



STAFF APPROVAL LETTER

183-SA-2011

Savers

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: 15020 N Northsight Bl	APPLICANT: Karen Wallace
PARCEL: 215-52-036L	COMPANY: Stantec Architecture Inc
Q.S.: 34-48	ADDRESS: 12034 134Th Court Northeast Ste 102 Redmond, Wa 98052
CODE VIOLATION #:	PHONE: 425-298-1064

Request: Exterior color changes, door and loading dock additions

STIPULATIONS

- Approval is for an exterior color change to the existing turret from blue to Sherwin Williams Pottery Urn SW 7715.
- Scope of this approval letter also includes the addition of a set of doors to the southwest elevation for the purposes of a customer drop off location. New doors to be constructed of hollow metal and shall be painted the dusty rose color to match the adjacent stucco.
- The addition of a new single exit door along the west elevation will also be hollow metal but will be painted gray to match the existing adjacent stucco.
- Approval includes the removal of the existing concrete stairs, enlarging the existing single door to a double door entry, and the addition of a loading dock platform to the north building elevation within the enclosed loading area. New double doors will be painted gray to match the existing adjacent stucco.
- No landscaping shall be removed or disturbed as part of the work approved with this letter.
- Signs require separate review and permit.

SIGNATURE: Wendy Hardy DATE APPROVED: 6/7/11
 Wendy Hardy

STEP 2 FINAL PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit one copy of this approval letter, and a completed Owner/Builder form if applicable, along with the following plan set(s) to the One Stop Shop for 20 day plan review

BUILDING	<input checked="" type="checkbox"/>	2 sets of architectural plans including structural calculations
FIRE	<input checked="" type="checkbox"/>	1 set of architectural plans
PLANNING	<input checked="" type="checkbox"/>	1 set of architectural plans
CIVIL	<input checked="" type="checkbox"/>	1 set of civil improvement plans

**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: _____

320-PA-2011



Staff Approval Application

Submittal Requirements

Project Name: Savers City Staff Contact: W. Hardy
Project Address: 15020 N. Northsight Blvd Scottsdale AZ 85260
Zoning: C-3 A.P.N.: 215-52-036L Quarter Section: 34.48
Associated References: Project Number: 320PA-2011 Plan Check Number: _____ Case(s): _____
Request: Commercial paint color change

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

Owner: Northsight Shopping Center, LLC Applicant: Karen Wallace
By: T. Knight Company: Stantec
Company: ACF Property Management, Inc. Phone: (480) 298-1064 Fax: (480) 298-1019
Phone: 480-607-7291 Fax: 480-607-4883 E-mail: Karen.Wallace@stantec.com
E-mail: debbie@acfpm.com Address: 15090 N. Northsight Blvd, Scottsdale AZ 85260 Address: 12034 134th Ct NE #102 Redmond WA 98053

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

- | | |
|--|--|
| <input checked="" type="checkbox"/> Completed Application (this form) and Application Fee- \$85 (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 checked="" 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 checked="" type="checkbox"/> Narrative describing nature of request | <input checked="" type="checkbox"/> Material Samples- color chips, painting fabric, glazing, etc. |
| <input checked="" 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 type="checkbox"/> Homeowners/Property Owners Association Approval (if applicable). | <input type="checkbox"/> Copy of Liquor License Application (For all bars/ restaurants/pubs) |
| <input checked="" 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: Debbie Knight City Staff: W. Hardy
Signature: _____ Date: 5-5-11

Official Use Only:

Submitted Date: 5/17/11

City Staff Signature: W. Hardy

Planning & Development Services Department

7447 E Indian School Road, Suite 109, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7800



Stantec

Stantec Architecture Inc.
12034 - 134th Court Northeast Suite 102
Redmond WA 98052
Tel: (425) 298-1000
Fax: (425) 298-1019

May 26, 2011
File: Savers North Scottsdale

Wendy Hardy
City of Scottsdale Planning Dept
7447 E. Indian School Rd, Suite 105
Scottsdale, AZ 85251

Dear Wendy:

Reference: Amended Staff Approval Application for 15020 N. Northsight Blvd – Narrative

Scope in original application:

1. The tenant improvement for this location will consist of mostly interior work; new partitions, mechanical, plumbing and electrical upgrades, finishes, equipment and racking.
2. The only exterior paint change proposed is to change the entry façade color as shown on the proposed color photo simulations and to change out the existing signage to the client's signage. Signage is not part of this approval package. The proposed color is Sherwin Williams, SW 7715, Pottery Urn. A sample is enclosed.

Scope added in this amendment to original application:

1. There are multiple exterior door additions.
 - a. On the main façade, a pair of doors will be added for the CDC entry. This is where the employees bring in dropped off donations from the customers. This door will be a pair of 3'-0" x 7'-0" hollow metal doors painted to match the (e) adjacent wall color.
 - b. On the west side, an exit only door may be required from the new receiving/production area created on the interior. If so, we will add a 3'-0" x 7'-0" hollow metal door painted to match the (e) adjacent wall color.
 - c. At the loading area, a loading dock will be added, removing the (e) stairs and the (e) single door will be expanded to a pair of doors (3'-0" x 7'-0" painted to match (e) adjacent wall color). This is why we expect we'll need another exit door as we're removing this exit door. It will only have access to the loading dock, not to the parking lot.
2. Loading dock added at rear.
3. Revising existing parking stalls to drop off stalls for the CDC area. Customers will need access to the CDC area to drop off their donations. To make this easier for the customer, it is proposed to mark paint text on existing stalls as "Donation Drop Off Only" stalls. This will not change the parking count, but will mark the stalls that shouldn't be used for long term shopping as stalls for the drop off of donations.

Stantec

May 26, 2011

Page 2 of 2

Reference: Amended Staff Approval Application

Sincerely,

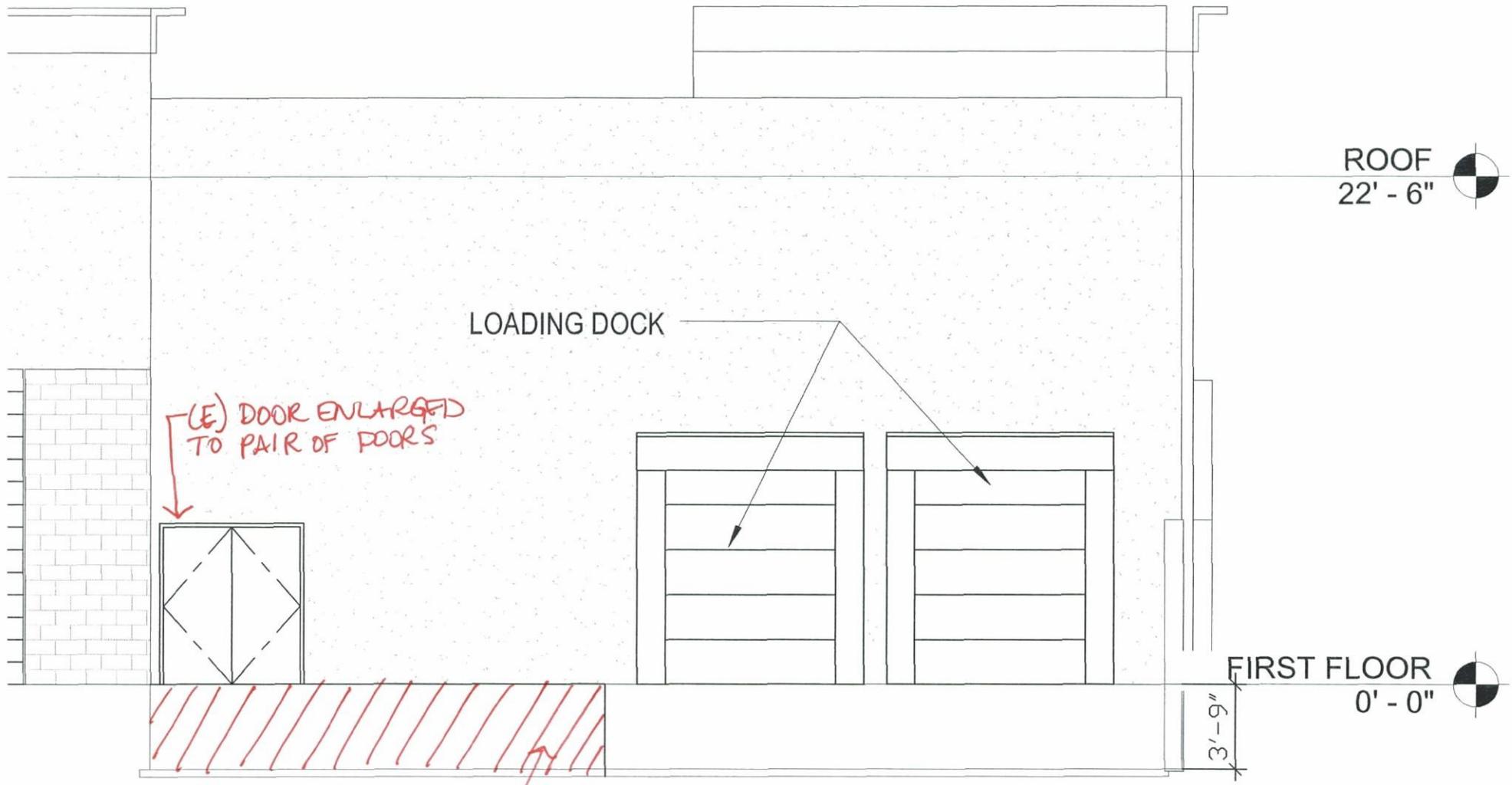
STANTEC ARCHITECTURE INC.

A handwritten signature in cursive script, appearing to read "Karen Wallace".

Karen Wallace, LEED AP
Assistant Project Manager
Tel: (425) 298-1064
Fax: (425) 298-1019
Karen.Wallace@stantec.com

Attachment: amended narrative, color photographs, elevations showing new doors and loading dock and site plan showing parking layout.

kaw f:\project\q-r-s-t\savers\scottsdale north\doc\jurisdiction\planning\staff approval narrative.docx



ROOF
22' - 6" 

LOADING DOCK

(E) DOOR ENLARGED
TO PAIR OF DOORS

FIRST FLOOR
0' - 0" 

3' - 9"

NEW LOADING
DOCK/ PLATFORM

 (7)

NORTH REAR ELEV



Stantec Architecture Inc.
12034 - 134th Court Northeast Suite 102
Redmond WA 98052
Tel: (425) 298-1000
Fax: (425) 298-1019

Stantec

May 09, 2011
File: Savers North Scottsdale

Wendy Hardy
City of Scottsdale Planning Dept
7447 E. Indian School Rd, Suite 105
Scottsdale, AZ 85251

Dear Wendy:

Reference: Staff Approval Application for 15020 N. Northsight Blvd - Narrative

The tenant improvement for this location will consist of mostly interior work; new partitions, mechanical, plumbing and electrical upgrades, finishes, equipment and racking. The only exterior change proposed is to change the entry façade color as shown on the proposed color photo simulations and to change out the existing signage to the client's signage. Signage is not part of this approval package.

The proposed color is Sherwin Williams, SW 7715, Pottery Urn. A sample is enclosed.

Sincerely,

STANTEC ARCHITECTURE INC.

Karen Wallace, LEED AP
Assistant Project Manager
Tel: (425) 298-1064
Fax: (425) 298-1019
Karen.Wallace@stantec.com

Attachment: check for \$85, staff approval application (signed by owner), site location map, narrative, color photographs, color photo simulation (existing and proposed), material samples and proposed floor plan layout.





This gray color for
the west exit door



This color for the CDC doors

FIRE LANE











DROP OFF STALLS

15020 N. Northsight Blvd – Site Location maps





04/12/2011

Site photo 1



ULTIMATE
ELECTRONICS

**Huge
Storewide
Savings**

9086

04/12/2011

Site Photo 2



04/12/2011

Site photo 3



15020

Nobody
Beats Our
Prices

04/12/2011

Site Photo 4

The image shows the exterior of a building with a prominent curved sign. The sign consists of the word "ULTIMATE" in large, bold, yellow 3D letters, and the word "ELECTRONICS" in smaller, white, bold 3D letters below it. A red sphere is positioned between the two words, acting as a dot for the letter "I" in "ELECTRONICS". The sign is mounted on a dark blue curved wall. Below the sign is a glass-enclosed entrance area with a metal frame and a striped awning. The sky is clear and blue.

ULTIMATE ELECTRONICS

04/12/2011

Site
photo 5

CLIMATE
ELECTRONICS



**Huge
Storewide
Savings**



04/12/2011

Site photo 6

Transmittal



Stantec

Stantec Architecture Inc.
12034 - 134th Court Northeast Suite 102
Redmond WA 98052
Tel: (425) 298-1000
Fax: (425) 298-1019

To: Wendy Hardy
Company: City of Scottsdale Planning Dept
Address: 7447 E. Indian School Rd,
Suite 105
Scottsdale, AZ 85251

From: Karen Wallace
 For Your Information
 For Your Approval
 For Your Review
 As Requested

Phone: 480/312-7938

Date: May 10, 2011

File: Savers Scottsdale North *1836 861023/990*

Delivery: fedex overnight

Reference: 15020 N Northsight Blvd Staff approval app

Attachment:

Copies	Doc Date	Pages	Description
1	5/9/11		Staff Approval Application
1	5/10/11		Check #5105 for \$85.00
1	5/9/11		Site Location Map(s)
1	5/9/11		Proposed color photo simulation
1	5/9/11		Existing color photo simulation
1	5/9/11		Narrative
1	5/9/11		Color chip SW 7715 Pottery Urn
1	5/9/11		Color photos of site
1	3/30/11		T.I. proposed floor plan

Wendy,

Thanks for your assistance in putting this package together. We originally were going to provide a façade color that is typical for Value Village, but it was too similar to the adjacent wall color (Alpaca by Benjamin Moore). I thought this darker color was a better contrast. We are open to suggestions as this is not their typical color.

One Team. Infinite Solutions.

Stantec

May 9, 2011

Page 2 of 2

Reference: 15020 N Northsight Blvd Staff approval app

The floor plan shouldn't have any significance to this approval, just thought you might want a copy for reference.

STANTEC ARCHITECTURE INC.

A handwritten signature in black ink that reads "Karen Wallace". The signature is written in a cursive, flowing style.

Karen Wallace, LEED AP
Assistant Project Manager

Tel: (425) 298-1064

Fax: (425) 298-1019

Karen.Wallace@stantec.com



Existing facade entry color photo



ULTIMATE
ELECTRONICS

SW7715

Huge
Storewide
Savings

04/12/2011

9086

Proposed color photo simulation
SW 7715 Pottery Barn



SCOTTSDALE
 NWC Northlight Blvd. & Butherus Dr
 Scottsdale AZ

DATE: 03.30.11

STORE NUMBER: 15d

FILE PATH:

AREA: 33,387 SF

RETAIL: 25,834 SF
 NON-RETAIL: 7,553 SF
 PRODUCTION: - SF
 OFFICES: - SF
 CDC: - SF

DEPT INFO:

RETAIL ACCESSIBLE: 14,362 sf
 WOMENS: 5,124 sf, 35.5%
 MENS: 2,237 sf, 15.6%
 KIDS: 2,198 sf, 15.3%
 SHOES: 1,006 sf, 7.0%
 JEWELRY: 80 sf, 0.6%
 HOUSEWARES: 1,990 sf, 13.9%
 BED & BATH: 1,025 sf, 7.1%
 FURNITURE: 0 sf, 0%
 BOOKS: 712 sf, 5.0%

APPROVAL:

INITIAL:
 MERCH:
 SP&D:
 FINAL:

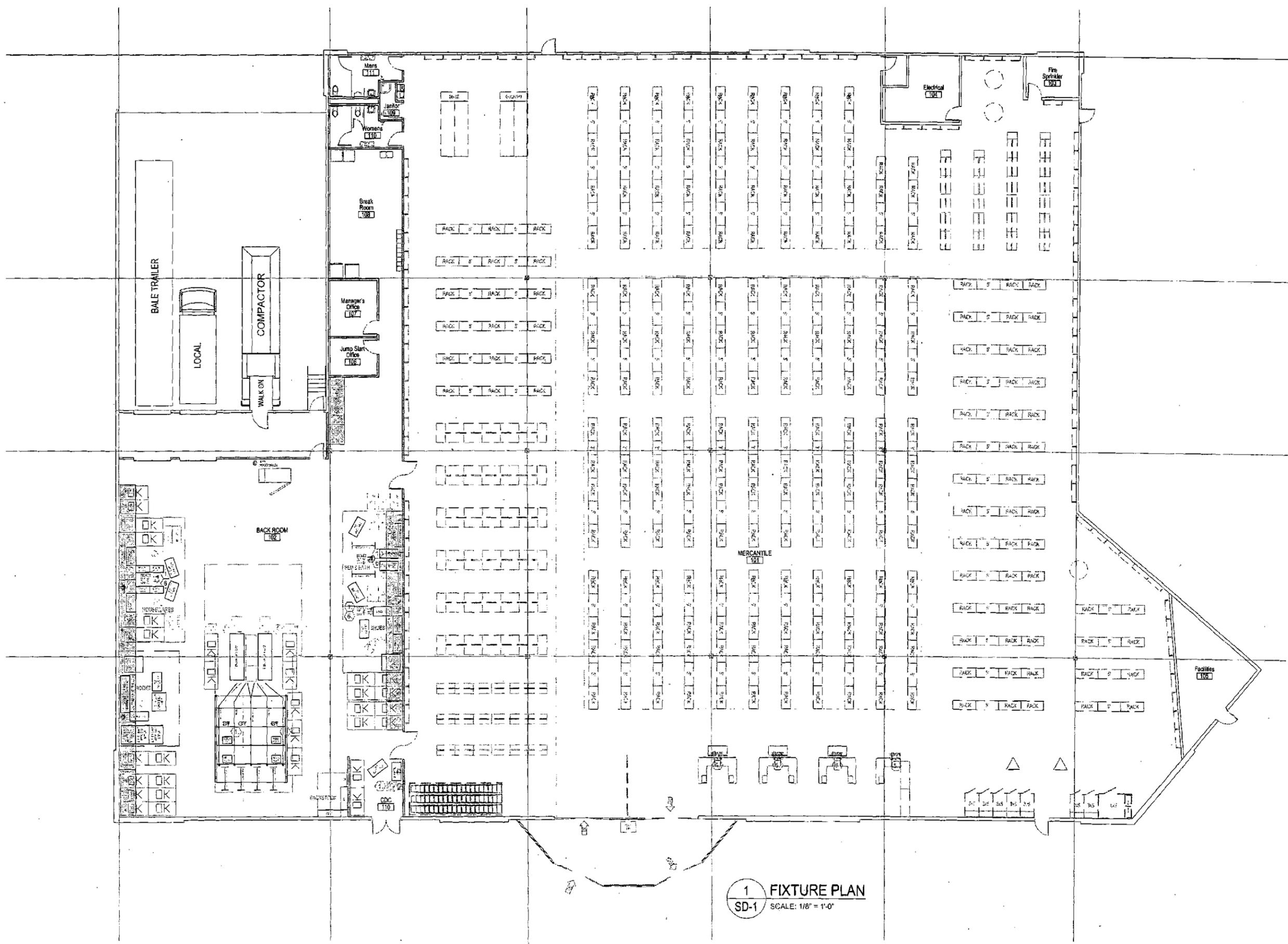
REVISIONS:

NO.	DATE	DESCRIPTION
1	XX-XX-XX	Comment

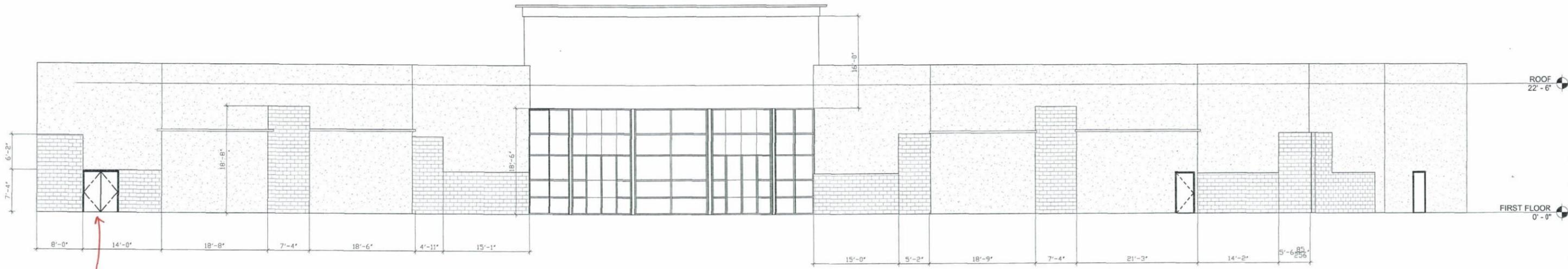
SHEET TITLE:

FIXTURE PLAN

SD-1



1 FIXTURE PLAN
 SD-1 SCALE: 1/8" = 1'-0"

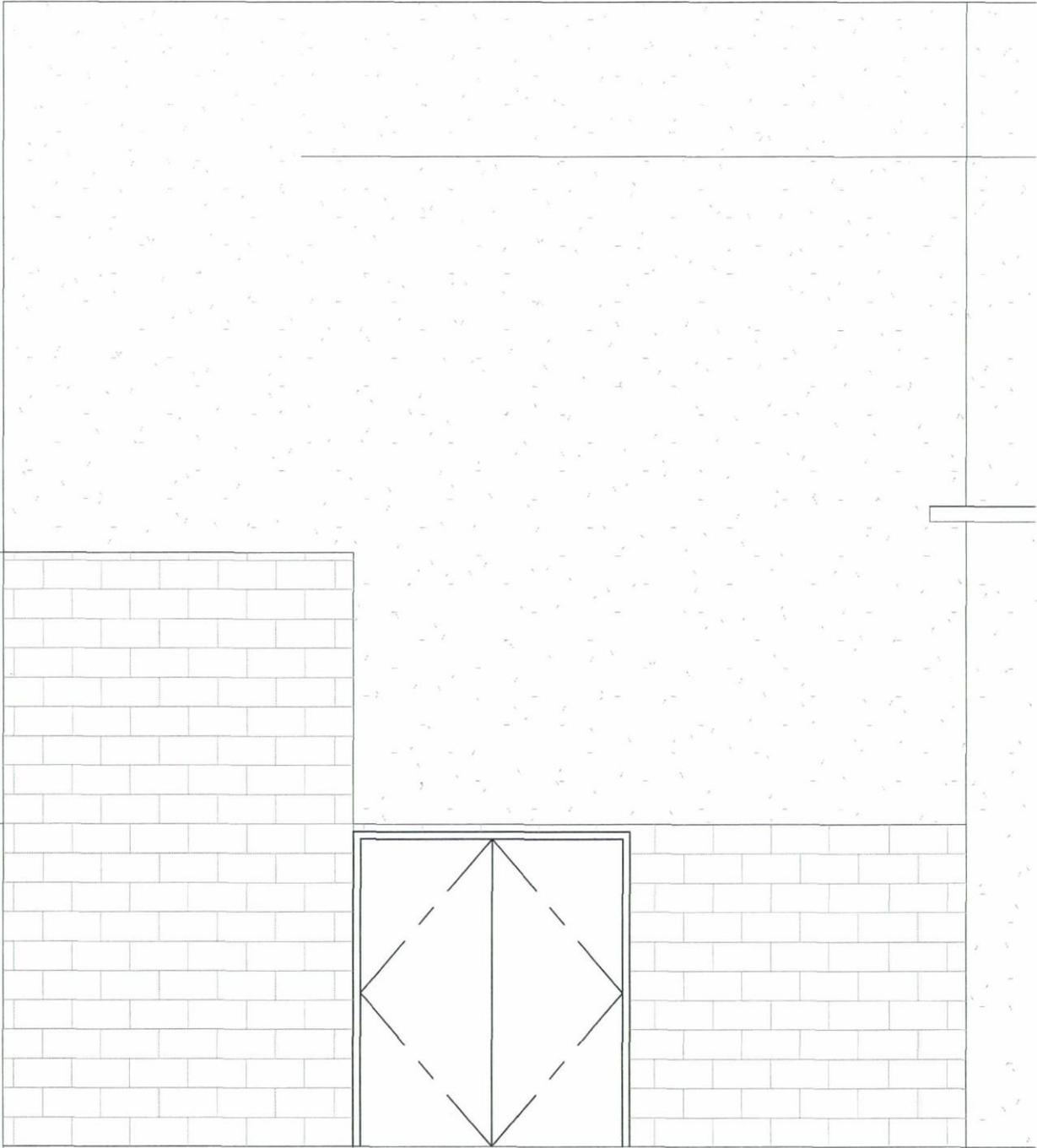


NEW PAIR OF 3'-0" X 7'-0" DOORS

③ SOUTH (FRONT) ELEV

6'-2"

7'-4"

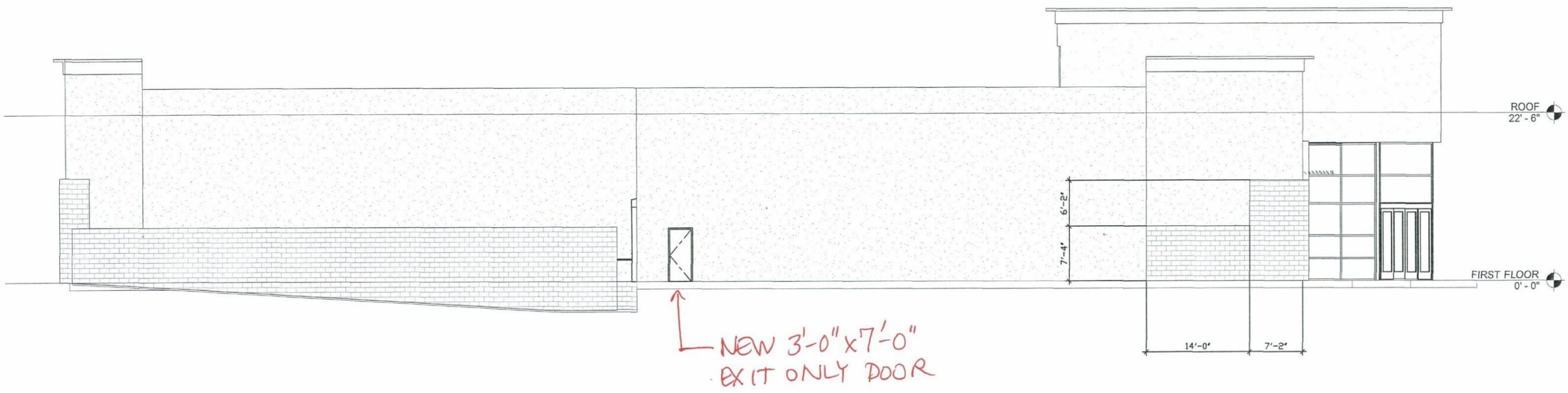


NEW DOORS

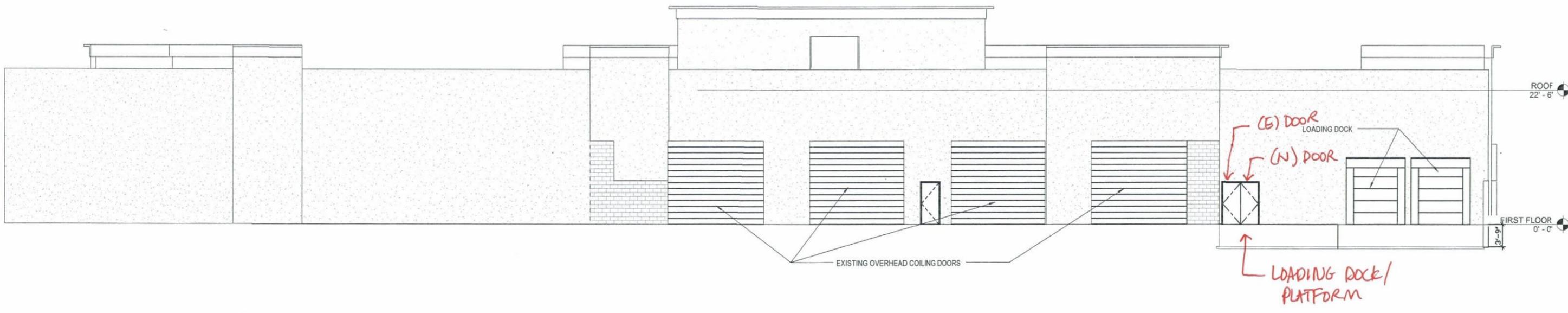
(4) FRONT ELEV

8'-0"

14'-0"



⑤ WEST (SIDE) ELEV



⑥ NORTH (REAR) ELEV