

**Stipulations for Case:
Scottsdale Ridge Mid-size Monument Sign
Case: 75-DR-2007**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale. Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations:

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 2. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Bootz and Duke Signs with a date provided on the plans by City Staff of 04/17/08.
 3. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Bootz and Duke Signs with a date provided on the plans by City Staff of 04/17/08.

ARCHITECTURAL DESIGN:

DRB Stipulations

4. Any addition, change, or modification to the Master Sign Program for Scottsdale Ridge approved by city staff with a date of 12/12/2005, shall require approval from the Development Review Board.
5. All exterior conduit and raceways shall be painted to match the base of the sign.
6. No portable signs of any type are permitted.

LANDSCAPE DESIGN:

DRB Stipulations

7. Upon removal of the salvageable native plants, the salvage contractor shall submit completed Native Plant Tracking Form, as well as a list identifying the tag numbers of the plants surviving salvage operations, to the City's Inspection Services Unit within three (3) months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
8. Plants disturbed in the Scenic Corridor shall be replaced with like, size, and kind with a separate landscape plan submittal.

LIGHTING DESIGN:

DRB Stipulations

9. All lighting shall comply with all Scenic Corridor guidelines and shall be submitted to the One Stop Shop for review, approval, and permit.

Ordinance

10. Light sources shall be shielded from view and shall not allow spillage beyond the signage in accordance with Sec.8.411.V.F.5.

**ATTACHMENT A
Approved 5/15/2008**