



STAFF APPROVAL NO. 90-DR-2009

SUBMIT ONE COPY OF THIS APPROVAL LETTER WITH THE FOLLOWING PLAN SETS TO THE ONE-STOP SHOP FOR A ONE WEEK PLAN REVIEW:

SIGNS: ☒ 3 sets of sign plans, electrical, structural and footing details/engineering, site plan, sign permit application, and property owner approval letter

PROJECT NAME: Terravita Market Place

LOCATION: 34402 N Scottsdale Rd

 PARCEL 216-49-003P QUARTER SECTION 58-44

COMPANY NAME: Young Electric Sign Company

APPLICANT'S NAME: Josh Goins

ADDRESS: 6725 W Chicago St Chandler, AZ 85226

PHONE: 480-449-3726 FAX: 480-961-5928

REQUEST Request approval for two monument signs located in the scenic corridors on N. Scottsdale Road and E. Carefree Highway.

STAFF APPROVAL NOTIFICATION

This letter is notification that your REQUEST is approved conceptually by Planning and Development Services Staff. Plans shall be submitted for permits as required by the One-Stop Shop. **This approval expires one (1) year from date of approval if a permit is required but has not been issued.**

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

☐ NO STIPULATIONS PERTAINING TO THIS PROJECT OTHER THAN THOSE IN RELATED CASES.

- ☒ STIPULATIONS:
1. The monument signs shall be in conformance with the site plan and elevations as submitted by Young Electric Sign Company with a city approval date of 7/16/09.
 2. The aluminum cabinet with routed graphics shall be painted Frazee #CL 2874D "Hazel Hurdle" with a textured finish. The tenant panels shall be painted Frazee #CL 2873M "Water Cracker" with a textured finish.
 3. The existing monument sign at the southern entry off Scottsdale Road shall be removed.
 4. A Native Plant application for the sign locations must be submitted and approved before the sign permit is issued.

RELATED CASES 15-DR-1995, 15-MS-1995#2

SIGNATURE: *Doris McClay*
Doris McClay

Date Approved: 7/16/09

c Project File
Applicant

PROPERTY INFORMATION SHEET

PROPERTY NAME: Terravita Marketplace
PROPERTY #: 5296

ADDRESS: 34402 – 34502 N. Scottsdale Road

LOCATION: SWC of Carefree Highway & Scottsdale Road

GLA - SHOPPING CENTER: 102,773
GLA - OWNED: 102,773
OWNERSHIP ENTITY: Bethany Terravita LLC, an Arizona Limited Liability Company, & Wishire Selby Terravita LLC, an Arizona Limited Liability Company & Woodman Terravita LLC, an Arizona Limited Liability Company, & Popham Terravita LLC, an Arizona Limited Liability Company

FID #: 95-4358869

YEAR BUILT: 1997
CONSTRUCTION TYPE: Jointed Masonry "C"
ZONING: C-2

PARKING SPACES: 477
HANDICAPPED PARKING:

R.E. PARCEL #: 216-49-003P
LAND AREA SHOPPING CENTER: 28.46 (acres)

DATE OF WFC PURCHASE: 12/27/01

ADDITIONAL CONTACT FOR ACCESS: Russ Simons
(Riser, maintenance & phone rooms) (623) 221-3360

90-DR-2009
1st: 6/12/2009

1/15/03

THENCE SOUTH 64° 31' 18" EAST, 86.55 FEET;

THENCE SOUTH 90° 00' 00" EAST, 53.22 FEET;

THENCE NORTH 00° 00' 00" EAST, 16.36 FEET;

THENCE SOUTH 90° 00' 00" EAST, 57.13 FEET;

THENCE SOUTH 56° 38' 58" EAST, 19.95 FEET;

THENCE NORTH 33° 21' 03" EAST, 112.21 FEET;

THENCE NORTH 00° 00' 00" EAST, 29.24 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 153.00 FEET, A RADIAL TO SAID POINT BEARS NORTH 49° 38' 05" EAST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38° 34' 22", AN ARC DISTANCE OF 103.00 FEET;

THENCE NORTH 01° 47' 00" WEST, 38.31 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1122.14 FEET, A RADIAL TO SAID POINT BEARS SOUTH 86° 27' 48" WEST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 02' 43", AN ARC DISTANCE OF 98.81 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2:

A NONEXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND OTHER MATTERS CREATED BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AS 95-270509, RE-RECORDED AS 96-131082 AND FURTHER RE-RECORDED AS 96-255154 AND AMENDED AGREEMENT RECORDED AS 96-485655, OF OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA.

21649 003P
Tennant

EXHIBIT A

A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST OF SAID SECTION 10;

THENCE NORTH 89° 43' 24" EAST, ALONG THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 2640.91 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 10;

THENCE NORTH 89° 48' 09" EAST, ALONG SAID NORTH LINE OF SAID SECTION 10, A DISTANCE OF 1072.20 FEET;

THENCE SOUTH 16° 18' 36" WEST, 20.15 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE CAREFREE HIGHWAY A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1302.77 FEET, THE RADIAL TO SAID POINT BEARS NORTH 16° 36' 54" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12° 10' 26", AN ARC DISTANCE OF 276.81 FEET TO THE TRUE POINT OF BEGINNING;

Unofficial Document

THENCE CONTINUING EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 38' 19" AN ARC DISTANCE OF 105.47 FEET;

THENCE NORTH 89° 48' 09" EAST, 276.56 FEET;

THENCE SOUTH 00° 11' 51" EAST, 189.05 FEET, TO THE BEGINNING OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 224.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07° 32' 44", AN ARC DISTANCE OF 29.50 FEET;

THENCE SOUTH 33° 21' 03" WEST, 339.62 FEET;

THENCE SOUTH 56° 38' 58" EAST, 56.71 FEET;

THENCE SOUTH 33° 21' 03" WEST, 129.01 FEET;

THENCE NORTH 56° 38' 57" WEST, 505.58 FEET;

THENCE NORTH 33° 21' 03" EAST, 52.83 FEET;

Tennant
216-49-003-Q

EXHIBIT "A"

NO. 201-800-1375796

A portion of the Northeast quarter of Section 10, Township 5 North, Range 4 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Northwest corner of said Section 10;

thence North 89 degrees, 43 minutes, 24 seconds East, along the North line of said Section 10 a distance of 2640.91 feet to the North quarter corner of said Section 10;

thence North 89 degrees, 48 minutes, 09 seconds East, continuing along said North line, a distance of 1072.20 feet;

thence South 16 degrees, 18 minutes, 36 seconds West, a distance of 20.15 feet to a point on a non-tangent curve concave to the Northeast. having a radius of 1302.77 feet, the radial to said point bears North 16 degrees, 36 minutes, 54 seconds East, said point also being the TRUE POINT OF BEGINNING;

thence Easterly along said curve, through a central angle of 16 degrees, 48 minutes, 45 seconds, an arc distance of 382.27 feet;

thence North 89 degrees, 48 minutes, 09 seconds East, 430.53 feet;

thence South 47 degrees, 37 minutes, 42 seconds East, 44.19 feet to a point on a non-tangent curve concave to the Northeast having a radius of 2,775 feet, the radial to said point bears North 84 degrees, 56 minutes, 26 seconds East;

thence Southerly along said curve through a central angle of 13 degrees, 11 minutes, 55 seconds, an arc distance of 639.25 feet;

thence South 68 degrees, 18 minutes, 33 seconds West, 250.72 feet;

thence South 77 degrees, 56 minutes, 23 seconds West, 100.21 feet;

thence North 56 degrees, 38 minutes, 57 seconds West, 881.69 feet;

thence North 16 degrees, 18 minutes, 36 seconds East, 350.34 feet to the TRUE POINT OF BEGINNING.

Exterior Walls:**Heating:**

No

Roof Type:**Physical Condition:**

Disclaimer

The data contained in this database is deemed reliable but not guaranteed. This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to insure the accuracy of this data; however, this material may be slightly dated which would have an impact on its accuracy. The Maricopa County Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data.

Maricopa County Assessor || 301 W. Jefferson St. || Phoenix, AZ 85003

602-506-3406

Property Information**Parcel #:** 216-49-003-Q**MCR #:**

Property Address: 34442 N SCOTTSDALE RD / SCOTTSDALE 85262
 PT NE4 SEC 10 DAF COM NW COR SD SEC E
 2640.91F CONT E 1072.20F S16D W 20.15F TO
 A PT ON NON-TAN CUR CONC TO NE HAV RAD
 1302.77F TH ELY ALG SD CUR 27681F TH CONT
 ELY 105.47F E 276.56F S 189.05F TO BEG OF
 CUR CON TO E HAV RAD 224F TH SLY ALG SD
 CUR 29.50F TH S 33D W 339.62F S 56D E

Property Description: 56.71F S 33D W 129.01F N 56D 505.58F N 33D
 E 52.83F S 64D E 86.55F E 53.22F N 16.36F E
 57.13F S 56D E 19.95F N 33D E 11 2.21F N
 29.24F TO A PT ON NON-TAN CUR CONC TO NE
 HAV RAD 153F NLY ALG SD CUR 103F N 1D W
 38.31 TO A PT ON NON-TAN CUR CONC TO W
 HAV RAD 112.14F NLY ALG SD CUR 98.81F TO
 TPOB

Section Township 10 5N 4E
Range:

Subdivision Name:**Lot #:**

*Co. owner info
 does not match
 what client gave
 us.*

Owner Information**Owner:** ABS SW LEASE INVESTOR LLC (LEASE)**Mailing Address:** 250 E PARK CENTER BLVD / BOISE, ID 83726 USA**Deed #:** 061370120**Deed Date:** 10/17/2006**Sales Price:** n/a**Sales Date:** n/a**Valuation Information**

Tax Year:	2009	2008	2007
Full Cash Value (FCV):	\$7,812,353	\$6,516,265	\$5,385,242
Limited Property Value (LPV):	\$5,931,901	\$5,305,084	\$4,822,804
Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.			
Legal Class:	1	1	1
Assessment Ratio:	22.0%	23.0%	24.0%
Assessed FCV:	\$1,718,718	\$1,498,741	\$1,292,458
Assessed LPV:	\$1,305,018	\$1,220,169	\$1,157,473
Property Use Code:	1410	1410	1410
Tax Area Code:	931400	931400	931400

Characteristics**Square Feet of Living Space:****Lot Square Footage:** 204,384**Covered Parking:****Construction Year:****Number of Patios:****Patio Type:****Improvement Quality Grade:****Market Area/Neighborhood:****Unique Location Characteristics:****Pool Square Footage:****Bath Fixtures:****Cooling:**

20/007

None