



## STAFF APPROVAL LETTER

72-SA-2011

### Market Street Signage

#### STEP 1

#### STAFF APPROVAL NOTIFICATION

This letter is notification that your request has been conceptually approved by Current Planning Services staff.

**Additional review and permits may be required. Refer to Final Plan Review Submittal Requirements below.**

This approval expires one (1) year 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.

#### PROJECT INFORMATION

LOCATION: 20715 N Pima Rd  
PARCEL: 217-68-687  
Q.S.: 41-49  
CODE VIOLATION #:

APPLICANT: Kurt Jones  
COMPANY: Gallagher & Kennedy Pa  
ADDRESS: 2575 E Camelback Rd Ste 1100 Scottsdale, AZ 85016  
PHONE: 602-530-8235

**Request:** Request to reface existing DC Ranch Market Street sign (Safeway Sign)

#### STIPULATIONS

1. The request is to reface one (1) of the two (2) existing DC Ranch Market signs located within a Scenic Corridor easement. This reface applies to the second sign located at the main driveway to the Safeway parking lot.
2. Sign location and design shall be as shown on the color elevation submitted by DMB, Inc with a city staff date of March 9, 2011.
3. Any significant modification shall require Development Review Board or Staff Approval.
4. All signs require separate review, approvals and permits.

**Related Cases:** 116-SA-2007

SIGNATURE:   
Meredith Tessier

DATE APPROVED: March 9, 2011

**POLICY OF THE CITY OF SCOTTSDALE  
ON APPEALS OF DEDICATIONS, EXACTIONS, OR ZONING REGULATIONS**

**RIGHTS OF PROPERTY OWNER**

In addition to other rights granted to you by the U.S. and Arizona Constitution, federal and state law and city ordinances or regulations, you are hereby notified of your right to appeal the following City actions relating to your property:

- 1) Any dedication or exaction which is required of you by an administrative agency or official of the city as a condition of granting approval of your request to use, improve or develop your real property. This appeal right does not apply to a dedication or exaction required as part of a city legislative act (for example a zoning ordinance) where an administrative agency or official has no discretion to determine the dedication or exaction.
- 2) The adoption or amendment of a zoning regulation that creates a taking of property in violation of Arizona and federal court decisions.

**APPEAL PROCEDURE**

The appeal must be in writing and specify the City action appealed and the date final action was taken, and it must be filed with or mailed to the hearing officer designated by the city within 30 days after the final action is taken. Address the appeal as follows:

**Hearing Officer, C/O City Clerk**

3939 Drinkwater Blvd.  
Scottsdale, AZ 85251

- ❖ No fee will be charged for filing
- ❖ The City Attorney's Office will review the appeal for compliance with the above requirements, and will notify you if your appeal does not comply.
- ❖ Eligible appeals will be forwarded to the hearing officer, and a hearing will be scheduled within 30 days of receipt by the hearing officer of your request. Ten days notice will be given to you of the date, time and place of the hearing unless you indicate that less notice is acceptable to you.
- ❖ The city will submit a takings impact report to the hearing officer.
- ❖ In an appeal from a dedication or exaction, the City will bear the burden of proving that the dedication or exaction to be imposed on your property bears an essential nexus between the requirement and a legitimate governmental interest and that the proposed dedication or exaction is roughly proportional to the impact of the use, improvement or development you proposed.
- ❖ In an appeal from the adoption or amendment of a zoning regulation, the City will bear the burden of proving that any dedication or exaction requirement in the zoning regulation is roughly proportional to the impact of the proposed use, improvement, or development, and that the zoning regulation does not create a taking of property in violation of Arizona and federal court cases.
- ❖ The hearing officer must render his decision within five working days after the appeal is heard.
- ❖ The hearing officer can modify or delete a dedication or exaction or, in the case of an appeal from a zoning regulation, transmit a recommendation to the City Council.
- ❖ If you are dissatisfied with the decision of the hearing officer, you may file a complaint for a trial de novo with the Superior Court within 30 days of the hearing officer's decision.

**If you have questions about this appeal process, you may contact:**

City Manager's Office  
3939 Drinkwater Blvd.  
Scottsdale, AZ 85251  
(480) 312-2422

City Attorney's Office  
3939 Drinkwater Blvd.  
Scottsdale, AZ 85251  
(480) 312-2405

Please be aware that City staff cannot give you legal advice. You may wish, but are not required, to hire an attorney to represent you in an appeal.

SIGNATURE: \_\_\_\_\_





# Staff Approval Application

## Submittal Requirements

72-SA-2011

Project Name: Market Street Signage City Staff Contact: Meredith Tessier  
Project Address: 20715 N PIMA RD  
Zoning: PNC & CO PCD A.P.N.: 217-68-687 Quarter Section: 41 49  
Associated References: Project Number: 150 PA-2011 Plan Check Number: \_\_\_\_\_ Case(s) 116-SA-2007  
Request: Modify existing sign face on existing signs at Market Street

Is there an outstanding Code Enforcement citation or Notice of Compliance? ☐ Yes ☒ No If yes, provide a copy.

Owner: DC Ranch Association Inc.  
Company: DMB Associates, Inc./Steve Loken  
Phone: 480-367-7000 Fax: 480-367-9788  
E-mail: sloken@dmbinc.com  
Address: 7600 E. Doubletree Ranch Rd., #300

Applicant: Kurt Jones, AICP  
Company: Gallagher & Kennedy, P.A.  
Phone: 6025308235 Fax: 6025308500  
E-mail: kurt.jones@gknet.com  
Address: 2575 E. Camelback Rd., Phoenix 85016

**Submittal Requirements: Please submit 1 copy of materials requested below. All plans must be folded.**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> <b>Completed Application (this form) and Application Fee-- \$ <u>85</u></b> (fee subject to change every July)   | <input type="checkbox"/> <b>Cross Sections-</b> for all cuts and fills  |
| <input checked="" type="checkbox"/> <b>Context Aerial</b> with site highlighted  | <input type="checkbox"/> <b>Floor Plan(s)</b> of additions, alterations, or new structures. The floor plan shall be dimensioned and clearly delineate existing and proposed construction.   |
| <input checked="" type="checkbox"/> <b>Site Location Map</b>   | <input type="checkbox"/> <b>Landscape Plan</b> indicating location of existing and new plants, location and dimension of paving, a plant palette with names, symbols, sizes, spacing & quantities, and open space/landscaping calculations. |
| <input type="checkbox"/> Maricopa County <b>Assessor's Parcel Map</b> with site location highlighted   | <input checked="" type="checkbox"/> <b>Elevation Drawings or Color Photosimulations</b> of new additions, buildings, or other changes with materials and colors noted and keyed to material samples.  |
| <input checked="" type="checkbox"/> <b>Narrative</b> describing nature of request  | <input type="checkbox"/> <b>Material Samples-</b> color chips, awning fabric, glazing, etc.   |
| <input checked="" type="checkbox"/> <b>Property Owner's Authorization, or signature below</b>  | <input type="checkbox"/> <b>Conceptual Grading &amp; Drainage Plan</b> showing existing & proposed drainage flows, channels and retention.  |
| <input type="checkbox"/> <b>Homeowners/Property Owners Association Approval</b> (if applicable).   | <input type="checkbox"/> <b>Copy of Liquor License Application</b> (For all bars/ restaurants/patios)   |
| <input type="checkbox"/> <b>Color Photographs of site-</b> including all areas of change.  | <input type="checkbox"/> <b>Airport Vicinity Development Checklist-</b> provided  |
| <input checked="" type="checkbox"/> <b>Site plan</b> indicating extent and location of additions, buildings and other structures, indicate dimensions of existing and proposed structures, sidewalks, or driveways as well as any required setbacks. | <input type="checkbox"/> <b>Current Title Report</b>  |
| <input type="checkbox"/> <b>Lighting-</b> provide cut sheets, details, photometric for any proposed lighting.  | <input type="checkbox"/> <b>Other:</b> _____  |

**Please Note:** After staff review, it may be determined that this request requires approval by the Development Review Board through the public hearing process. If approved at staff level, this approval expires twelve (12) months from date of approval if a permit is required but has not been issued.

Signature: [Signature] Circle One: ☒ Applicant ☐ Owner

Date: 3-4-11

### Official Use Only:

Submittal Date: 3.4.11

City Staff Signature: [Signature]

### Planning & Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7800



STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED

3/1/2011  
DATE

AT  
INITIALS



## Staff Approval Application Submittal Requirements

Project Name: \_\_\_\_\_ City Staff Contact: \_\_\_\_\_

Project Address: \_\_\_\_\_

Zoning: \_\_\_\_\_ A.P.N.: \_\_\_\_\_ Quarter Section: \_\_\_\_\_

Associated References: Project Number: \_\_\_\_\_ -PA- \_\_\_\_\_ Plan Check Number \_\_\_\_\_ Case(s) \_\_\_\_\_

Request: \_\_\_\_\_

Is there an outstanding Code Enforcement citation or Notice of Compliance? ☐ Yes ☒ No If yes, provide a copy.

Owner: DMB Market Street LLC

Applicant: \_\_\_\_\_

Company: \_\_\_\_\_

Company: \_\_\_\_\_

Phone: (480) 367-7000 Fax: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: cfreericks@dmbinc.com

E-mail: \_\_\_\_\_

Address: 7600 e Doubletree Ranch Road #300

Address: \_\_\_\_\_

**Submittal Requirements: Please submit 1 copy of materials requested below. All plans must be folded.**

- |  |  |
|--|--|
| <input type="checkbox"/> Completed Application (this form) and Application Fee- \$ _____ (fee subject to change every July)  | <input type="checkbox"/> Cross Sections- for all cuts and fills  |
| <input type="checkbox"/> Context Aerial with site highlighted  | <input type="checkbox"/> Floor Plan(s) of additions, alterations, or new structures. The floor plan shall be dimensioned and clearly delineate existing and proposed construction.   |
| <input type="checkbox"/> Site Location Map   | <input type="checkbox"/> Landscape Plan indicating location of existing and new plants, location and dimension of paving, a plant palette with names, symbols, sizes, spacing & quantities, and open space/landscaping calculations. |
| <input type="checkbox"/> Maricopa County Assessor's Parcel Map with site location highlighted  | <input checked="" type="checkbox"/> Elevation Drawings or Color Photosimulations of new additions, buildings, or other changes with materials and colors noted and keyed to material samples.  |
| <input type="checkbox"/> Narrative describing nature of request  | <input type="checkbox"/> Material Samples- color chips, awning fabric, glazing, etc.   |
| <input type="checkbox"/> Property Owner's Authorization, or signature below  | <input type="checkbox"/> Conceptual Grading & Drainage Plan showing existing & proposed drainage flows, channels and retention.  |
| <input checked="" type="checkbox"/> Homeowners/Property Owners Association Approval (if applicable).   | <input type="checkbox"/> Copy of Liquor License Application (For all bars/ restaurants/patios)   |
| <input type="checkbox"/> Color Photographs of site- including all areas of change.   | <input type="checkbox"/> Airport Vicinity Development Checklist- provided  |
| <input type="checkbox"/> Site plan indicating extent and location of additions, buildings and other structures, indicate dimensions of existing and proposed structures, sidewalks, or driveways as well as any required setbacks. | <input type="checkbox"/> Current Title Report  |
| <input type="checkbox"/> Lighting- provide cut sheets, details, photometric for any proposed lighting.   | <input type="checkbox"/> Other: _____  |

**Please Note:** After staff review, it may be determined that this request requires approval by the Development Review Board through the public hearing process. If approved at staff level, this approval expires twelve (12) months from date of approval if a permit is required but has not been issued.

[Signature]  
Signature Circle One: Applicant Owner

\_\_\_\_\_  
Date

### Official Use Only:

Submittal Date: \_\_\_\_\_

City Staff Signature: \_\_\_\_\_

### Planning & Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7800



# City of Scottsdale Cash Transmittal

# 86617

**Received From :**

GALLAGHER & KENNEDY PA  
2575 E CAMELBACK RD STE 1100  
SCOTTSDALE, AZ 85016  
602-530-8235

**Bill To :**

GALLAGHER & KENNEDY PA  
2575 E CAMELBACK RD STE 1100  
SCOTTSDALE, AZ 85016  
602-530-8235

**Reference #** 150-PA-2011  
**Address** 20715 N PIMA RD  
**Subdivision** DC RANCH MARKET STREET  
**Marketing Name**  
**MCR** 870-42  
**APN** 217-68-687

**Owner Information**  
DMB ASSOCIATES INC  
7600 E DOUBLETREE RANCH RD STE 300  
SCOTTSDALE, AZ 852580000  
480-367-7000

**Lot Number**  
**County** No  
**Gross Lot Area** 0  
**NAOS Lot Area** 0  
**Net Lot Area**  
**Number of Units** 1  
**Density**

**Issued Date** 3/4/2011  
**Paid Date** 3/4/2011  
**Payment Type** CHECK  
**Cost Center**  
**Metes/Bounds** No  
**Water Zone**  
**Water Type**  
**Sewer Type**  
**Meter Size**  
**QS** 41-49

Code	Description	Additional	Qty	Amount	Account Number
3166	STAFF APPROVAL (MINOR-CASE)		1	\$85.00	100-21300-44221

SIGNED BY KURT JONES ON 3/4/2011

Total Amount

\$85.00

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

**TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 86617**



A PASSION FOR GREAT PLACES®

STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
3/9/24  
DATE INITIALS

March 4, 2011


Meredith Tessier, Planner  
City of Scottsdale  
7447 E. Indian School Road, Suite 105  
Scottsdale, AZ 85251

Dear Ms. Tessier:

This purpose of this letter is to authorize Gallagher & Kennedy, PA (including but not limited to Kurt Jones) to act as our agent in connection with the processing of any and all applications related to signage and other entitlement matters at Market Street at DC Ranch in Scottsdale, Maricopa County, Arizona, including, but not limited to the minor modifications for signage at the project.

DMB MARKET STREET LLC, an Arizona  
limited liability company

By: DMB MS MANAGEMENT, LLC, a  
Delaware limited liability company, its  
Manager

By:   
Andrew S. Beams, Manager





# PROJECT NARRATIVE

## MARKET STREET SIGNAGE

MARCH 4, 2011

### Background

There are two (2) existing signs along Pima Road for Market Street. One (1) is located just north of the main southern entrance at the Market Street signal on Pima Road. The second sign ("Safeway Sign") is located approximately 550 feet north of the Market Street signal at the main driveway to the Safeway parking lot off Pima Road. The request is to modify the Safeway Sign. The signs along Pima Road were approved in 2004 with a staff approval. See **Tab 1** for the 2004 staff approval. In 2007, a staff approval was granted for the same signs to slightly modify and enhance with natural rock bases. Refer to **Tab 2** for the 2007 staff approval.

### Request

The request is to modify the Safeway Sign and only change the wording on the sign. The sign is designed with a natural rock base and a rusted copper patina type sign face. This sign design matches the overall DC Ranch and Market Street design concepts. The only change requested is to modify the signs wording to pronounce the main tenant at Market Street, Safeway grocery store. The new wording will be placed onto the existing sign face. There is no enlargement of the existing sign face proposed with this request. The only change is to pronounce the main tenant of Market Street, Safeway with their sign wording type. The sign will still state 'Market Street', however, Safeway's name will be placed above the 'Market Street' name.

### Summary

Again, the request is to only modify the wording on the existing sign face to pronounce Market Street's main tenant, Safeway. By modifying the sign wording, Pima Road travelers will be able to locate the Safeway store and exit the roadway in a safe manner at the Safeway main driveway entrance. We respectfully request your approval of this request.

STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
3/9/2011  
DATE INITIALS



DATE 2/14/21 INITIALS W.T.

RETAIN FOR RECORD  
APPROVED



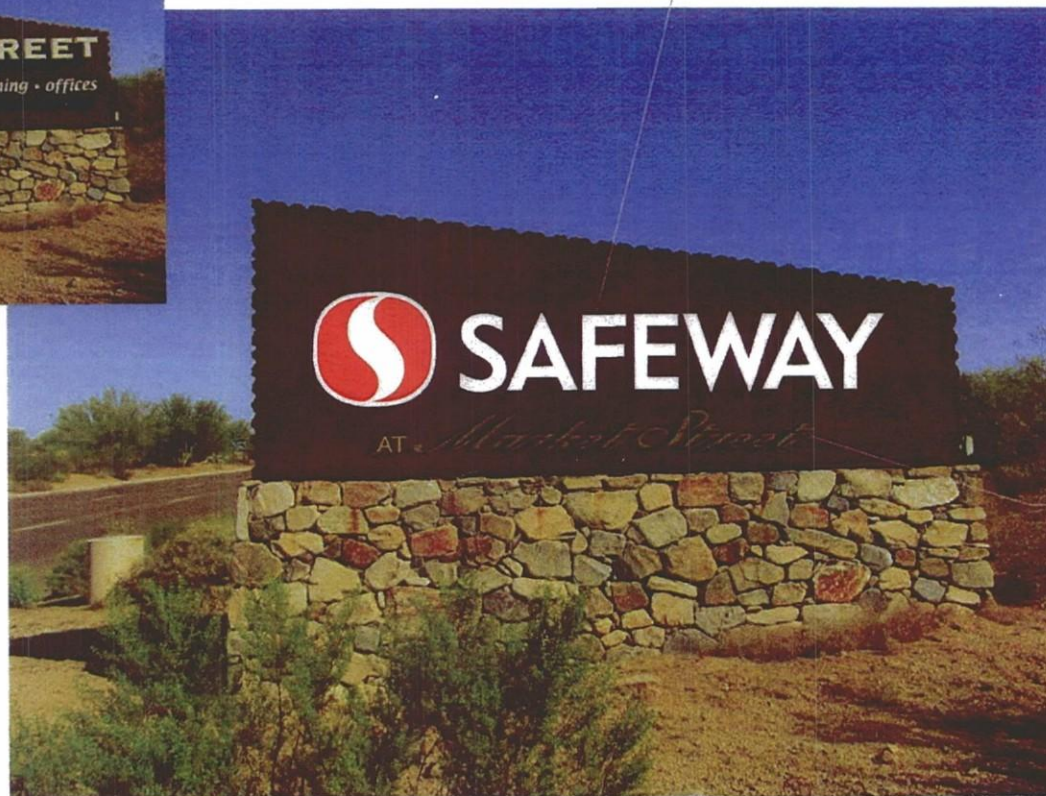
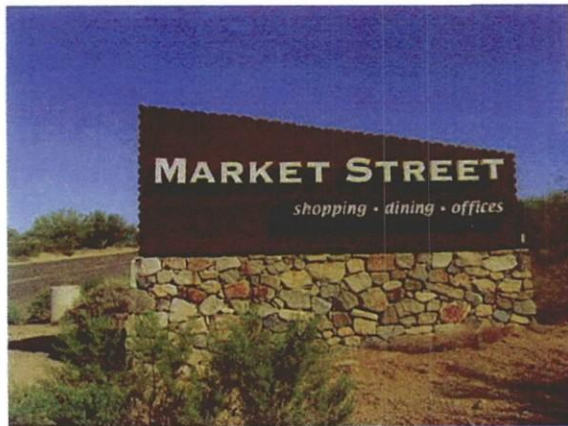
600'  
400'  
200'  
100'



APPROX SCALE 1"=300'







DATE 3/9/2011

INITIALS MT

STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED

1/4" plate letters pin-mounted to face



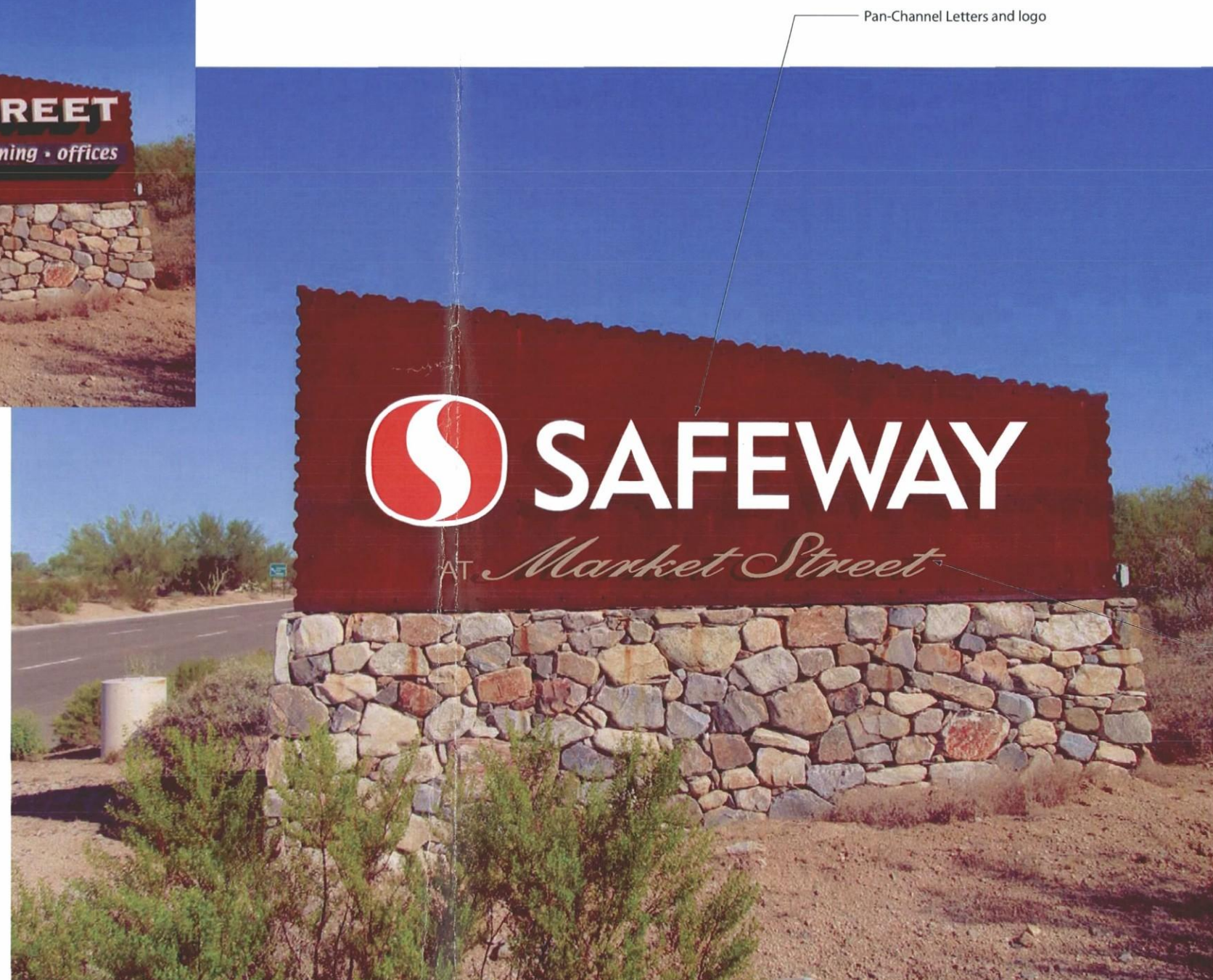
STANTEC | COMMUNITY Market Street EGD DRAFT Feb 11, 2011

PROGRESS SET

SAFEWAY SIGN

16





Pan-Channel Letters and logo

STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
3/1/2011  
DATE  
MT  
INITIAL

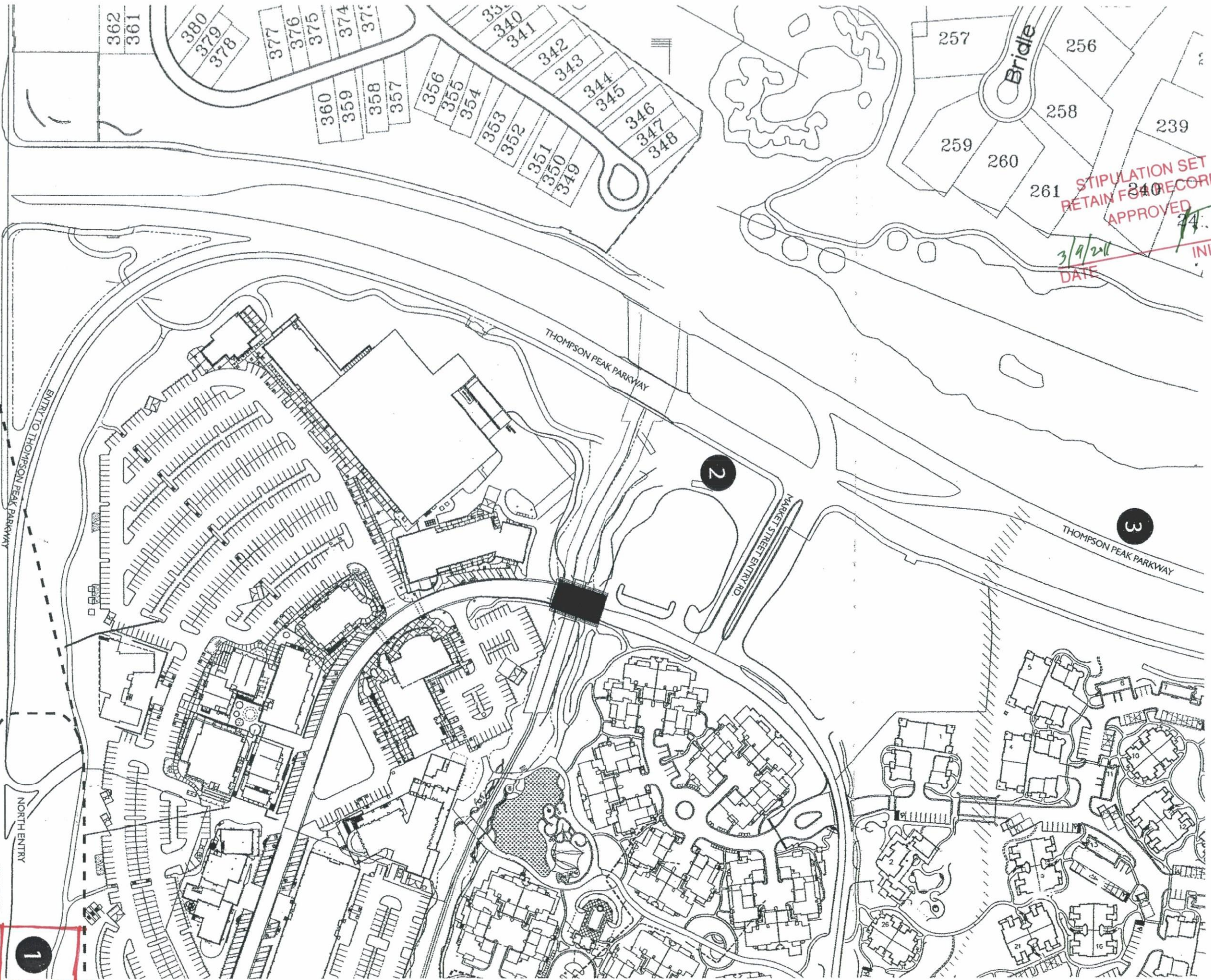
1/4" plate letters pin-mounted to  
face

APPROVED  
72-SH-2011  
13/09/2011  
DATE  
MT  
INITIAL



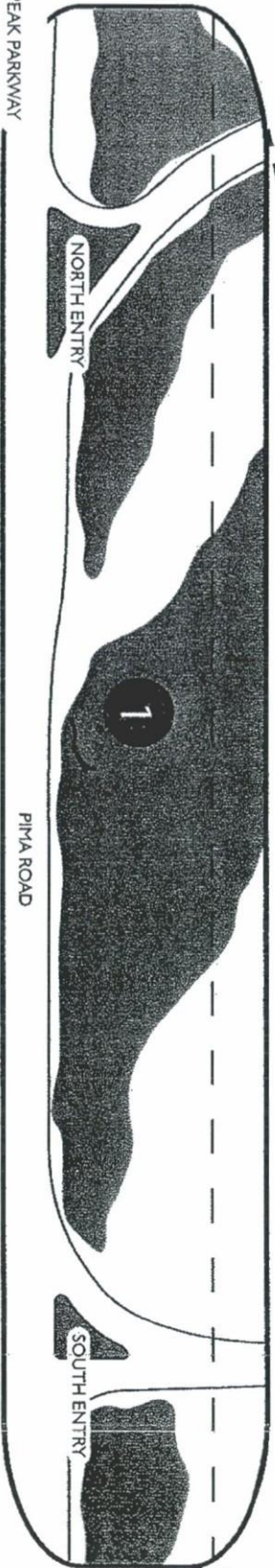
STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED

3/9/2011  
DATE  
INITIAL



Plan: N.T.S.

ENTRY TO  
THOMPSON PEAK PARKWAY



*This sign only*

Thinking Caps

© 2003 Thinking Caps



phone 602.495.1260  
fax 602.495.1258  
info@thinkingcaps.net  
815 north first avenue suite 3w  
phoenix arizona 85003 • 1448

GREEY PICKETT  
landscape architecture community design

DC RANCH  
Market Street Signage  
Design Development Drawings  
sign location plan

DATE

09/20/04

SHEET  
NO.

01