City of Scottsdale **PROJECT NARRATIVE**

1 STOP SHOP

- [ ] Rezoning
- [ ] Use Permit
- [x] Development Review
- [ ] Master Sign Programs
- [ ] Variance
- [ ] Other

Case # _____ / 249 -PA- 2003

Project Name Northsight Crossing 'Pad

Location 8680 E. Raintree Drive

Applicant Steve Kim, AIA
2230 Corporate Circle#200
Henderson, NV 89074

SITE DETAILS

Proposed/Existing Zoning: C-2

Use: Retail

Parcel Size: 50,373sf/1.16ac

[x] Gross Floor Area [ ] Total Units: 10,398gsf

[x] Floor Area Ratio [ ] Density: .206

Parking Required: 42 Spaces

Parking Provided: 42 Spaces

Of Buildings: One

Height: 32' (Aug. Height)

Setbacks: N- 0' S- 0'
E- 0' W- 35'

In the following space, please describe the project or the request

This project will provide 10,398gsf of a single story retail building. The building will be located on the Northwestern Pad of the Northsight Crossing Commercial Development.

The Building design will follow the design that was used on the other building located with-in this development and will continue the conceptual sense of a "Village Design":

Colors used will simulate materials that will blend with the desert landscape and that will match existing development's color pallet.

5-DR-2003#2
9-4-2003

(If an additional page(s) is necessary, please attach.)

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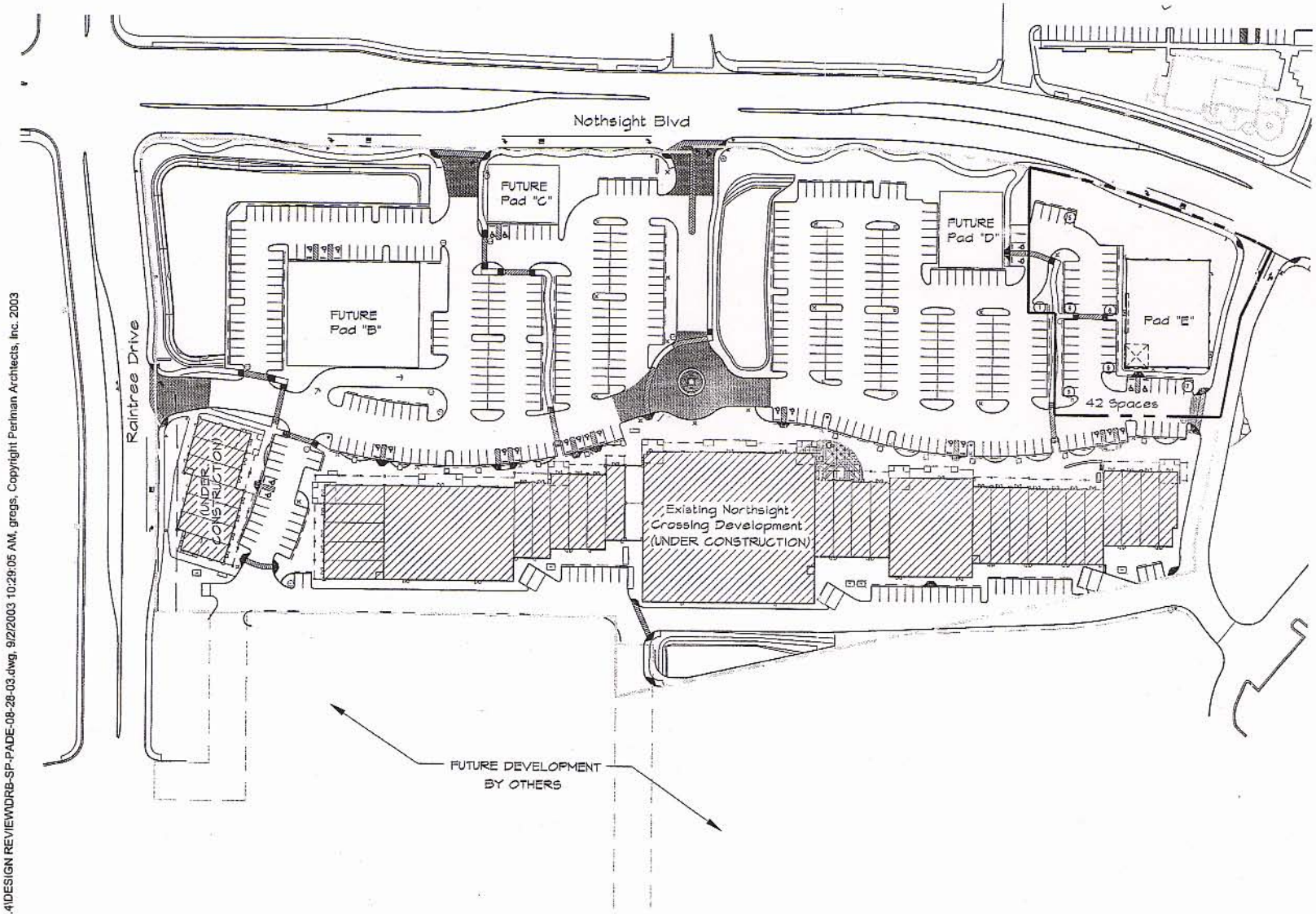

PROJECT DATA (OVERALL)

ZONING
C2 - Commercial

AREAS

Lot Areas		575,863 sf / 13.22 ac
Building Areas		
Retail		33,781 sf
In-Line		48,489 sf
Health Club		29,573 sf
	Total:	111,843 sf
FAR	111,843 / 575,863 =	= 0.194
Building Volume		
Allowed		9.6 x 575,863 = 5,528,285 csf
Provided		25' x 111,843 = 2,796,075 csf
Building Heights		
Allowed		36'
Provided		27

PARKING REQUIREMENTS

Parking Required	1 per 250 sf	111,843/250 =	449
Parking Provided			= 549
Parking Ratio	1 per 204 sf		4.9 per 1000 sf
Accessable Parking Req.	4% of Req	449x4% =	19
Accessable Parking Provided			= 26
Accessable Van Parking Req.			= 4
Accessable Van Parking Provided			= 8
Bicycle Rack Required	(1/10 Park'ng)	449/10 =	45
Bicycle Rack Provided			= 48

OPEN SPACE REQUIREMENTS

Open Space Required	(10% site area)	=	103,655 gsf
Open Space Provided		=	153,565 gsf
Front Space Required	(1/2 of req. open space)	=	51,828 gsf
Front Space Provided		=	88,036 gsf
Parking Lot Lanscaping Req.	(10% parking area)	=	37,542 gsf
Parking Lot Landscaping Provided		=	47,550 gsf

LEGEND

Pad 'E' - This Project

Overall Site - Past Project

North

Northsight Crossing 'Pad E'

Northsight Blvd. & Raintree Rd., Scottsdale, AZ.

Note: This Drawing is Preliminary and Not To Be Used for Construction. This Layout is Conceptual in Nature and No Guarantee of its accuracy is implied. All Dimensions and Sizes are Preliminary and Subject to Change

NAC Development Company
Las Vegas, NV 702-784-7665

Master Site Plan

Date: August 24, 2003
Project Number: 102226

Perlman ARCHITECTS
PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702 990 9900 702 932 3222 fax

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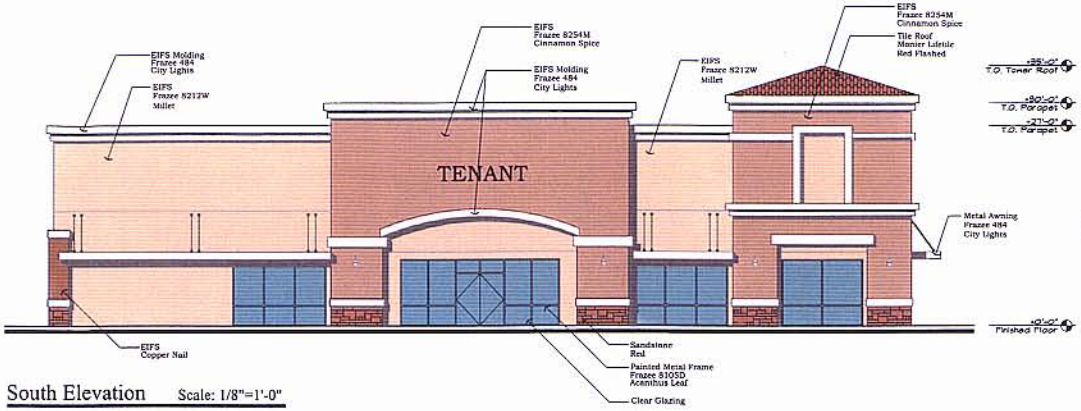
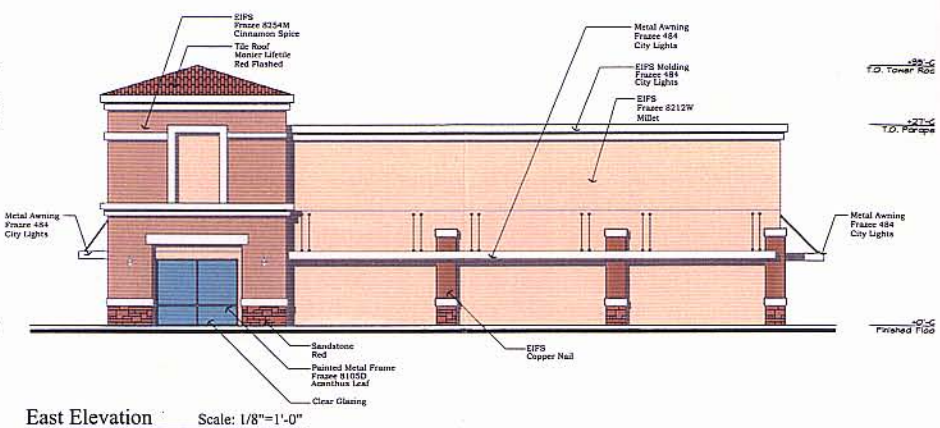
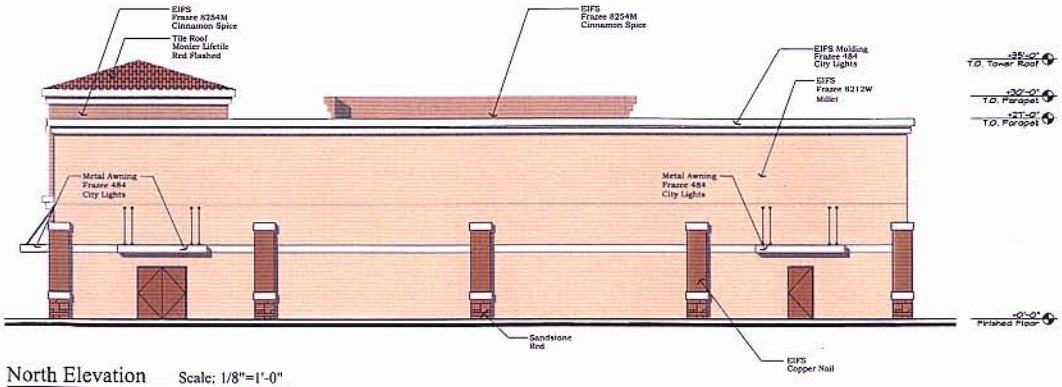


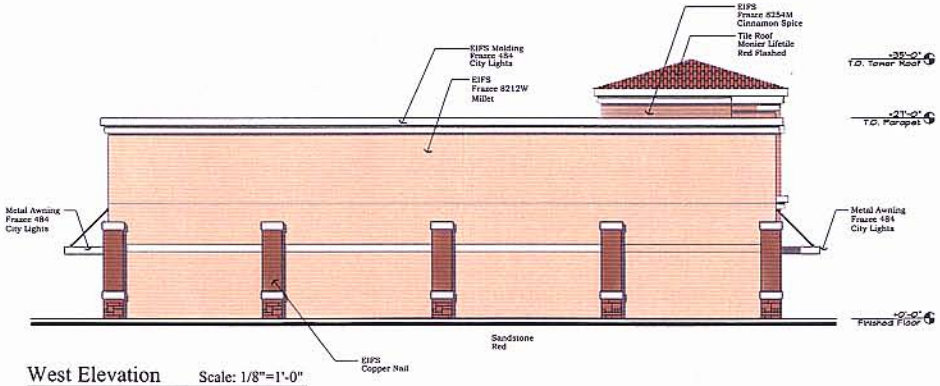
South Elevation Scale: 1/8"=1'-0"



East Elevation Scale: 1/8"=1'-0"



North Elevation Scale: 1/8"=1'-0"



West Elevation Scale: 1/8"=1'-0"

Northsight Crossing 'Pad E'

NAC Development Company
Las Vegas, NV 702-784-7665

Scale: 1/8" = 1'-0"

0 4' 8' 16'

Perlman ARCHITECTS
PERLMAN ARCHITECTS, IN
2230 CORPORATE CIRCLE, SUI
HENDERSON, NEVADA 890
702.990.9900 702.932.3222

Northsight Blvd. & Raintree Rd., Scottsdale, AZ.

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