR: JOCQUE CONCEPTS

DESIGN REVIEW
EXTERIOR PERSPECTIVE 02
v.02E

CASE #: 777-PA-19
2020 . 08 . 20
REVISED: 2020 . 10 . 09
REVISED: 2021 . 01 . 29



WF1 - STUCCO

MFG: ANY
TYPE: EXTERIOR LIME PLASTER STUCCO
COLOR: DUNN EDWARDS
#DEC774 "SHADY"
FINISH: MEDIUM SAND FINISH
LRV: 63



WF2 - STUCCO

MFG: ANY
TYPE: EXTERIOR LIME PLASTER STUCCO
COLOR: DUNN EDWARDS
#DE6232 "ABSTRACT WHITE"
FINISH: MEDIUM SAND FINISH
LRV: 75



BK1 - BRICK ACCENT

MFG: GENERAL SHALE BRICK
TYPE: BRICK VENEER
COLOR: STAINED DUNN EDWARDS
#DET630 "RENWICK BROWN"
FINISH: STAINED AGED FINISH
LRV: 14



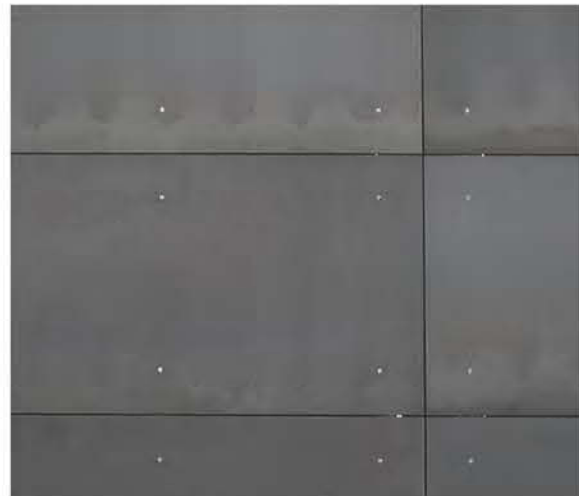
WD1 - WOOD BEAMS

MFG: LOCAL WOOD SUPPLIER
TYPE: DOUG-FIR W/ EXTERIOR STAIN
COLOR: ANTIQUE OAK
FINISH: SEMI TRANSPARENT MATTE STAIN AND SEAL
LRV: 25



WD2 - WOOD SIDING

MFG: LOCAL WOOD SUPPLIER
TYPE: 6" CEDAR PLANK SIDING W/ EXTERIOR STAIN
COLOR: WEATHERED GREY OAK
FINISH: SEMI TRANSPARENT MATTE STAIN AND SEAL
LRV: 50



MT1 - METAL

MFG: ARC STEEL (OR SIMILAR)
TYPE: STEEL
COLOR: HOT ROLLED BLACKENED STEEL
FINISH: MATTE SEALED
LRV: NATURAL MATERIAL COLOR VARIES



MT2 - METAL

MFG: ARC STEEL (OR SIMILAR)
TYPE: STEEL
COLOR: POWDERCOAT: DUNN EDWARDS
#DEW380 - "WHITE"
FINISH: MATTE FINISH
LRV: 93



MT3 - METAL

MFG: ARC STEEL (OR SIMILAR)
TYPE: STEEL
COLOR: PREWEATHERED "RUST"
FINISH: MATTE SEALED
LRV: NATURAL MATERIAL COLOR VARIES



**C01A - PRECAST CONCRETE
C01B - CONCRETE PLASTER**

MFG: CONCRETE DESIGNS INC
COLOR: GS60
FINISH: ACID ETCH FINISH
LRV: 60



TL1 - TILE

MFG: CLE TILE
TYPE: ZELLIGE - 4" SQUARE TILE
COLOR: PALACE RED
LRV: 28



4440 SADDLEBAG TRAIL

SCOTTSDALE, ARIZONA
NEW BAR AND RESTAURANT
FOR: JOCQUE CONCEPTS

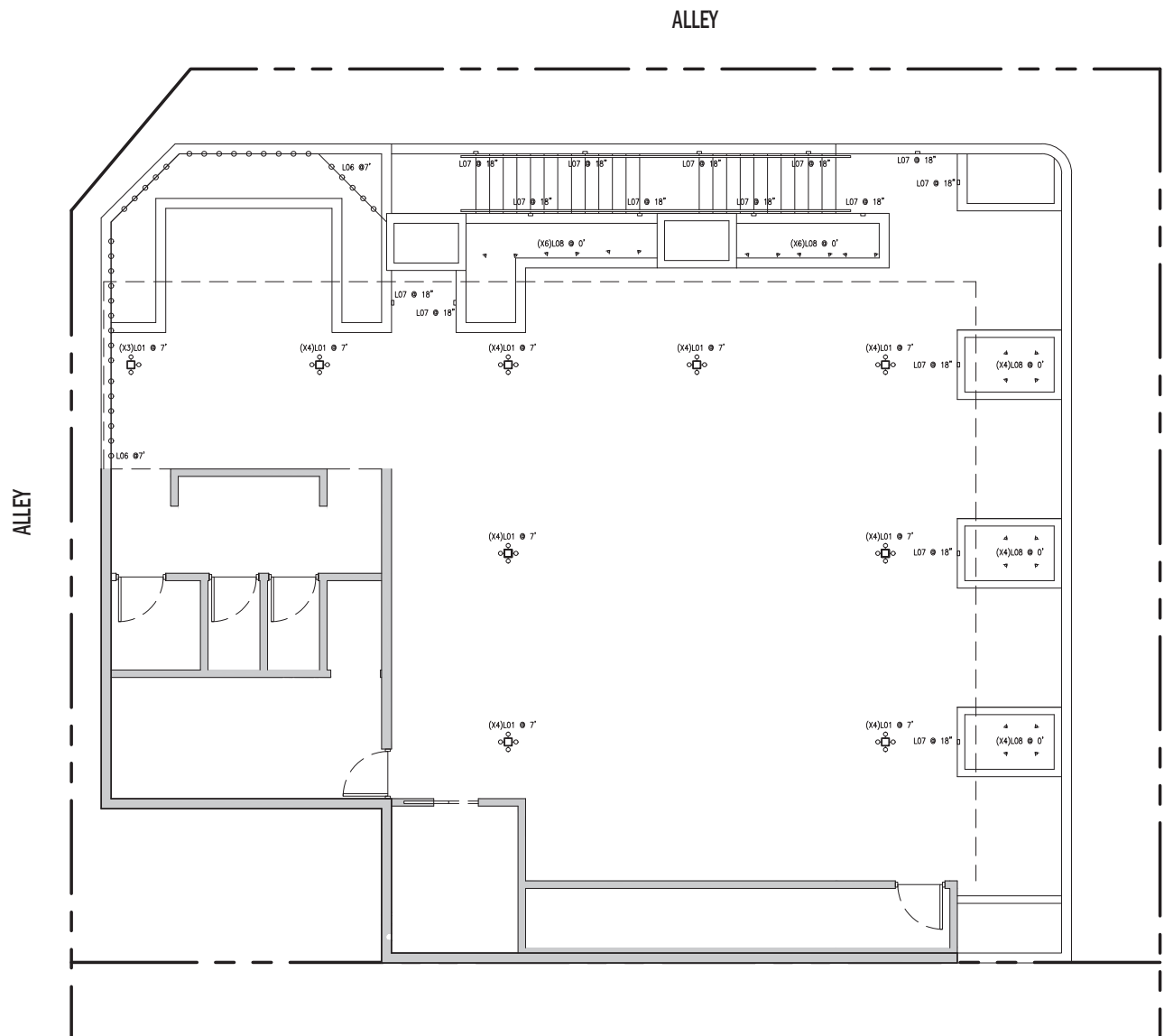
ATTACHMENT #7

**DESIGN REVIEW
EXTERIOR COLORS & MATERIALS
v.02E ALT**

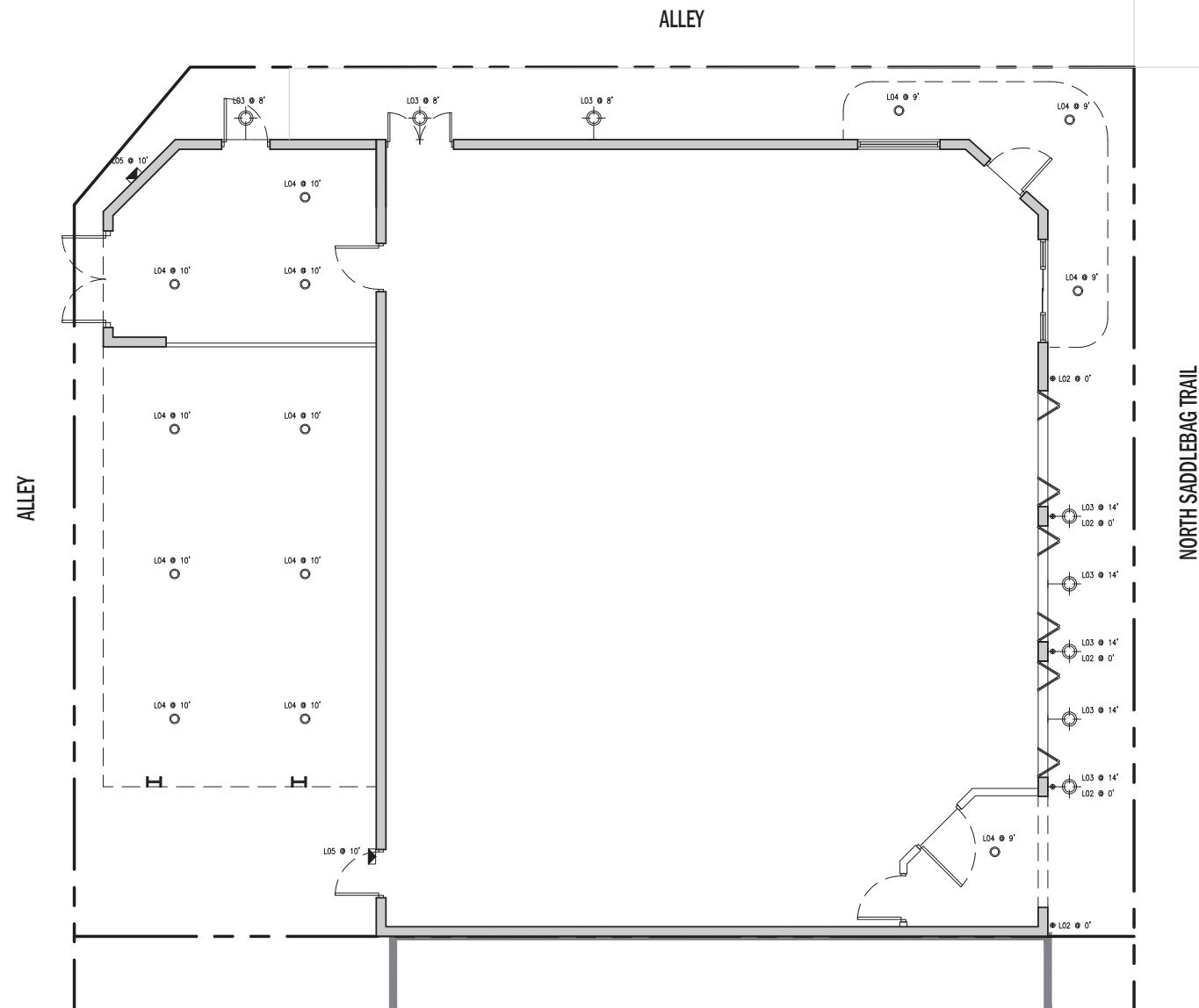
CASE #: 777-PA-19
2020 . 08 . 20
REVISED: 2020 . 10 . 09
REVISED: 2021 . 01 . 29

LIGHTING SCHEDULE

KEY	NUMBER	ITEM
○	L01	TYPE: SCONCE MFG: HEVI LITE, INC FIXTURE: HL-382-2X
⊕	L02	TYPE: IN-GROUND LIGHT MFG: WAC LANDSCAPE LIGHTING FIXTURE: 5032-30-BBR
⊕	L03	TYPE: GOOSENECK SIGN LIGHT MFG: BASELITE ELECTRIC FIXTURE: M707-49-E19-12W-3000K
○	L04	TYPE: CAN LIGHT MFG: NORA LIGHTING FIXTURE: NLCB2-651-20-30-WW
▣	L05	TYPE: WALL AREA LIGHT MFG: LITHONIA LIGHTING FIXTURE: DSXW1-LED-10C-350-30K- T4M-MVOLT-BBW-DWHGXD
—○—○—○	L06	TYPE: STRING LIGHT MFG: CALIFORNIA ACCENT LIGHTING INC. FIXTURE: ML2000-CMH
□	L07	TYPE: IN-WALL STEP LIGHT MFG: COLE LIGHTING FIXTURE: 158
▽	L08	TYPE: LANDSCAPE LIGHT MFG: VISION 3 LIGHTING FIXTURE: FL1



SECOND LEVEL LIGHTING PLAN
SCALE: 3/16" = 1'-0"

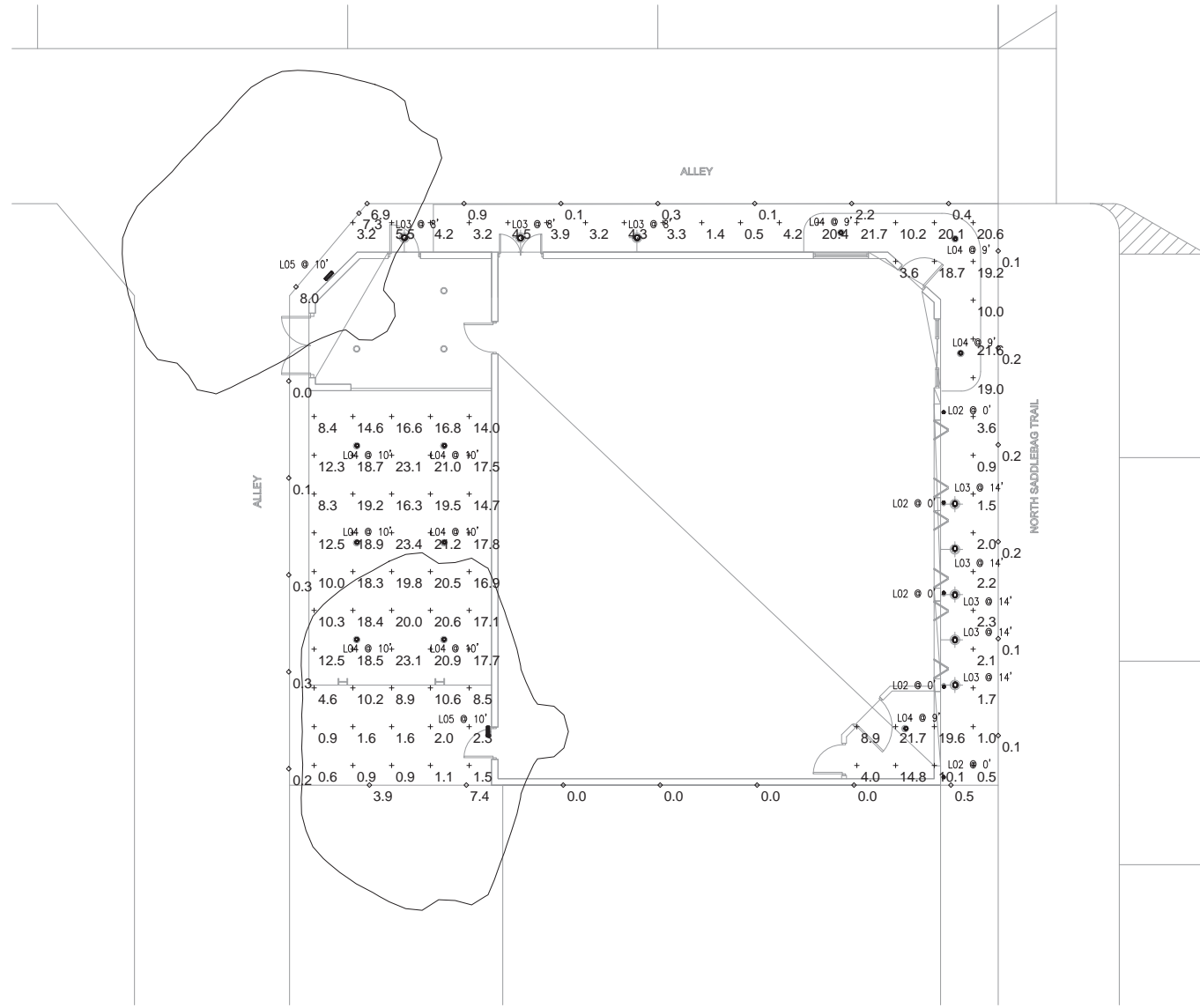


FIRST LEVEL LIGHTING PLAN
SCALE: 3/16" = 1'-0"

4440 SADDLEBAG TRAIL

NEW BAR AND RESTAURANT
SCOTTSDALE, ARIZONA
FOR: JOCQUE CONCEPTS

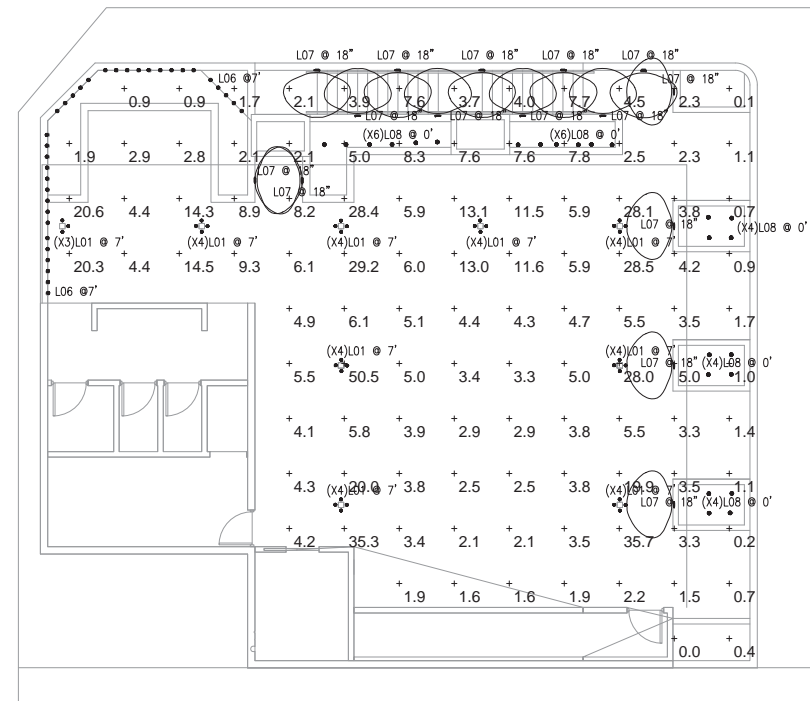
ATTACHMENT #8



FIRST LEVEL PHOTOMETRIC PLAN
SCALE: 1/8" = 1'-0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FC ON SITE AT GRADE	+	11.0 fc	23.4 fc	0.5 fc	46.8:1	22.0:1
PROP LINE AT 6' AFG	◇	1.5 fc	8.0 fc	0.0 fc	N/A	N/A
UPPER FC AT FLOOR	+	7.1 fc	50.5 fc	0.0 fc	N/A	N/A

Luminaire Schedule								
Label	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
L01	HEVI LITE	HL-382-2X	WALL MOUNT UP-DOWN LED ACCENT, LISTED FOR WET LOCATIONS	LED	1	439	1	15
L02	WAC Lighting	5032-30-BBR	3" IN-GROUND, LISTED FOR WET LOCATIONS	LED	1	464	1	11.2
L03	BASELITE	M707-49-E19-12W	WALL SCONCE WITH ANGLE SHADE, LISTED FOR WET LOCATIONS	LED	1	647	1	12
L04	NORA Lighting	NLCB2-652-20-30-WW	6" LED DOWNLIGHT, LISTED FOR DAMP LOCATIONS	LED	1	2000	1	21
L05	Lithonia Lighting	DSXW1 LED 10C 350 30K T4M MVOLT BBW DWHGXD	LED WALL-PAK WITH WHITE TEXTURED FINISH, LISTED FOR WET LOCATIONS	LED	1	1357	1	13.3
L06	CALIFORNIA ACCENT LIGHTING	ML2000-CMH	LED FESTOON STYLE LIGHTING WITH DECORATIVE SHROUD, LISTED FOR WET LOCATIONS	LED	1	45	1	1.8
L07	COLE LIGHTING	L158-2-HO	RECESSED STEP LIGHT, LISTED FOR WET LOCATIONS	LED	1	75	1	8.1
L08	VISION 3 LIGHTING	FL1A-BLT-RND-C4-K1-117	LED LANDSCAPE SPOT LIGHT, LISTED FOR WET LOCATIONS	LED	1	885	1	12.5



SECOND LEVEL PHOTOMETRIC PLAN
SCALE: 1/8" = 1'-0"



20097ES101.dwg

Zee Engineering Group, LLC

1830 S. Alma School Road,
Suite 120
Mesa, Arizona 85210

V. 480.222.8835
F. 480.222.8836

L01 - SCNCE

SPECIFICATIONS

DESCRIPTION:
Well mount Up/Down MR16 halogen accent fixture. Suitable for wet/damp/dry location installations.

MATERIAL:
Slender overall material is 9001 aluminum.

FINISH:
AA - Anodized Satin Aluminum
AP - Powder Coat Aluminum
BK - Powder Coat Black
BZ - Powder Coat Bronze
WT - Powder Coat White

LAMPING:
Lamp Type - 120V halogen/LED MR16 lamp, GU10 base, 50W max, not included.

VOLTAGE:
Line voltage fixture, 120V.

MOUNTING:
Fixture is equipped with a 4.75" mounting plate and (2) mounting screws.

OPTIONS:
Glass shades:
GL-10 - Short Angled, aluminum
GL-11 - Angled, aluminum
GL-12 - Straight, aluminum
Lenses/Louvers/Color Filters:
LA-1 - Hinged Louver (Black)
LA-2 - Prismatic lens
LA-3 - Linear spread lens
LA-4 - Soft focus lens (diffused)
LA-5 - Moonlight lens
LA-6 - Blue lens
See fixture accessories for more information.

SAMPLE ORDER SPECIFICATION:
HL-382-2X-BZ-LA-5

RATING:
Wet/damp/dry location.

ORDER SPECIFICATION:

PROJECT: _____

APPROVED: _____

NOTE: _____

TYPE: _____

HEVI LITE, INC.
9714 Varrel Ave, Chatsworth, CA 91311
Tel.: (818) 341-8001 • Fax: (818) 998-1988
Web Site: <http://www.hevilite.com>

CATALOG NUMBER:
HL-382-2X

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****THIS LIGHT IS FULLY SHIELDED UNDER A CANOPY**

L02 - INGROUND LIGHT

3" INGROUND 120V
5032

WAC
LANDSCAPE LIGHTING

Fixture Type: _____
Catalog Number: _____
Project: _____
Location: _____

PRODUCT DESCRIPTION
Landscape Wall Wash luminaire

FEATURES

- Adjustable beam angle
- Integral dimmer
- IP67 rated, protected from temporary immersion under water
- Drive over up to 4500lbs
- Soft-decay brake or corrosion resistant aluminum
- Available concrete pour kit
- 4' lead wire and arm (USA Produced)
- Maintains constant lumen output against voltage drop
- UL 1398 listed for indoor and outdoor use
- Not suitable to use with external dimmers

SPECIFICATIONS

Input: 110V - 120VAC
Power: 3W to 11.5W
Brightness: 65 lm to 515 lm
Beam Angle: 15° to 60°
CRI: 85
Rated Life: 25,000 hours

EC safety Standard

Wall cover	Drive over
Resistance to static load test	Yes (1125lbs) Yes (4400lbs)
Resistance to impact and thermal loads test	N/A Yes

ORDERING NUMBER

Color Temp	Finish
30 - 3000K	BZ - Powder Coat Bronze
	WT - Powder Coat White

Module Replacement
3000K AS032LE-3082

3032-30
Example: 3032-3088

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. AUG 2017

L03 - SIGN GOOSENECK LIGHT

BASELITE SIGN LIGHT CATALOG

PROJECT NAME: _____
PROJECT TYPE: _____

NOTES: **L03 - 4440 SADDLEBAG TRAIL - SIGN LIGHT WALL SCNCE**

MODEL # _____

A - SHADES	B - FINISH OPTIONS	D - MOUNTING ADD-ONS	NOTES
ANGLE SHADES A807 A810 A812 A814 A816 A818 A820 A822 A824 A826 A828 A830 A832 A834 A836 A838 A840 A842 A844 A846 A848 A850 A852 A854 A856 A858 A860 A862 A864 A866 A868 A870 A872 A874 A876 A878 A880 A882 A884 A886 A888 A890 A892 A894 A896 A898 A900 A902 A904 A906 A908 A910 A912 A914 A916 A918 A920 A922 A924 A926 A928 A930 A932 A934 A936 A938 A940 A942 A944 A946 A948 A950 A952 A954 A956 A958 A960 A962 A964 A966 A968 A970 A972 A974 A976 A978 A980 A982 A984 A986 A988 A990 A992 A994 A996 A998 A1000 A1002 A1004 A1006 A1008 A1010 A1012 A1014 A1016 A1018 A1020 A1022 A1024 A1026 A1028 A1030 A1032 A1034 A1036 A1038 A1040 A1042 A1044 A1046 A1048 A1050 A1052 A1054 A1056 A1058 A1060 A1062 A1064 A1066 A1068 A1070 A1072 A1074 A1076 A1078 A1080 A1082 A1084 A1086 A1088 A1090 A1092 A1094 A1096 A1098 A1100 A1102 A1104 A1106 A1108 A1110 A1112 A1114 A1116 A1118 A1120 A1122 A1124 A1126 A1128 A1130 A1132 A1134 A1136 A1138 A1140 A1142 A1144 A1146 A1148 A1150 A1152 A1154 A1156 A1158 A1160 A1162 A1164 A1166 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A3824 A3826 A3828 A3830 A3832 A3834 A3836 A3838 A3840 A3842 A3844 A3846 A3848 A3850 A3852 A3854 A38			

L07 - IN-WALL STEP LIGHT

COLE LIGHTING

Series	Locan	Floor	HID	LED	Exterior	Interior	Fixed-Tilt	Other Options
158								Cast bronze front 277V electrical Tamperproof screws

Steplites

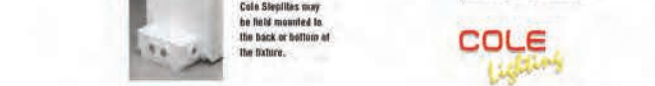
158 SERIES

Description
The 158 Series of Steplites is a low-profile, "tank star" style fixture with incandescent, fluorescent, and LED lamp options. It is appropriate in a variety of interior or exterior locations. The rugged construction, engineering excellence, and quality make these fixtures ideal for specification in most public areas.

Features
With the fluorescent lamp option, or thermal protection for the incandescent lamp option, this fixture may be used for combustible interior construction. Louvers in the 158 Series are more widely spaced than most fixtures of this type, allowing for significantly greater forward projected illumination. Exceptional durability is provided by the thick cast aluminum bezel and the tempered glass diffuser. Cole Steplites feature a cast aluminum junction box which may be easily field mounted to either the back or bottom of the housing to best suit installation conditions.

Applications
Incandescent fixtures will work well in extremely cold climate conditions where fluorescents are not applicable. The 158 Series Steplites are suitable for concrete pour/block wall and stud wall mounting in interior or outdoor installations. The low voltage lamp option allows safe, easy use in outdoor landscaping applications. They are ideal in low walls and step risers.

Custom
If your project demands a special fixture we would be pleased to discuss the production of modified standard fixtures or custom fixtures to suit your specific conditions. For more information on our custom capabilities, please contact your local Cole representative.



A 40W T10 (25W for IC application), low-voltage incandescent, 7W or 9W compact fluorescent lamp, or LED may be specified for this series.

The junction box on Cole Steplites may be field mounted to the back or bottom of the fixture.

COLE Lighting

C. W. Cole & Company, Inc.
2560 N. Rosemead Boulevard
South El Monte, CA 91733-1593
Fax: (626) 443-9253
Tel: (626) 443-2473
info@colelighting.com
www.colelighting.com

COLE LIGHTING

Series	Locan	Floor	HID	LED	Exterior	Interior	Fixed-Tilt	Other Options
158								Cast bronze front 277V electrical Tamperproof screws

Steplites

158 SERIES

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C. W. Cole & Company, Inc.
2560 N. Rosemead Boulevard
South El Monte, CA 91733-1593
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Tel: (626) 443-2473
info@colelighting.com
www.colelighting.com

L08 - LANDSCAPE LIGHT

COLE LIGHTING

Series	Locan	Floor	HID	LED	Exterior	Interior	Fixed-Tilt	Other Options
VISION-3								Cast bronze front 277V electrical Tamperproof screws

Steplites

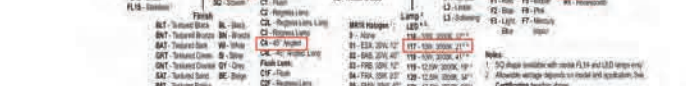
158 SERIES

Description
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COLE Lighting

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South El Monte, CA 91733-1593
Fax: (626) 443-9253
Tel: (626) 443-2473
info@colelighting.com
www.colelighting.com

Example: FL1B-AGE-RND-C3-K2-Q2-0-P2-H1

©2002 - 2015 Vision-3 Lighting P.O. Box 607, Fowler, CA 95625 (559) 834-5749 (559) 834-4773 fax www.vision3lighting.com revision: 7/10/15

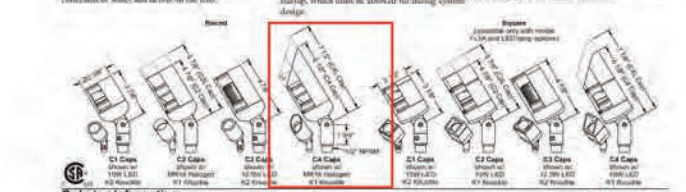
Description:	TYPE
Project Name:	
Notes:	

Job: Approval: Type:

VISION-3 Rear Mount MR16 Flood MODEL FL1

12V, 50W Max., MR16 Halogen
12-24V, 10W or 12V, 12.5W LED

Specifications:
Body: Machined 6061-T6 aluminum, C30000 finish, or 304 stainless steel body with 18-8 stainless steel hardware.
Knockout: Machined 6061-T6 aluminum, C30000 finish, or 304 stainless steel mounting brackets with a 1/2" NPT knockout and fitting allows a full range of mounting positions. (Double tap design (1/8" Pattern 95, 96, 97) allows fixture to hold position during opening and closing of solid back when lighted.)
Lens: Tempered, clear lens, bonded to cap with a high-temperature UV-curing, silicone adhesive.
Cap: Machined cap locks in place with one 1/8" x 1/4" stainless steel screw and is sealed into body with a high-temperature silicone O-ring. Round C2 & C4 caps have double lock-in to seal drainage from top of lens. Square cap: Includes stainless steel and high-temperature silicone seal. (See "through" design for 1/4" drainage with no light leak. "Tank Lens" cap option incorporates a stepped base to reduce the reflection of light and direct on the lens.)



Ordering information:

Model	FL1A	RND	C4	K1	117	0	0	0
Mount	FL1B	RND	C4	K1	117	0	0	0
Finish	FL1C	RND	C4	K1	117	0	0	0
Cap Style	FL1D	RND	C4	K1	117	0	0	0
Knockout	FL1E	RND	C4	K1	117	0	0	0
Lens Assy	FL1F	RND	C4	K1	117	0	0	0
Cap Assy	FL1G	RND	C4	K1	117	0	0	0
Knockout	FL1H	RND	C4	K1	117	0	0	0
Lens Assy	FL1I	RND	C4	K1	117	0	0	0
Cap Assy	FL1J	RND	C4	K1	117	0	0	0
Knockout	FL1K	RND	C4	K1	117	0	0	0
Lens Assy	FL1L	RND	C4	K1	117	0	0	0
Cap Assy	FL1M	RND	C4	K1	117	0	0	0
Knockout	FL1N	RND	C4	K1	117	0	0	0
Lens Assy	FL1O	RND	C4	K1	117	0	0	0
Cap Assy	FL1P	RND	C4	K1	117	0	0	0
Knockout	FL1Q	RND	C4	K1	117	0	0	0
Lens Assy	FL1R	RND	C4	K1	117	0	0	0
Cap Assy	FL1S	RND	C4	K1	117	0	0	0
Knockout	FL1T	RND	C4	K1	117	0	0	0
Lens Assy	FL1U	RND	C4	K1	117	0	0	0
Cap Assy	FL1V	RND	C4	K1	117	0	0	0
Knockout	FL1W	RND	C4	K1	117	0	0	0
Lens Assy	FL1X	RND	C4	K1	117	0	0	0
Cap Assy	FL1Y	RND	C4	K1	117	0	0	0
Knockout	FL1Z	RND	C4	K1	117	0	0	0



4440 SADDLEBAG TRAIL

SCOTTSDALE, ARIZONA
NEW BAR AND RESTAURANT
FOR: JOCCUE CONCEPTS

DESIGN REVIEW
LIGHTING MFG. CUTSHEETS 03
v.02D
CASE #: 777-PA-19
2019 - 11 - 27
REVISED: 2020 - 10 - 09



DEVELOPMENT REVIEW NARRATIVE

project: 4440 North Saddlebag Trail
case#: 777 - PA - 19
date: revised 2020-10-09
address: 4440 North Saddlebag Trail

The purpose of this request is to obtain Design Review Board approval for the remodel and expansion of the existing building at 4440 N Saddlebag Trail.

Introduction

4440 N Saddlebag Trail is new two story, bar, restaurant and roof patio bar. The first floor will have a new bar, small burger shop / convince store which will appear like an vintage Bodega. The the small bar will take on a vintage western theme on the interior. The second level patio bar will be accessed from the bar and will be 90% covered by a solid canopy. The areas that are open on the east and north will have trees and bushes to give the appearance of a roof garden.

This project is made up of two lots. A lot combination for both lots has been started. The two existing single story building will be demolished.

A Conditional Use Permit for the Bar is currently in review.

Ordinances, Master Plans, General Plan and Standards.

4440 Saddlebag is located within the Downtown Infill Incentive District. It is currently zoned C-2 and falls within the old town Scottsdale Design and Architectural Design Guidelines, area Type 2. The neighborhood is informally known as the "Entertainment District" on the Old Town Design Guidelines, page 8.

1.904 - Criteria - Zoning Ordinance

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.

RESPONSE:

Building upon the diverse and eclectic energy of the Entertainment District, this building will replace two underutilized buildings that have appeared vacant for many years. This new project will provide a high quality boutique bar and restaurant with small roof top patio. The scale and size of this project is substantially smaller than neighboring restaurants and bars. Winfield's, Bodega Burger and the roof top patio are three separate concepts wrapped into one project. The buildings provide an diverse and active frontage that is at the scale of what one might find in old town Scottsdale.

2 The architectural character, landscaping and site design of the proposed development shall:
2a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;

RESPONSE:

This proposal builds upon the fine grained small scale diverse architecture of the Entertainment District. The topography is generally flat. Bound by two alleys and neighboring commercial development.

b.

2b. Avoid excessive variety and monotonous repetition;

RESPONSE:

The architecture is divided into three distinct elevations and all at the scale of what is typical in the Entertainment District.

2c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;

RESPONSE:

The primary frontage faces east. The windows are minimal yet allow transparency at the ground level. The second level roof patio is 75% covered by a solid canopy. The areas that are open have roof trees to help provide shade and comfort on the second level.

2d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and

RESPONSE:

Does not apply for this downtown infill district.

2e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.

RESPONSE:

Does not apply.

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

RESPONSE:

The Ingress, Egress, On-site circulation, Parking and Pedestrian access will remain similar to the existing buildings and newer projects in the Entertainment district. Front doors for the Bar and Bodega will be facing the street. A secondary exit door from the roof patio will be in the alley. Parking will remain in the alley. A second emergency exit will be provided to the alley side of the building. Access is consistent with existing developments within the Entertainment District.

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

RESPONSE:

Mechanical Equipment, appurtenances and Utilities will be screened or integrated into the architecture of the building. The chimney for the kitchen exhaust will be integrated into a ficus hedge on the second floor patio. All mechanical equipment will be screened towards the alley side of the project over the restroom and storage areas.

5. Within the Downtown Area, building and site design shall:

5a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines:

RESPONSE:

The remodel and expansion is consistent with the Old Town Scottsdale Design Guidelines.

1. This new design strengthens pedestrian character and forms new pedestrian linkages to create a walk-able, human-scale environment.
2. Create high quality, human-scale, downtown architecture that is influenced by the local and regional culture, climate, and Sonoran Desert landscape.
3. Create coherent and consistent street-spaces.
4. Design within the context of each Old Town district and introduce new architectural and building designs that are compatible with the existing design to form a blend between new and old.
5. Encourage property improvements, new development, and redevelopment to maintain a vibrant, lively, attractive downtown destination that provides opportunities for residents, visitors, and businesses.

The remodel achieves these goals with the following objectives:

- A. The building aligns with existing buildings, and minimize the space between buildings to define a continuous building-street edge.
- B. The building is fronted to a common setback line and parallel to the street.
- C. The building's design reflects and enhance the existing character of an area.
- D. This building's design provides compatible transition in building scale, height, and mass with neighboring buildings.
- E. This remodel activates the ground floor of buildings to provide interest and a safer pedestrian environment.
- F. The main entrance of a building is orientated toward the street.
- G. This design utilizes context-appropriate materials, colors and textures in Old Town Development.

5b Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level:

RESPONSE:

Winfields and Bodega Burger are smaller human scale projects that are intended to be experienced by a pedestrian. They will provide a unique and charming addition to the Entertainment District.

5c Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations:

RESPONSE:

The design of Winfields is inspired by Western Territorial main street buildings. Bodega Burger is inspired by eclectic western early 1940's retail buildings. This eclectic 1940's glazed tile facade is common in many historic main streets throughout the west, from Bisbee, Williams, and Tucson.

5d. Reflect the design features and materials of the urban neighborhoods in which the development is located.

RESPONSE:

This project will fit within the existing eclectic and vibrant nature of the Entertainment District. Intended to be one of the smaller bars in the district.

5e. Incorporate enhanced design and aesthetics of building mass, height, materials, and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.

RESPONSE:

This project is smaller in scale compared to existing and proposed projects in the area. The building is a single story building with a roof top patio. The 2nd story elements of the building are set back towards the alley which has similar scale buildings on the block.

6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:

RESPONSE:

Does not apply, no public art is proposed.

Thank You!



Artie A. Vigil III, ncarb . leed ap . cnu-a

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.
 - The applicant affirms that the project will follow the applicable guidelines and plans for the area as displayed on their proposed site plan and elevations. Building upon the diverse and eclectic energy of the Entertainment District, this building will replace two underutilized buildings that have appeared vacant for many years. This new project will provide a high quality boutique bar and restaurant with small roof top patio. The scale and size of this project is substantially smaller than neighboring restaurants and bars. Winfield's, Bodega Burger and the roof top patio are three separate concepts wrapped into one project. The buildings provide an diverse and active frontage that is at the scale of what one might find in old town Scottsdale.
 - Staff finds that the proposed development is generally consistent with the Zoning Ordinance as well as the Character and Design element of the General Plan, and the Old Town Scottsdale Character Area Plan, which designates the site as Mixed-Use. Additionally, staff has found the Development Plan to be designed in conformance with the Design Standards & Policies Manual.
2. The architectural character, landscaping and site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
 - b. Avoid excessive variety and monotonous repetition;
 - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
 - The applicant states the proposal builds upon the fine-grained small-scale diverse architecture of the Entertainment District. The topography is generally flat. Bound by two alleys and neighboring commercial development. The architecture is divided into three distinct elevations and all at the scale of what is typical in the Entertainment District. The primary frontage faces east. The windows are minimal yet allow transparency at the ground level. The second level roof patio is 75% covered by a solid canopy. The areas that are open have roof trees to help provide shade and comfort on the second level.
 - Staff finds the proposed development promotes a desirable relationship to existing structures in the surrounding area. The proposed building has a contemporary design style that utilize a variety of materials to avoid monotonous repetition and the neighboring buildings. Shading is provided above the main entry on the east side of the building that appropriately responds to the unique climate of the Sonoran Desert. The site is not located within the ESL Overlay District nor the Historic Preservation Overlay District.

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
 - The applicant states the ingress, egress, on-site circulation, parking and pedestrian access will remain similar to the existing buildings and newer projects in the Entertainment district. Front doors for the Bar and Bodega will be facing the street. A secondary exit door from the roof patio will be in the alley. Parking will remain in the alley. A second emergency exit will be provided to the alley side of the building. Access is consistent with existing developments within the Entertainment District.
 - Staff finds the ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways have been designed to generally promote safety and convenience. The proposed widened sidewalk and parallel parking includes an appropriate transition to the existing condition in front of the property to the south.
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
 - The applicant states that all mechanical and utility equipment will be screened. Roof top mechanical will be screened by a parapet. The kitchen exhaust will be screened within a chimney element towards the front of the building.
 - Staff finds the proposed mechanical equipment will be screened by parapet and site walls that are integral to the building design.
5. Within the Downtown Area, building and site design shall:
 - a. Demonstrate conformance with the Old Town Scottsdale Urban Design & Architectural Guidelines;
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
 - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
 - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
 - e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
 - The applicant states the building aligns with existing buildings, and minimize the space between buildings to define a continuous building-street edge. The building is fronted to a common setback line and parallel to the street. The design reflects and enhance the existing character of an area. The proposed building provides compatible transition in building scale, height, and mass with neighboring buildings. The redevelopment activates the ground floor of buildings to provide interest and a safer pedestrian environment. The main entrance of a building is orientated toward the street. Context-appropriate materials, colors and textures in Old Town Development are being utilized.
 - Staff finds that the building is generally consistent with the Old Town Scottsdale Urban Design & Architectural Guidelines (UDAG). The building relates to the pedestrian-oriented environment with the street level patio and large windows along the street frontage.

6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
 - a. Accessibility to the public;
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - c. Location near the primary pedestrian or vehicular entrance of a development;
 - d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - e. Location in conformance to standards for public safety.
 - This criterion is not applicable.

DEVELOPMENT INFORMATION

Zoning History

The site was annexed into the City in 1951 (Ord. #1) with the Highway Commercial (C-3) zoning designation. The property was zoned to the Central Business Parking P-3 District and Parking P-2 District (C-2/P-3 & P-2) in 1970 the Downtown Overlay (DO) was applied in 2003.

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. As of the publishing of this report, staff has received one email of community input regarding the application.

Context

Located on the west side of North Saddlebag Trail, approximately 100 feet south of East Camelback Road in Old Town Scottsdale. The site was built in the 1970s as a low scale office building, used for office, retail and personal care services. Much of the immediately surrounding area has been redeveloped to restaurants, bars and hotel uses. The neighboring properties were a part of 9-ZN-2020 zoning map amendment approved December 7, 2020 by City Council.

Project Data

- Existing Use: Office
- Proposed Use: Restaurant/Bar (Bar use is subject to approval of a Conditional Use Permit, 12-UP-2020)
- Parcel Size: 7,875 square feet / 0.18 acre (gross)
4,348 square feet / 0.10 acre (net)
- Total Building Area: 2,790 square feet
- Gross Floor Area Ratio Allowed: 1.3
- Gross Floor Area Ratio Provided: 0.35
- Building Height Allowed: 36 feet (inclusive of rooftop appurtenances)
- Building Height Proposed: 30 feet (inclusive of rooftop appurtenances)
- Parking Required: 9 spaces for a restaurant or 34 for the bar use associated with 12-UP-2020
- Parking Provided: 3 spaces on site and 10.22 spaces from P-3 parking area credits
21 spaces with remote parking agreements and/or in-lieu parking. The additional parking will be required with the approval of a bar conditional use permit.

**Stipulations for the
Development Review Board Application:
Winfield
Case Number: 54-DR-2019**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. 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 date of 1/29/2021.
 - b. 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 1/29/2021.
 - c. The water and sewer basis of design report submitted by Hunter Engineering, Inc. and accepted by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning cases for the subject site were: 45-ZN-1970 and 5-ZN-2003.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

LANDSCAPE DESIGN:

Ordinance

- C. The property owner shall obtain approval of a Salvage/Native Plant Plan Application, and obtain a permit to remove any tree.

EXTRIOR LIGHTING:

Ordinance

- D. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- E. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

- 4. Incorporate the following parking lot and site lighting into the project's design:
 - 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
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 10 foot-candles. All exterior luminaires shall be included in this calculation
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.
 - d. The total lumen per luminaire shall not exceed 24,000 lumens.
 - e. All exterior lamps shall have a Kelvin temperature of 3000 or less.

STREET DEDICATIONS:

Ordinance

- F. Prior to the issuance of any building permit for the development project, the property owner shall make the following fee simple right-of-way dedications to the City of Scottsdale:
 - a. NORTH–SOUTH ALLEY. Two (2) foot dedication, for a total ten (10) foot wide east half-right-of-way width.
 - b. EAST–WEST ALLEY. Two (2) foot dedication, for a total ten (10) foot wide south half-right-of-way width.
 - c. NORTH SADDLEBAG TRAIL. Four (4) foot dedication, for a total thirty-six and a half (36.5) foot west half right of way width.

STREET INFRASTRUCTURE:

Ordinance

- G. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

CASE NO. 54-DR-2019

- H. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements:
- a. NORTH SADDLEBAG TRAIL.
 - i. Reconstruct street pavement, sidewalk, curb and gutter, on west half of street, from the north side of alley, bordering project development on northern property line, to an excitable transition to the existing condition in front of the property to the south of the site; demolishing existing on-street angled parking, increasing sidewalk width to a minimum of ten (10) feet, clear and traversable, width and replacing angled parking with parallel parking. Design of these improvements is to be in accordance with city requirements,
 - ii. No reconstructed parking stall shall be placed within any intersections site distance triangle, including intersection with alley. Site distance triangle are to be determined by city standards.
 - iii. Private improvement in the right of way or lease agreement, as determined by the city, will need to be executed with city prior to any permit issuance for any patios along N Saddlebag Trail.
 - b. NORTH SADDLEBAG TRAIL AND ALLEY INTERSECTION.
 - i. Reconstruct this intersection to meet city roadway, drainage and pedestrian crossing requirements. Proper handling of drainage may require further improvements to alley, including reconstruction of alley, full width, with positive drainage along property frontage.

DRB Stipulations

5. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match brick red or terracotta.

WATER AND WASTEWATER:

DRB Stipulations

6. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements:
 - a. WATER:
 - i. Water service line to be min 1" type K copper. DS&PM 6-1.416
 - ii. Meter required to be located in easement in safe and accessible location for City. Sizing per IPC fixture count flow plus "continuous flow" X1.5 and use DS&PM table. DS&PM 6-1.416
 - iii. RPP backflow required on domestic meter in safe and accessible location to City but on private property. DS&PM 6-1.417
 - iv. PRV required for building due to static pressure. DS&PM 6-1.407
 - v. Fire line riser room not shown, discuss and address details with fire dpt. DS&PM 6-1.504
 - b. SEWER:
 - i. Utilize MAG detail 440-3 for 6" service connection DS&PM 7-1.409

7. Existing water and sewer service lines to this site shall be utilized or shall be disconnected at the main pursuant to the Water Resources Department requirements.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

8. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM

Among other typical requirements, the drainage report shall demonstrate how the proposed sidewalk encroachment into the adjacent street section will meet the flow depth and flow spread criteria in the roadway section and demonstrate how the transitions at the end of the sidewalk will maintain a positive drainage path without potential ponding spots.

EASEMENTS DEDICATIONS:

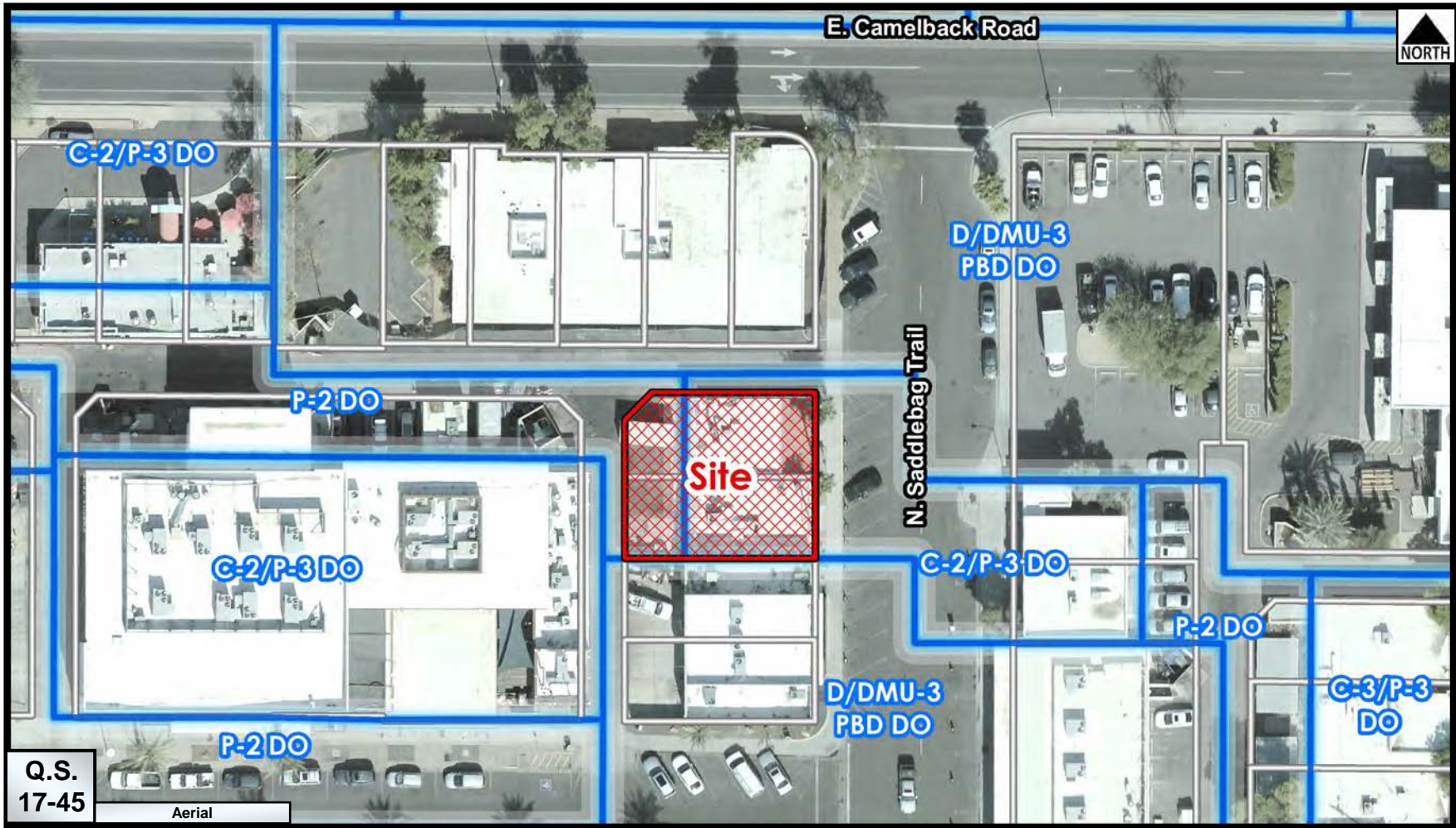
DRB Stipulations

9. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
 - a. A sight distance easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property; including at alley to alley intersection.
 - b. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses on to the lot.

ADDITIONAL ITEMS:

DRB Stipulations

10. With the civil construction document submittal, dedicated fire line, fire riser room and FDC shall be called out on plan that demonstrates consistency with the DSPM requirements for acceptable locations.



Q.S.
17-45

Aerial

Zoning Aerial

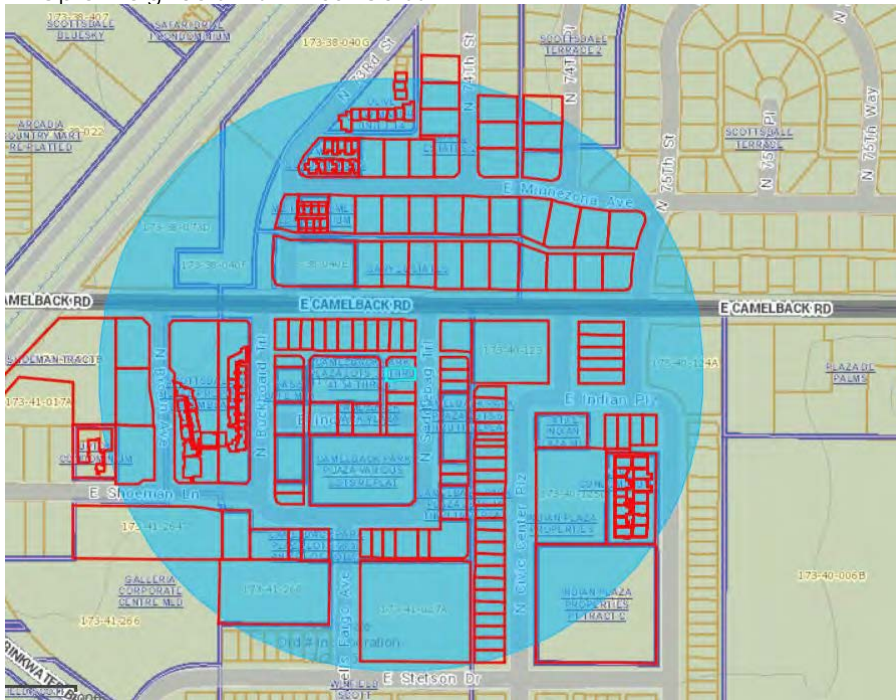
54-DR-2019

PUBLIC OUTREACH REPORT

project: 4440 North Saddlebag Trail
case#: 777 - PA - 19
date: 2019-11-26
address: 4440 North Saddlebag Trail

COMPETED NEIGHBORHOOD NOTIFICATION OUT REACH

- Request for Neighborhood Group / Homeowners association
- List of Neighborhood Associations
- Map of neighbors within 750' radius



LETTERS SENT WITH A SITE PLAN, AND STREET ELEVATION

Thank You!

Artie A. Vigil III, ncarb . leed ap . cnu-a



NEIGHBOR NOTIFICATION

project: 4440 North Saddlebag Trail
case#: 777 - PA - 19
date: 2019-11-26
address: 4440 North Saddlebag Trail

Dean Neighbor and/or Community leader,

We are writing to notify you of a proposed remodel and expansion to the existing building at 4440 N Saddlebag Trail, Scottsdale Arizona, 85011. The project will be submitted to the city of Scottsdale for design review, for the remodel and expansion.

Currently this building is utilized as an office and storage building.

The proposed remodel would transform the lower level into a small 1,390 SF bar and restaurant. A second level 1,200 SF patio with bar will be provided along with a 551 SF for storage and restrooms.

If you have any questions, please contact city of Scottsdale planner Greg Bloemberg.

Greg Bloemberg
Senior Planner
Current Planning
City of Scottsdale
e-mail: gbloemberg@scottsdaleaz.gov
phone: 480-312-4306

Thank You!

A handwritten signature in black ink, appearing to read 'Artie' followed by a stylized flourish.

Artie A. Vigil III, ncarb . leed ap . cnu-a

Attachments:

Site Plan
Street Elevation

777-PA-19 - neighborhood involvement address requests

Zimmer, Christopher <CZimmer@scottsdaleaz.gov>
To: "av3design@gmail.com" <av3design@gmail.com>
Cc: "Ruenger, Jeffrey" <JRuenger@scottsdaleaz.gov>

Thu, Oct 17, 2019 at 3:13 PM

Dear Artie,

Attached you will find the list you have requested.

Please let me know if I can help in any other way.

Thanks,

Chris Zimmer

Planning Specialist

City of Scottsdale

(480) 312-2347

czimmer@scottsdaleaz.gov



 **4440 n saddlebag request.xlsx**
11K

NAME	Last Name	First Name	Title	Address	City	State	Zip
Scottsdale Terrace	Donovan	Jen	Resident	7508 E Minnezona Av	Scottsdale	AZ	85251-1535
Downtown Camelback Frontage Ass	Nau	Jude	President	6664 N 40th St	Paradise Valley	AZ	85253
Downtown Camelback Frontage Ass	Peterson	Jane	Secretary	7408 E Camelback Rd	Scottsdale	AZ	85251
Scottsdale Terrace	Larson	Dee	Resident	7513 E Minnezona Av	Scottsdale	AZ	85251-1535
Olive View Manor	Crawford	Bill & Debbie	President	4601 N 73rd St, unit 11	Scottsdale	AZ	85251
Scottsdale Terrace	Johnson	Lissa	Property Manage	16625 S Desert Foothills Pkwy	Phoenix	AZ	85048
Safari Drive Condos	Shaw	Amanda	Property Manage	1600 W Broadway Rd, unit 200	Tempe	AZ	85252
Stay Alert Heome Heath	Chambers	James		4604 N 74th St	Scottsdale	AZ	85251

PETERSON JANE A TR	7408 E CAMELBACK ROAD	SCOTTSDALE	AZ	85251
POLK EDWARD M/HARRIET D	5140 E SHEENA DR	SCOTTSDALE	AZ	85254
SUNDIAL RESORTS INC	6664 N 40TH ST	PARADISE VALLEY	AZ	85253
SUNDIAL RESORTS INC	6664 N 40TH ST	PARADISE VALLEY	AZ	85253
SCH WATERVIEW HOTEL LLC	4343 N SCOTTSDALE RD STE 180	SCOTTSDALE	AZ	85251
BLUE WILLOW 71 LLC	13639 E PARADISE DR	SCOTTSDALE	AZ	85259-3769
ARTISAN BUILDERS LLC	17916 N 93RD ST	SCOTTSDALE	AZ	85255
WENSEL DANIEL/HENNENHOEFER AMBER RAE/STEPH	7401 E MINNEZONA AVE	SCOTTSDALE	AZ	85251
SUNDIAL RESORTS INC	6664 N 40TH ST	PARADISE VALLEY	AZ	85253
CAMERON 2 LLC/M&L ARIZONA #2/WESTSIDE 74	7314 E MINNEZONA AVE	SCOTTSDALE	AZ	85251
ZONA 7318 LLC	7318 E MINNEZONA AVE	SCOTTSDALE	AZ	85251
A R M OF SAVE THE FAMILY FOUNDATION OF AZ THE	125 E UNIVERISTY DR	MESA	AZ	85201
WESTSIDE 74/M&L ARIZONA #2/CAMERON 2 LLC	PO BOX 6458	SCOTTSDALE	AZ	85251
WESTSIDE 74 LIMITED PARTNERSHIP/M&L - LIMITED P	4539 N 22ND ST STE 207	PHOENIX	AZ	85016
BUSINESS CAPITAL CONSULTANTS LLC	7650 E MCCLINTOCK DR SUITE 103-411	TEMPE	AZ	85284
SCHUBERT CHRISTOPHER RHETT	4601 N 73RD ST UNIT 2	SCOTTSDALE	AZ	85251
LAGRANT ENTERPRISES	1078 E PONCHO LN	SAN TAN VALLEY	AZ	85143
MACIA STEVE H TR	4601 N 73RD ST UNIT 4	SCOTTSDALE	AZ	85251
ANDRADE DAVID J	4601 N 73RD ST UNIT 5	SCOTTSDALE	AZ	85251
HARDESTY RORY D	4601 N 73RD ST 6	SCOTTSDALE	AZ	85251-1424
VILLAVICENCIO HUGO	460 1/2 DAY ST	SAN FRANCISCO	CA	94131
SONG JUSTIN	4601 N 73RD ST UNIT 8	SCOTTSDALE	AZ	85251
MIRANDA ROBERTO	4601 N 73RD ST UNIT 9	SCOTTSDALE	AZ	85251
REVOCABLE LIVING TRUST OF ROGER A COX	4601 N 73RD ST UNIT 10	SCOTTSDALE	AZ	85251
OLD TOWN TOWNHOMES LLC	3555 5TH AVE NO 100	SAN DIEGO	CA	92103
MZ2 PARTNERS LLC	3219 E CAMELBACK SUITE 291	PHOENIX	AZ	85018
MZ2 LLC	7272 E INDIAN SCHOOL RD STE 540	SCOTTSDALE	AZ	85251
LIEBENTRITT RYAN	10632 N SCOTTSDALE RD NO 167	SCOTTSDALE	AZ	85254
BENJAMIN M FUNKE BENEFICIARY TRUST	810 W HOWE ST	TEMPE	AZ	85281
GIBBONS MICHAEL T	7411 E MINNEZONA	SCOTTSDALE	AZ	85251
PAEZ JEFFREY	7417 E MINNEZONA AVE	SCOTTSDALE	AZ	85251
DARRAH WILL	7423 E MINNEZONA AVE	SCOTTSDALE	AZ	85251
PASSOLT WALTER P	964 E CHIILTON	TEMPE	AZ	85282
HOME YIELD CSL LLC	4021 N 75TH ST SUITE 105	SCOTTSDALE	AZ	85251

GATSBY INVESTMENTS STR 74TH PL LLC	9331 E CALLE DE VALLE DR	SCOTTSDALE	AZ	85255
WESTERN SECURITY BANK	655 E THUNDERBIRD RD	PHOENIX	AZ	85022
CAMBRIA/HOTEL INVESTORS LLC/JC HOTEL SCOTTSDALE	10850 WILSHIRE BLVD STE 1050	LOS ANGELES	CA	90024
PLANETA PROPERTIES LIMITED PARTNERSHIP	P O BOX 8050	SCOTTSDALE	AZ	85252
FAST TRACK LLC	4330 N CIVIC CENTER PLAZA STE 100	SCOTTSDALE	AZ	85251
FAST TRACK LLC	4330 N CIVIC CENTER PLAZA STE 100	SCOTTSDALE	AZ	85251
FAST TRACK LLC	4330 N CIVIC CENTER PLAZA STE 100	SCOTTSDALE	AZ	85251
GGB PARTNERS LLC	4342 N CIVIC CENTER PLAZA	SCOTTSDALE	AZ	85251-3420
CASSIDY DAVID B	4356 N CIVIC CENTER PLAZA	SCOTTSDALE	AZ	85251
LNМ PROPERTIES INC	4636 N 32ND ST	PHOENIX	AZ	85018
LNМ PROPERTIES INC	4368 N CIVIC CENTER PLAZA STE 201	SCOTTSDALE	AZ	85251
CIVIC CENTER OFFICES LLC	4400 N CIVIC CENTER PLAZA	SCOTTSDALE	AZ	85251
4414 CIVIC CENTER LLC	4414 N CIVIC CENTER PLZ STE 100	SCOTTSDALE	AZ	85251
1639 40TH STREET LLC	4414 N CIVIC CENTER PLZ STE 100	SCOTTSDALE	AZ	85251-3563
EQUITY PARTNERS GROUP LLC	4501 N SCOTTSDALE RD	SCOTTSDALE	AZ	85251
CAMBRIA/HOTEL INVESTORS LLC/JC HOTEL SCOTTSDALE	10850 WILSHIRE BLVD STE 1050	LOS ANGELES	CA	90024
PARMAR PARIMAL C/JOSHI AMEESHA N	4422 N 75TH ST UNIT 2001	SCOTTSDALE	AZ	85251-4070
POON DANELLE	4422 N 75TH ST UNIT 2002	SCOTTSDALE	AZ	85251
BARTHOLOMAE WILLIAM A	4422 N 75TH ST UNIT 2003	SCOTTSDALE	AZ	85251-4070
WOJTYSIAK NICOLAS	4422 N 75TH ST UNIT 2004	SCOTTSDALE	AZ	85251
TRUONG LYNN/DAVID X	4701 SAINT CLAIR AVE	VALLEY VILLAGE	CA	91607
T & I ENTERPRISES LLC	9320 E RAINTREE DR	SCOTTSDALE	AZ	85260
BARRETT KEVIN	4422 N 75TH ST UNIT 2007	SCOTTSDALE	AZ	85251-4070
WARAWA KIM	301-2900 ABBOTT ST	KELOWNA	BC	V1Y1G6
CANALE CHRISTOPHER	4422 N 75TH ST UNIT 2009	SCOTTSDALE	AZ	85251
MURCIA CARLOS/MONTERO VANESSA	4422 N 75TH ST UNIT 2010	SCOTTSDALE	AZ	85251
MATNEY ALBERT R	7550 HINSON ST APT 11C	ORLANDO	FL	32819-5177
CONRAD DELIA MARIE	6339 TETON LN	CHANHASSEN	MN	55317-7528
HAECHLER ANTHONY PAUL	4422 N 75TH ST UNIT 3001	SCOTTSDALE	AZ	85251
BUSTOS ANDRES/RITA	5621 E THUNDERBIRD RD	SCOTTSDALE	AZ	85254
OSAGE LLC	14738 CAMINITO VISTA ESTRELLADO	DEL MAR	CA	92014
JOHNSTON TREVOR/MASON AMY	4422 N 75TH ST UNIT 3004	SCOTTSDALE	AZ	85251
OSAGE LLC	14738 CAMINITO VISTA ESTRELLADO	DEL MAR	CA	92014
FRED SABELL REVOCABLE LIVING TRUST	4422 N 75TH ST UNIT 4002	SCOTTSDALE	AZ	85251
PANDS LLC	4808 N 24TH APT 907	PHOENIX	AZ	85016

4422 75TH STREET LLC	3700 CAPSTAN CIR	WESTLAKE VILLAGE	CA	91361
BARRETT KEVIN	2274 WATERTOWN CT	THOUSAND OAKS	CA	91360
EL DAYE ANDREW/DANI	4422 N 75TH ST UNIT 3011	SCOTTSDALE	AZ	85251-4073
DO CHRISTINA	4422 N 75TH ST UNIT 3012	SCOTTSDALE	AZ	85251
GILLESPIE COLE B	4422 N 75TH ST UNIT 3013	SCOTTSDALE	AZ	85251
BALDWIN DEREK	4422 N 75TH ST UNIT 4001	SCOTTSDALE	AZ	85251
RICHARD JAMES SABELL REVOCABLE LIVING TRUST	4422 N 75TH ST UNIT 4002	SCOTTSDALE	AZ	85251
OSAGE LLC	14738 CAMINITO VISTA ESTRELLADO	DEL MAR	CA	92014
CARIENS PAIJE	4422 N 75TH ST UNIT 4004	SCOTTSDALE	AZ	85251-4074
OSAGE LLC	14738 CAMINITO VISTA ESTRELLADO	DEL MAR	CA	92014
MCELROY GREG/JAMI	4422 N 75TH ST UNIT 7012	SCOTTSDALE	AZ	85251-4082
SHERWOOD JOYCE ARLENE	711 S BOWEN ST STE A	LONGMONT	CO	80501-6675
SHAH AMIT R	4422 N 75TH ST UNIT 4008	SCOTTSDALE	AZ	85251
ANDREW LAMB 2017 TRUST	29 N PLEASANT ST APT A	MIDDLEBURY	VT	05753-2030
MASSMAN JASON S	4422 N 75TH ST UNIT 4010	SCOTTSDALE	AZ	85251
JAMES E RORICK LIVING TRUST	4422 N 75TH ST UNIT 4011	SCOTTSDALE	AZ	85251-4075
MARTIN FAMILY TRUST	4422 N 75TH ST UNIT 4012	SCOTTSDALE	AZ	85251
INOUYE CRAIG/CHARLOTTE ROBERSON	4422 N 75TH ST UNIT 5012	SCOTTSDALE	AZ	85251
MIELO LOTZ FAMILY TRUST	4422 N 75TH ST UNIT 4014	SCOTTSDALE	AZ	85251
PAYNE CHRISTOPHER	4422 N 75TH ST UNIT 5001	SCOTTSDALE	AZ	85251
ELEANOR A GRILL IRREVOCABLE TRUST	4422 N 75TH ST UNIT 5002	SCOTTSDALE	AZ	85251
OSAGE LLC	14738 CAMINITO VISTA ESTRELLADO	DEL MAR	CA	92014
KLINGER CATHERINE ALBRECHT	23005 N 75TH ST UNIT 2012	SCOTTSDALE	AZ	85255
OSAGE LLC	14738 CAMINITO VISTA ESTRELLADO	DEL MAR	CA	92014
STEWART MELISSA	4422 N 75TH ST UNIT 5006	SCOTTSDALE	AZ	85251
FABIANO DANIEL C	2614 DIAMONDWOOD DR SOUTHEAST	CEDAR RAPIDS	IA	52403
KEMETER DANIEL S/JANICE M	4422 N 75TH ST UNIT 5008	SCOTTSDALE	AZ	85251
OLEJAR SONYA	8820 DENSORE AVE NORTH	SEATTLE	WA	98103
INOUYE CRAIG S/ALLISON	4422 N 75TH ST UNIT 5012	SCOTTSDALE	AZ	85251
SEMER SCOTT B	4422 N 75TH ST UNIT 5013	SCOTTSDALE	AZ	85251
CLARK BRYAN	4422 N 75TH ST UNIT 5014	SCOTTSDALE	AZ	85251
POLD DAVID C/LAURA M	4422 N 75TH ST UNIT 6001	SCOTTSDALE	AZ	85251
NOEL RONALD E	7625 E CAMELBACK RD UNIT 324A	SCOTTSDALE	AZ	85251
WEINSTEIN WILLIAM S	2001 WESTERN AVE	SEATTLE	WA	98121-2163
RUPPRATH ROBERT KIRK	4422 N 75TH ST UNIT 6004	SCOTTSDALE	AZ	85251-4079

LYNN JASON	4422 N 75TH ST UNIT 6005	SCOTTSDALE	AZ	85251
BIZOUKAS NICHOLAS G/DIANE M	4422 N 75TH ST	SCOTTSDALE	AZ	85251
MESRI DAVID B	4422 N 75TH ST UNIT 6007	SCOTTSDALE	AZ	85250
WONG JAMES	4422 N 75TH ST UNIT 6008	SCOTTSDALE	AZ	85251
4422 N 75TH UNIT 6009 LLC	4422 N 75TH ST UNIT 4011	SCOTTSDALE	AZ	85251-4075
SAMMY LUKE PROPERTIES INC	3909 WITMER RD PMB 460	NIAGARA FALLS	NY	14305
BARRETT KEVIN	862 PATRIOT DR UNIT E	MOORPARK	CA	93021-3603
EKLUND JAMES B	4422 N 75TH ST UNIT 6014	SCOTTSDALE	AZ	85251
BELOUD BRETT R	4422 N 75TH ST 7001	SCOTTSDALE	AZ	85251
RIECK STEVEN/DEBRA	4422 N 75TH ST UNIT 7002	SCOTTSDALE	AZ	85251
AGARWAL PAUL D	800 BRAZOS ST SUITE 600	AUSTIN	TX	78701
ALFRED AND KATHLEEN CASTINO REVOCABLE TRUST	4422 N 75TH ST UNIT 7004	SCOTTSDALE	AZ	85251
KLINGER CATHERINE ALBRECHT	23005 N 74TH ST UNIT 2012	SCOTTSDALE	AZ	85255
ROBERSON CHARLOTTE	4422 N 75TH ST UNIT 7006	SCOTTSDALE	AZ	85251
ENVY 7007 LLC	7039 E MCDONALD DR	PARADISE VALLEY	AZ	85253
TRUONG LYNN/DAVID X	4701 SAINT CLAIR AVE	VALLEY VILLAGE	CA	91607
DECARLO NICK J/NANCY A	4422 N 75TH ST UNIT 7009	SCOTTSDALE	AZ	85251
HASKER FAMILY TRUST	4422 N 75TH ST UNIT 7012	SCOTTSDALE	AZ	85251
LINDEROTH JENNIFER R	320 W ILLINOIS ST UNIT 1917	CHICAGO	IL	60654
SEMER SCOTT B	4422 N 75TH ST UNIT 7014	SCOTTSDALE	AZ	85251
MICHAEL BRADLEY TRUST	4422 N 75TH ST	SCOTTSDALE	AZ	85251
DS FAMBLY TRUST	4422 N 75TH ST UNIT 8002	SCOTTSDALE	AZ	85251
CURTISS JEREMY	4422 N 75TH ST UNIT 8003	SCOTTSDALE	AZ	85251
OSAGE LLC	14738 CAMINITO VISTA ESTRELLADO	DEL MAR	CA	92014
CHRISTOPHER R MOORE GIFT TRUST	4422 N 75TH ST UNIT 8005	SCOTTSDALE	AZ	85251
WESLEY SONNY LLC	2140 S DUPONT HWY	CAMDEN	DE	19934
INOUE CRAIG/ROBERSON CHARLOTTE	4422 N 75TH ST UNIT 8007	SCOTTSDALE	AZ	85251
FIVE FAHRENHEIT LLC	4422 N 75TH PL UNIT 8008	SCOTTSDALE	AZ	85251
SIX WEBERS LLC	8107 E WELDON AVE	SCOTTSDALE	AZ	85251
DS DECO ENVY LLC	90 S 7TH ST	MINNEAPOLIS	MN	55402
4422 N 75TH UNIT 6010 LLC	4422 N 75TH ST UNIT 4011	SCOTTSDALE	AZ	85251
NATYWA DAVID	4422 N 75TH ST UNIT 7010	SCOTTSDALE	AZ	85251-4082
STASCHAK SHARMAN E	2575 LAKE RD	RANSOMVILLE	NY	14131
RENNERFELDT CARTER	4422 N 75TH ST UNIT 7011	SCOTTSDALE	AZ	85251
TRIYAR CAPITAL LLC/BASELINE AQUISITION (IMP)	4501 N SCOTTSDALE RD STE 201	SCOTTSDALE	AZ	85251

CAMDEN USA INC	11 GREENWAY PLZ STE 2400	HOUSTON	TX	77046
EQUITY PARTNERS GROUP LLC	4501 N SCOTTSDALE RD UNIT 201	SCOTTSDALE	AZ	85251
HUDYE GROUP L P	7135 E CAMELBACK RD SUITE 230	SCOTTSDALE	AZ	85251
HUDYE GROUP L P	7135 E CAMELBACK RD SUITE 230	SCOTTSDALE	AZ	85251
4417 LLC	4400 N SCOTTSDALE RD SUITE 9-830	SCOTTSDALE	AZ	85251
PLANETA PROPERTIES LIMITED PARTNERSHIP ETAL	P O BOX 8050	SCOTTSDALE	AZ	85252
7355 E SHOEMAN LANE LLC	1210 E NORTHSHORE DR	TEMPE	AZ	85283
JENNIFER L JAMES FAMILY TRUST REVOCABLE	7345 E SHOEMAN LN	SCOTTSDALE	AZ	85251
VAPID INC	3599 CAHUENGA BLVD WEST	LOS ANGELES	CA	90068
L&D MUSTANG LLLP	5449 E MARIPOSA ST	PHOENIX	AZ	85018
SHOEMAN LLC	7320 E SHOEMAN LN STE 204	SCOTTSDALE	AZ	85251-3324
SHOEMAN LLC	7320 E SHOEMAN LN STE 204	SCOTTSDALE	AZ	85251-3324
NICHOLS R D	5303 E SAN MIGUEL AVE	PARADISE VALLEY	AZ	85253
MCDOWELL CAMELBACK INVESTORS PARTNERHIP	P O BOX 8050	SCOTTSDALE	AZ	85252
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205	SCOTTSDALE	AZ	85251
EQUITY PARTNERS GROUP LLC	4501 N SCOTTSDALE RD UNIT 201	SCOTTSDALE	AZ	85251
7277 SCOTTSDALE HOTEL LLC	7277 E SCOTTSDALE RD	SCOTTSDALE	AZ	85251
7277 SCOTTSDALE RESIDENCES LLC	2800 N 44TH ST STE 150	PHOENIX	AZ	85008
EQUITY PARTNERS GROUP L L C	4501 N SCOTTSDALE RD STE 201	SCOTTSDALE	AZ	85251
LMS 96 L L C	7340 E INDIAN PLAZA	SCOTTSDALE	AZ	85251
7323 E SHOEMAN LLC	6501 E LOST DUTCHMAN DR	PARADISE VALLEY	AZ	85253
STOCKDALE GALLERIA LAND OWNER LLC	10850 WILSHIRE BLVD STE 1050	LOS ANGELES	CA	90024
STOCKDALE GALLERIA PROJECT OWNER LLC	10850 WILSHIRE BLVD STE 1050	LOS ANGELES	CA	90024
YUAN ROCKY SO LUN/STEPHANIE YEN FEN TR	8306 E SAN SIMON	SCOTTSDALE	AZ	85258
Scottsdale Terrace	7508 E Minnezona Av	Scottsdale	AZ	85251-1535
Downtown Camelback Frontage Assn	6664 N 40th St	Paradise Valley	AZ	85253
Downtown Camelback Frontage Assn	7408 E Camelback Rd	Scottsdale	AZ	85251
Scottsdale Terrace hoa assn	7513 E Minnezona Av	Scottsdale	AZ	85251-1535
Olive View Manor assn	4601 N 73rd St	Scottsdale	AZ	85251
Scottsdale Terrace, assn	16625 S Desert Foothills Pkwy	Phoenix	AZ	85048
Safari Drive Condos, HOA	1600 W Broadway Rd	Tempe	AZ	85252
Stay Alert Heome Heath	4604 N 74th St	Scottsdale	AZ	85251

From: [Moriarity, Ben](#)
To: timtheiss@kw.com
Subject: RE: Plan Inquiry for 4440 N Saddlebag Trail - 1-IP-2020
Date: Tuesday, December 29, 2020 10:20:00 AM

Tim,

Thank you for your comments, your message will be added to the case file. You can view the case fact sheet for the Development Review Board case (54-DR-2019) at:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/50577>

You will notice that they are proposing a two-story restaurant/bar.

Ben Moriarity

Planner

Planning & Development Department

CITY OF SCOTTSDALE

7447 E Indian School Rd.

Scottsdale, AZ. 85251

BMoriarity@ScottsdaleAZ.gov

O: 480-312-2836

From: NoReply <NoReply@Scottsdaleaz.gov>
Sent: Monday, December 28, 2020 10:03 AM
To: Projectinput <Projectinput@Scottsdaleaz.gov>
Subject: Plan Inquiry for 4440 N Saddlebag Trail - 1-IP-2020

[City of Scottsdale](#)



I am a Real Estate Broker representing a Buyer of 4439 N Saddlebag Trail. We want to know how the height of this redeveloped building? My Client picked this location for the excellent view of Camelback Mountain and wants to convert this office building into a Specialty Bar. If 4440 N Saddlebag will be higher than three stories then we may have to find another location. -- sent by Timothy Theiss (case# 1-IP-2020)