



STAFF APPROVAL LETTER

5-MS-2013#2

Sonora Village Master Sign Program Amendment

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 two (2) years 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: 15681 N Hayden Rd
PARCEL: 215-51-019
Q.S.: 35-48
ZONING: C-3

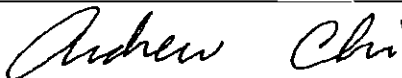
APPLICANT: Z Hess & Dan Pettit
COMPANY: Arizona Sign and Lighting
ADDRESS: 16845 N 29Th Ave Ste 445 Phoenix, AZ 85053
PHONE: 602-350-4572

Request: Request to amend the Sonora Village Master Sign Program to allow two (2) new mid-size monument signs with new landscape areas along the Pima Road (Loop 101 southbound frontage road) at an existing mixed-use commercial center.

STIPULATIONS

1. Landscape improvements shall comply with the landscape plan (Sign Planting Sheet 1/1) produced by Russell MacDonald, Landscape Architect, and approved by City Staff on October 29, 2013.
2. The two (2) mid-size monument sign along N. Pima Road (Loop 101 southbound frontage road) shall substantially adhere to the Sonora Village Master Sign Program Amendment, 5-MS-2013#2, submitted by Arizona Sign and Lighting and approved by City Staff on October 29, 2013.
3. The landlord shall select which tenant shall be allowed to display on a mid-size monument sign tenant panel.
4. On any mid-size monument sign, no tenant name shall occupy more than one (1) tenant panel per side.
5. Tenant panels shall incorporate the tenant's corporate colors, letter styles, fonts and logos.
6. All tenant panels shall utilize one background color: Dunn Edwards "DE5263 Creamy Apricot."
7. All other provisions of the Sonora Village Master Sign Program Amendment, Case No. 5-MS-2013 approved 03/19/13, shall continue to apply.
8. Any modifications to the Sonora Village Master Sign Program shall require Development Review Board or City Staff Approval.
9. All signs shall require separate submittals, reviews and permits.

Related Cases: 5-MS-2013#2, 5-MS-2013, 151-MS-1994, 151-DR-1994

SIGNATURE: 
Andrew Chi
Associate Planner

DATE APPROVED: October 29, 2013

STEP 2

FINAL PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit a copy of this approval letter along with a completed Sign Permit Application to the One Stop Shop for plan review.

Sign Permit Application: <http://www.scottsdaleaz.gov/codes/signs>

This plan set shall be reviewed by the following departments:

<u>Department</u>	<u>Staff Reviewer</u>
PLANNING:	Andrew Chi
BUILDING:	Building Group (TBD)

**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.

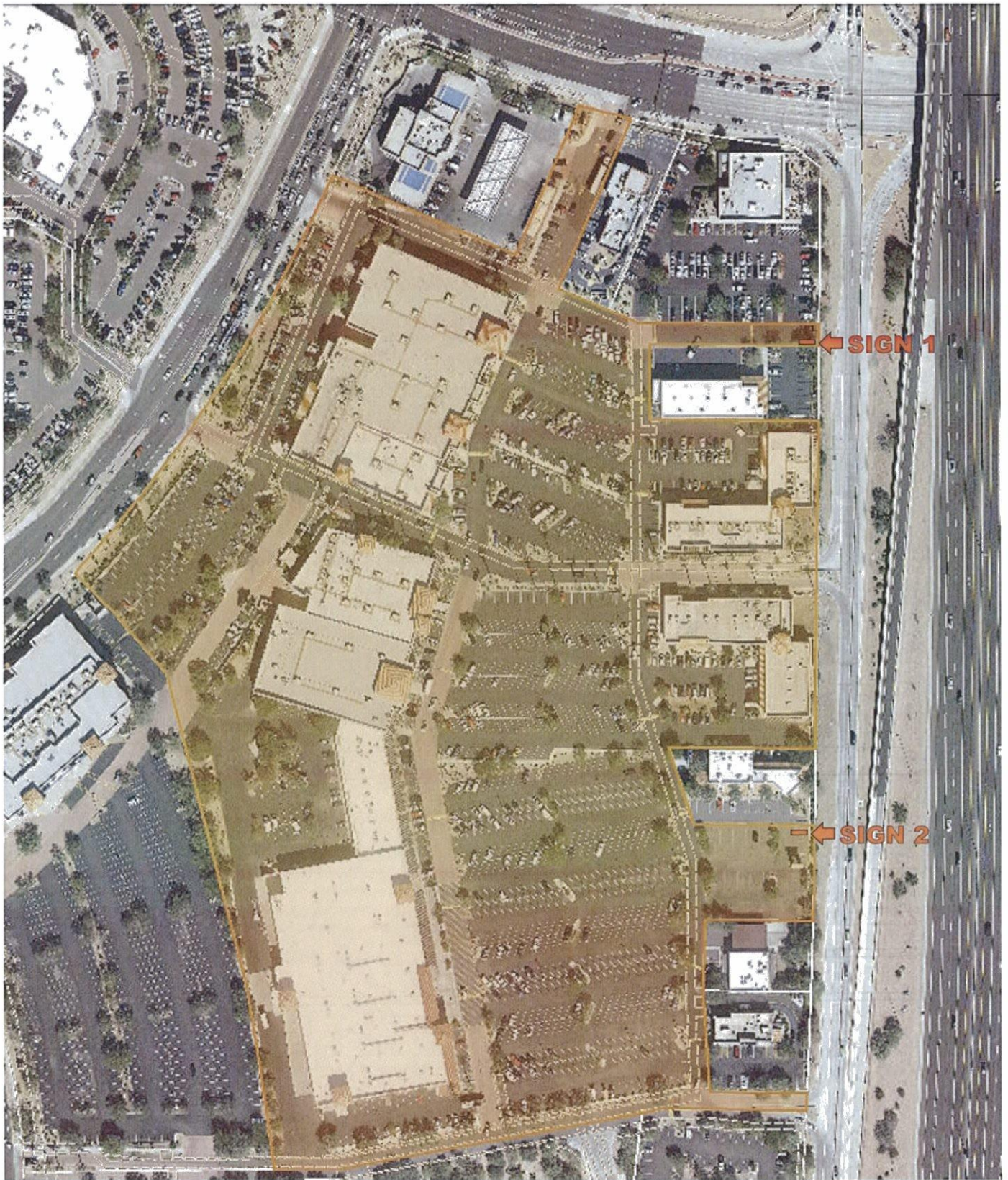
If you have questions about this appeal process, you may contact:

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.

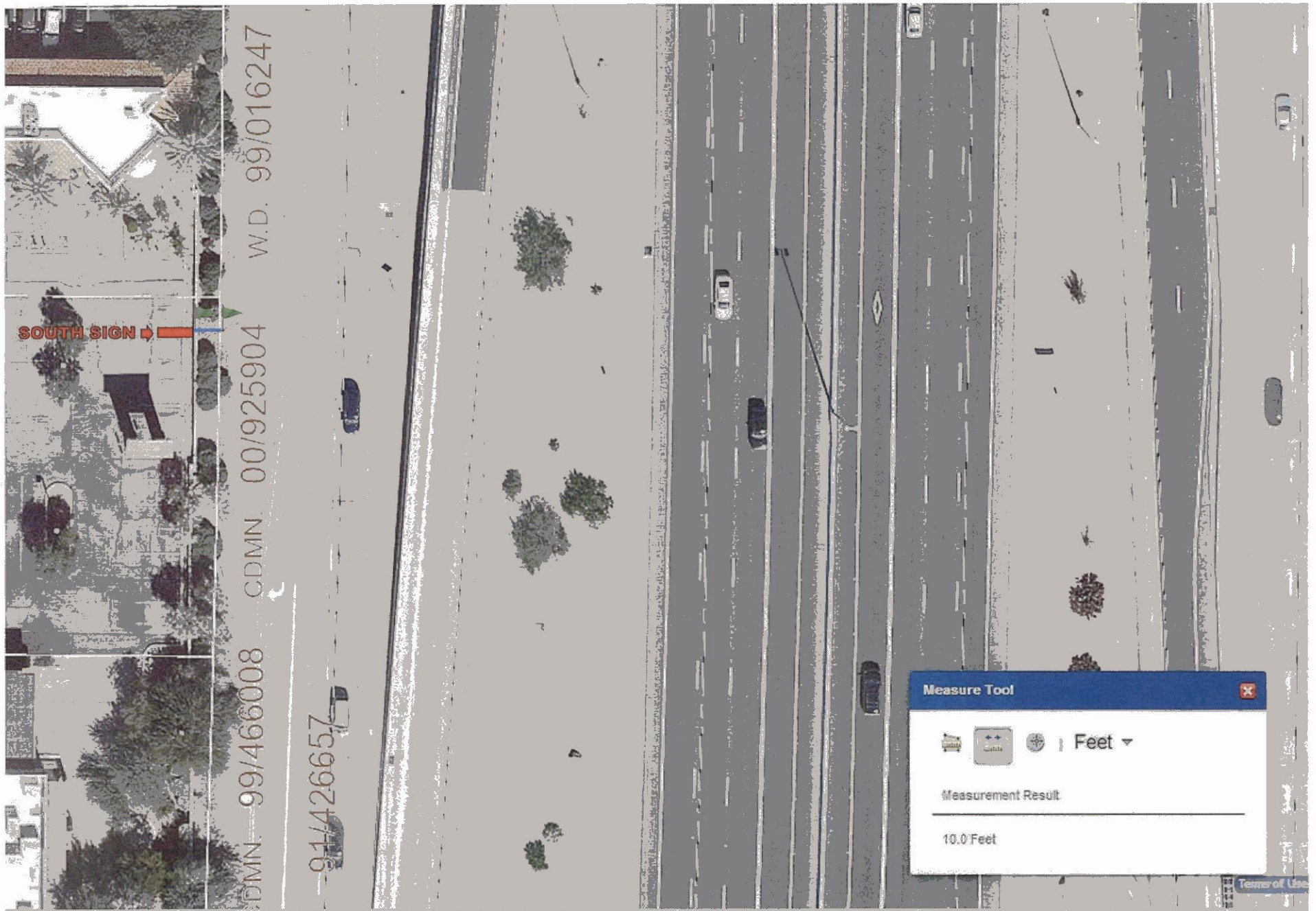
SIGNATURE: _____



Sonora Village parcel



SONORA VILLAGE
MONUMENT SIGNS



CDMN 99/466008 CDMN 00/925904 W.D. 99/016247

914426657

914426657

SOUTH SIGN

Measure Tool

Feet

Measurement Result

10.0 Feet

Terms of Use

SONORA VILLAGE
MONUMENT SIGNS

5-MS-2013#2

APPROVED

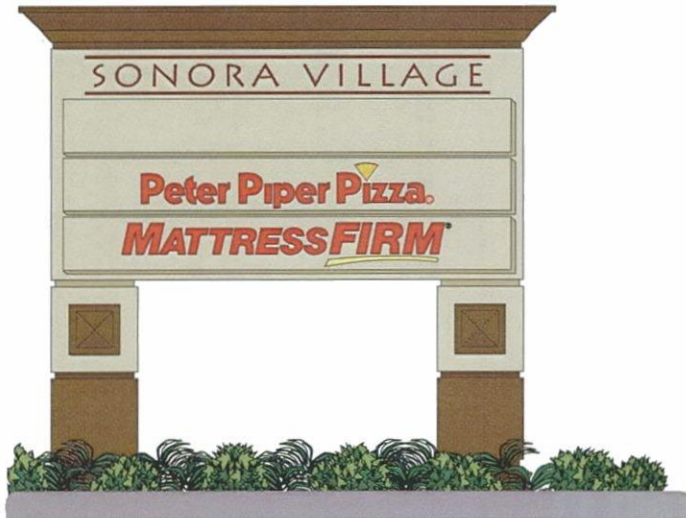
CITY OF SCOTTSDALE

STIPULATION SET
RETAIN FOR RECORDS

Andrew Chi
APPROVED BY

10/29/13
DATE

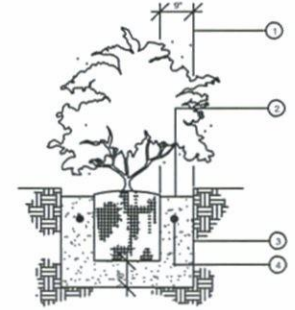
SONORA VILLAGE SIGN PLANTING



NORTH SIGN



SOUTH SIGN



1. MINIMUM DIMENSION FOR 5 GAL PLANTS
2. 1" BASIN
3. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
4. AGRIFORM TABLETS SEE SPECS. FOR RATIO

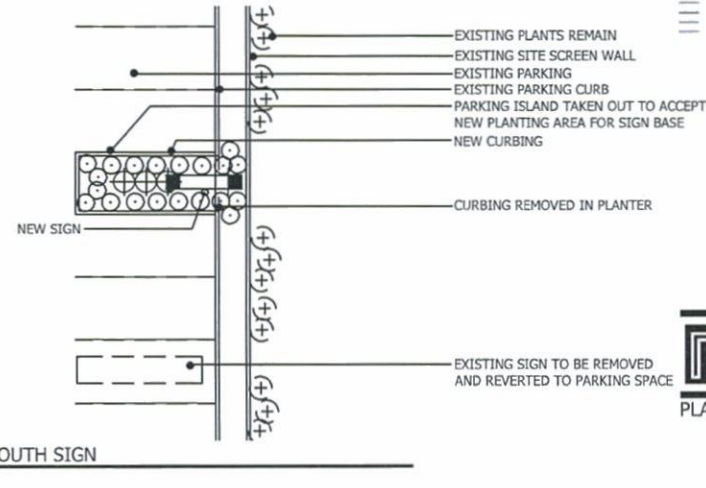
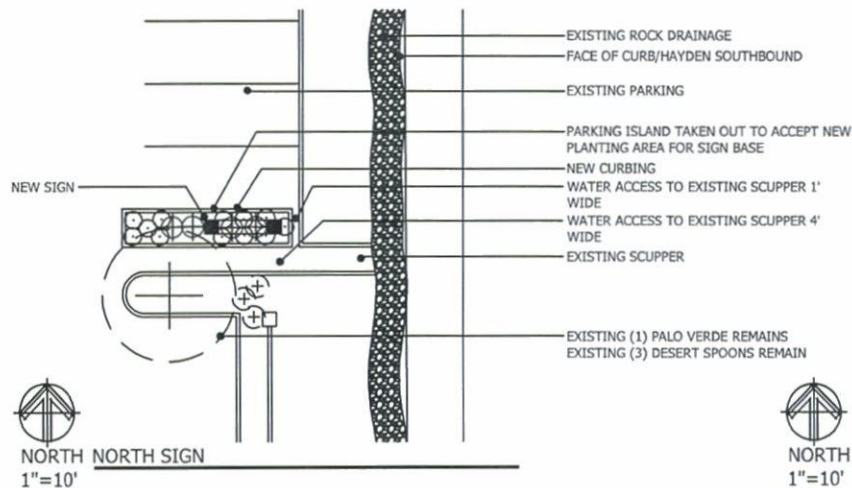
BACKFILL PLANT PIT WITH SOIL MIX
NOTED IN SPECS.
SHRUB PLANTING DETAIL

PLANT LIST

- EXISTING TREE/SHRUB
PROTECT FROM CONSTRUCTION
- LEUCOPHYLLUM FRUTESCENS
GREEN CLOUD TEXAS RANGER
15 GALLON
- LANTANA 'NEW GOLD'
'NEW GOLD' LANTANA
1 GALLON

NOTES

- ALL EXISTING PLANTING IS TO REMAIN IN PLACE AND BE PROTECTED.
- IRRIGATION TO NEW PLANTING IS TO BE ADDED TO EXISTING SYSTEM.
- ALL NEW IRRIGATION IS TO MATCH EXISTING IN TYPE AND QUALITY.
- ALL DECOMPOSED GRANITE IN NEW PLANTING AREAS ARE TO MATCH EXISTING.



Russell MacDonald
Landscape Architect
PO Box 7094
Mesa, Arizona 85216
480.667.5757
rma@rma-landscape.com

PLANTING

7.30.2013

SONORA VILLAGE

SIGN DETAILS

SINGLE FACE INTERNALLY FLUORESCENT ILLUMINATED ALUMINUM SIGN, WITH ALL ALUMINUM SIGN DETAILS.

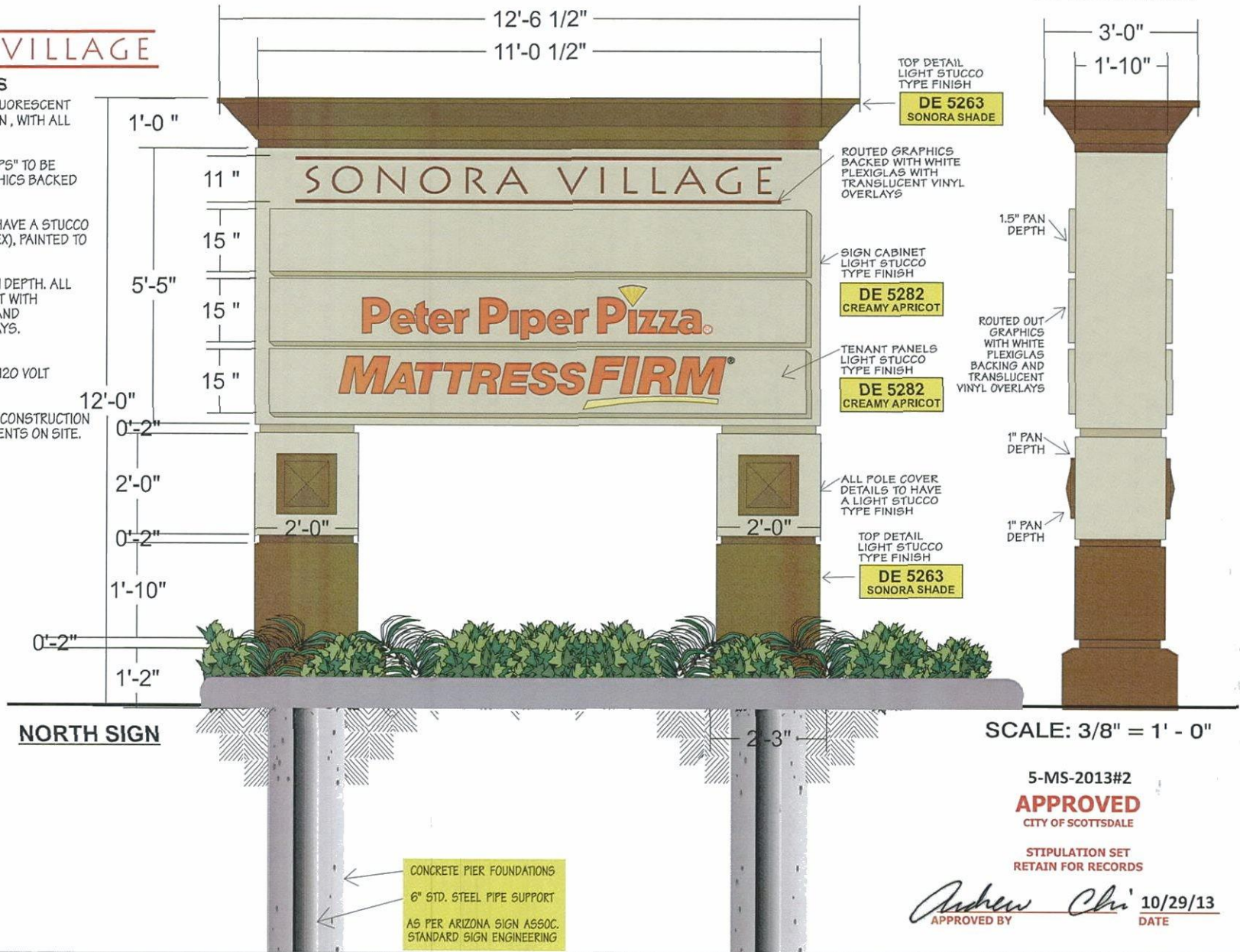
"SONORA VILLAGE AND STRIPS" TO BE ILLUMINATED, ROUTED GRAPHICS BACKED WITH RED PLEXIGLAS.

SIGN AND SIGN DETAILS TO HAVE A STUCCO TYPE FINISH (MEDIUM MONTEX), PAINTED TO MATCH BUILDING COLOR.

TENANT PANELS TO BE 1.5" IN DEPTH. ALL GRAPHICS TO BE ROUTED OUT WITH WHITE PLEXIGLAS BACKING AND TRANSLUCENT VINYL OVERLAYS.

ILLUMINATED TO BE 800MA, 120 VOLT FLUORESCENT LAMPS.

*SIGN DESIGN, COLORS AND CONSTRUCTION TO MATCH EXISTING MONUMENTS ON SITE.



5-MS-2013#2
APPROVED
CITY OF SCOTTSDALE

STIPULATION SET
RETAIN FOR RECORDS

APPROVED BY *Andrew Chi* 10/29/13
DATE



TOTAL SIGNS & GRAPHICS LLC

2240 W. DESERT COVE AVE #106
PHOENIX, AZ 85029

602.861.6762 fax: 602.861.5815

e-mail: info@totalsigns.net

client:

revision:

address:

salesman:

designer:

design #:

date:

scale:

revisions:

page:

www.totalsigns.net

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SONORA VILLAGE

SIGN DETAILS

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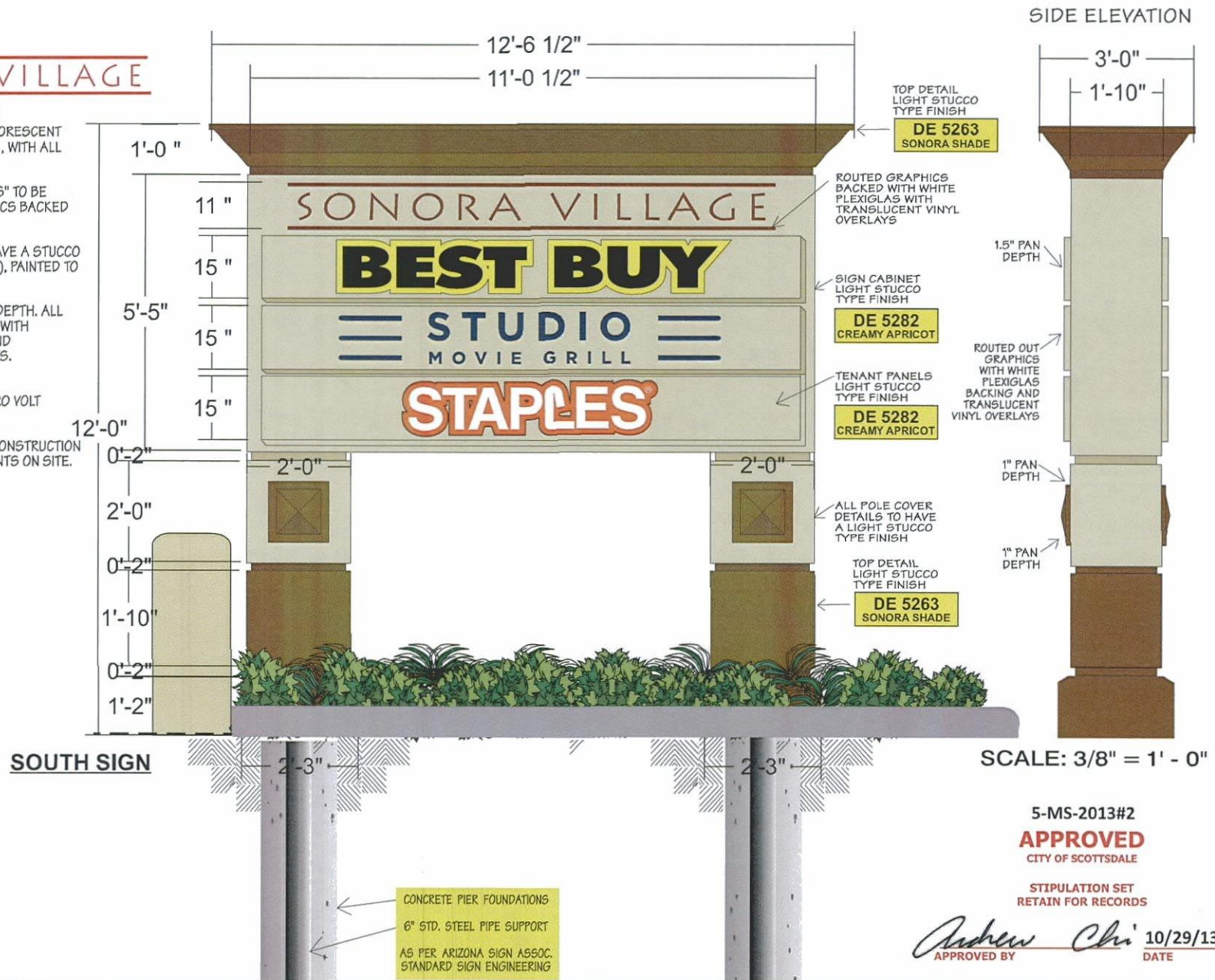
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TOTAL SIGNS & GRAPHICS LLC

2240 W. DESERT COVE AVE #106
PHOENIX, AZ 85029

602.861.6762 fax: 602.861.5815

e-mail: info@totalsigns.net

client:

address:

salesman:

date:

revision:

designer:

design #:

revisions:

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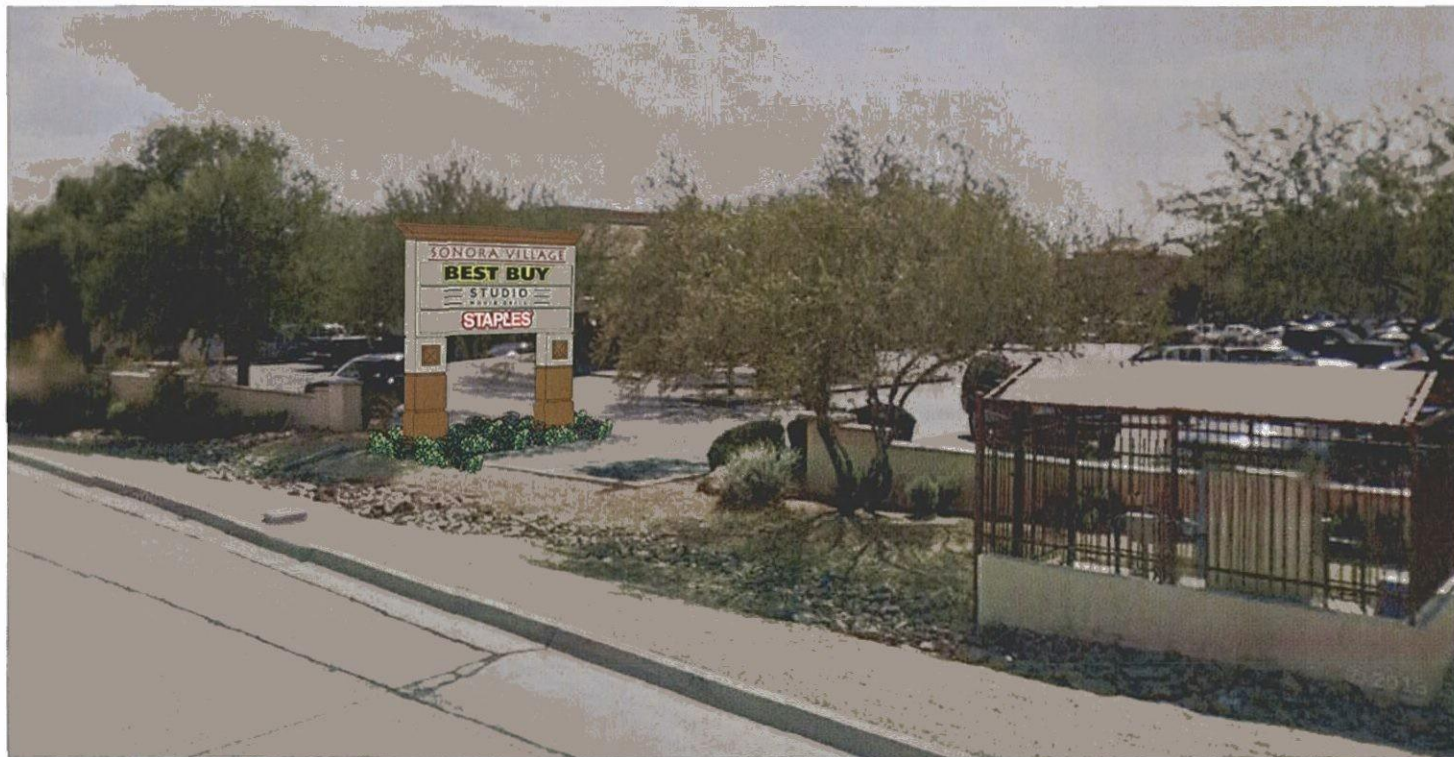
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5-MS-2013#2

APPROVED
CITY OF SCOTTSDALE

STIPULATION SET
RETAIN FOR RECORDS

Andrew Chi 10/29/13
APPROVED BY DATE



**TOTALSIGNS
& GRAPHICS**

602.861.6762 fax:602.861.5815

dan@totalsigns.net

Design _____ Account _____ Scale _____
 Location _____
 Date _____ Sales Rep _____ Designer _____
 Client Contact _____ Phone _____
 Sales _____ Art Dept _____ Estimating _____ Client _____ Landlord _____

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Narrative for Sonora Village

The purpose of this request is to allow the center to remove their existing freeway sign and replace it with (2) Mid size monument style signs. The design for the monuments would be consistent with the other existing monument signs on premises, following the same colors and overall appearance. Each of the (2) new monument signs along the east property line (nearest the 101) would be located in a newly landscaped area that would allow for a more aesthetically pleasing appearance to the area, while also allowing for minimal reduction in available parking. The new monument signs would not negatively affect the property value for any surrounding parcels, nor will it diminish in any way the overall appearance of the area.

WILSON PROPERTY SERVICES, INC.



August 16, 2013

RE: Sonora Village Monument Signs

To Whom It May Concern,

Wilson Property Services, Inc., as an authorized agent for Sonora Village Investors, LLC, hereby approves of the monument sign drawings submitted by Total Signs.

If you need further information I can be reached at 480-874-2600.

Sincerely

A handwritten signature in black ink, appearing to read 'Alyssa Lerner', with a long, sweeping horizontal line extending to the right.

Alyssa Lerner

Wilson Property Services, Inc.

SIGN A

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2



SIGN A

3



4



SIGN A

5



6



SIGN A

7



8

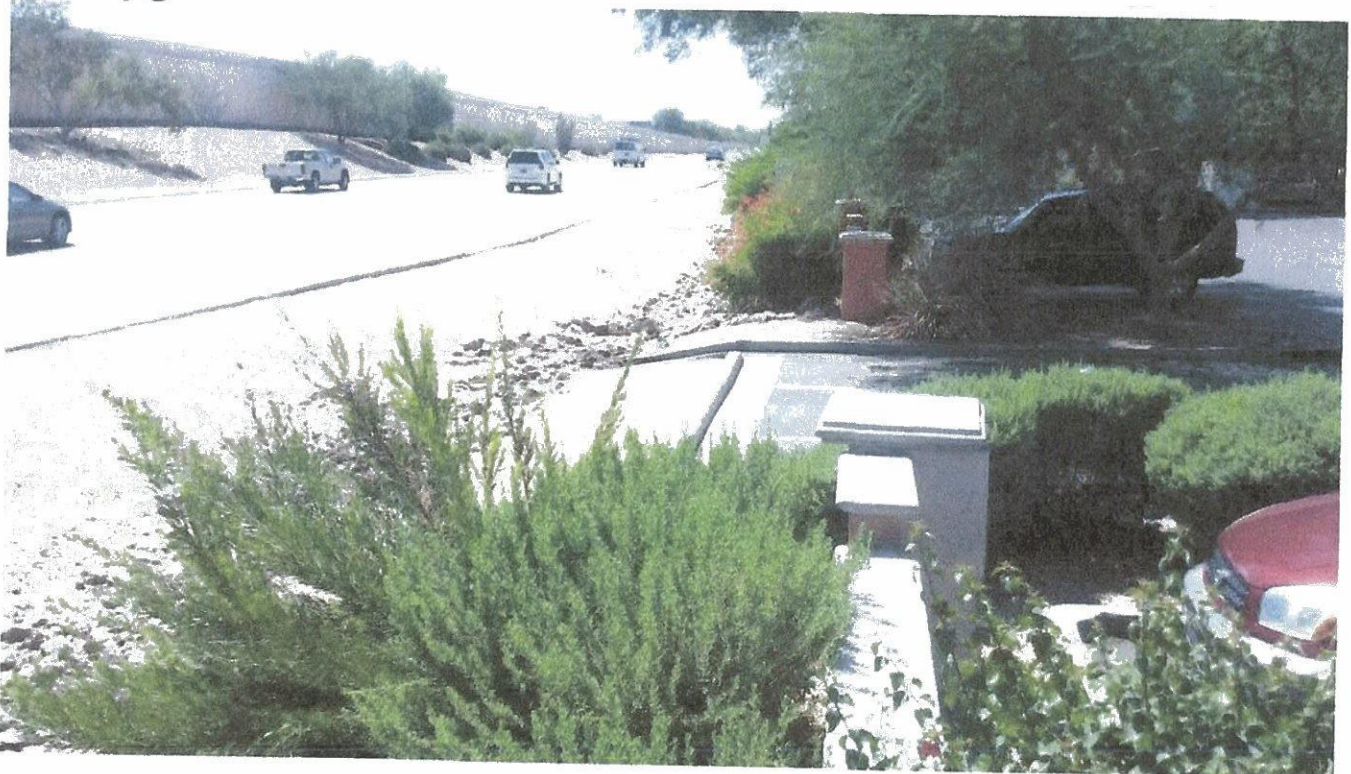


SIGN A

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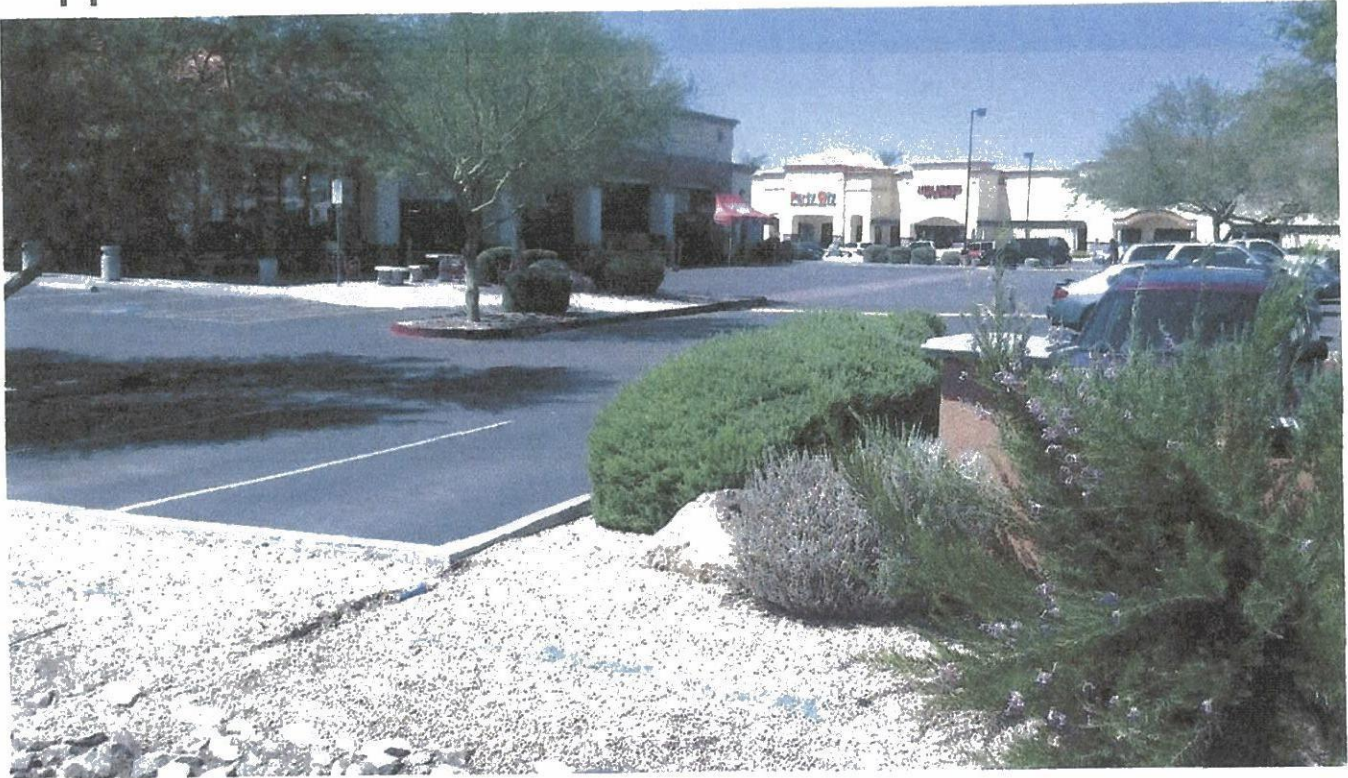


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SIGN A

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SIGN A

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SIGN A

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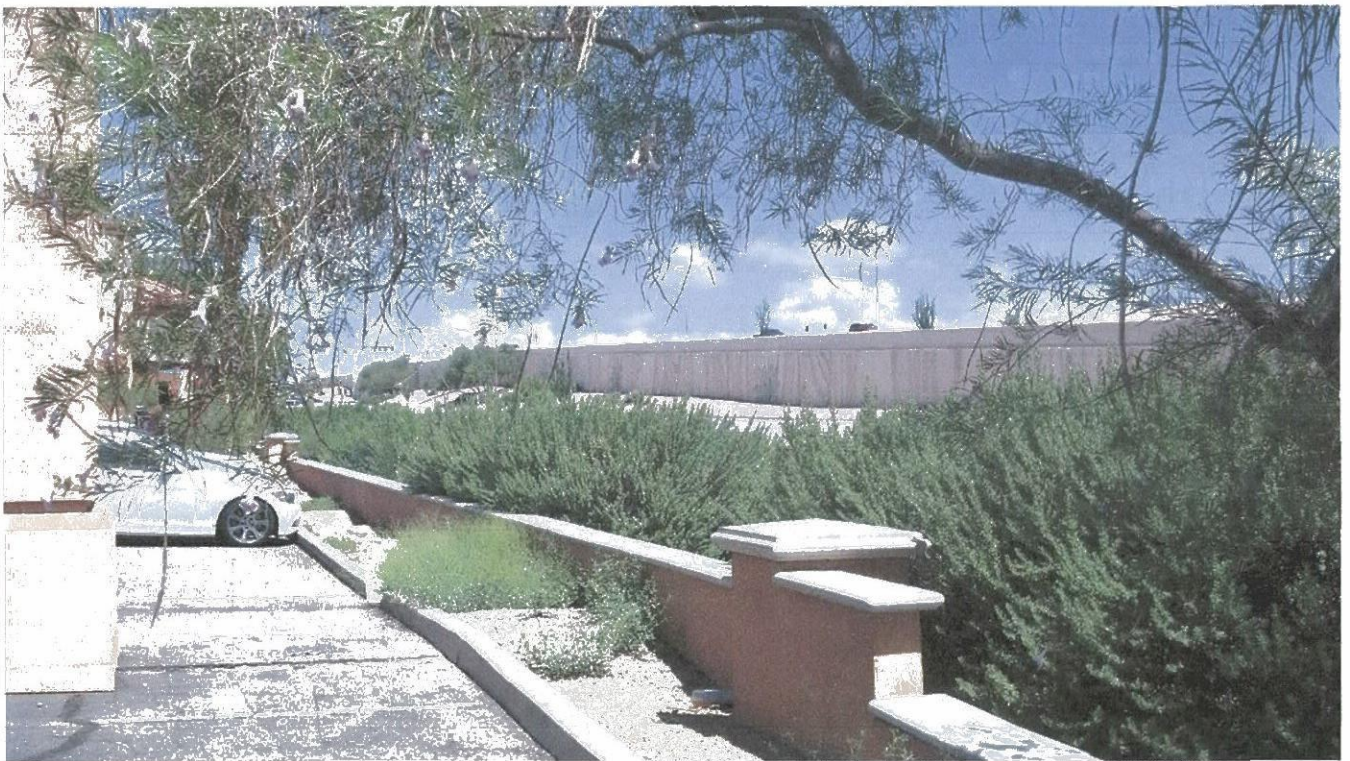


SIGN B

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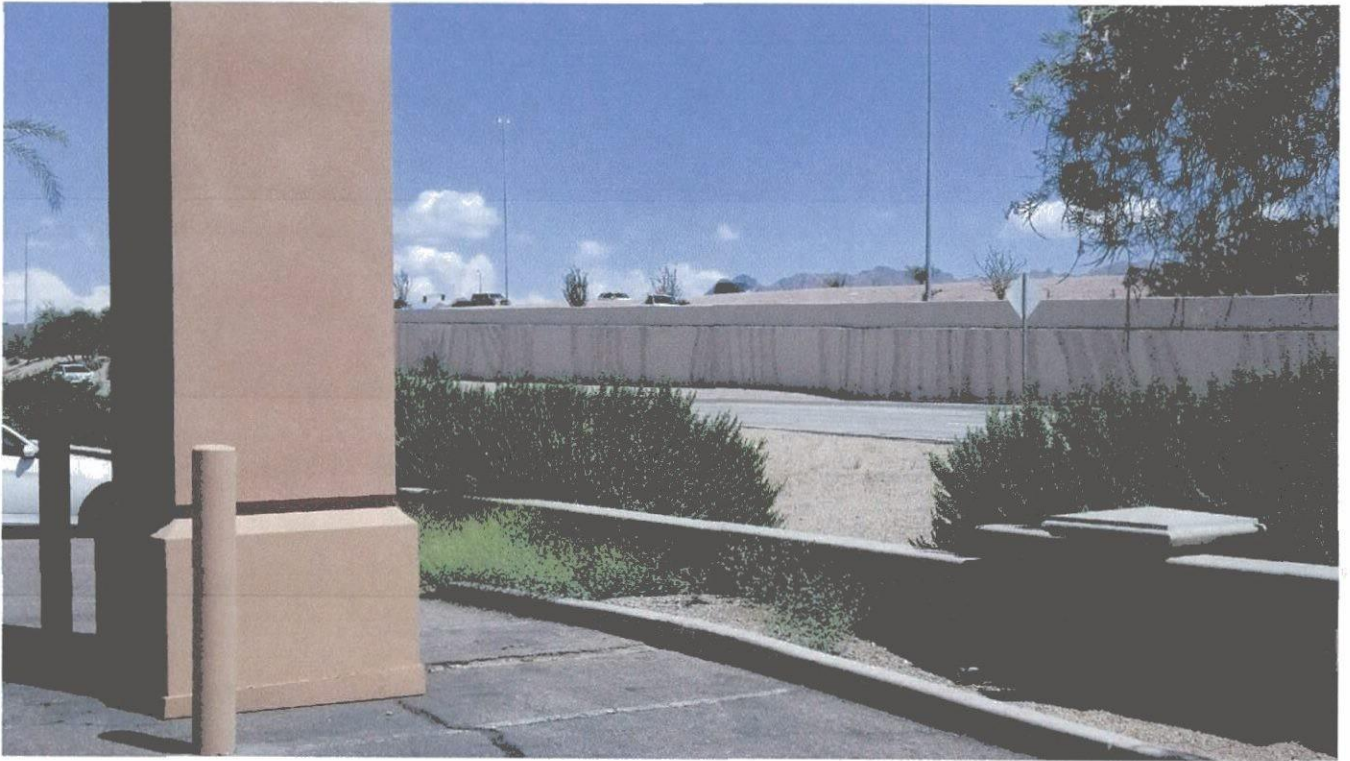


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SIGN B

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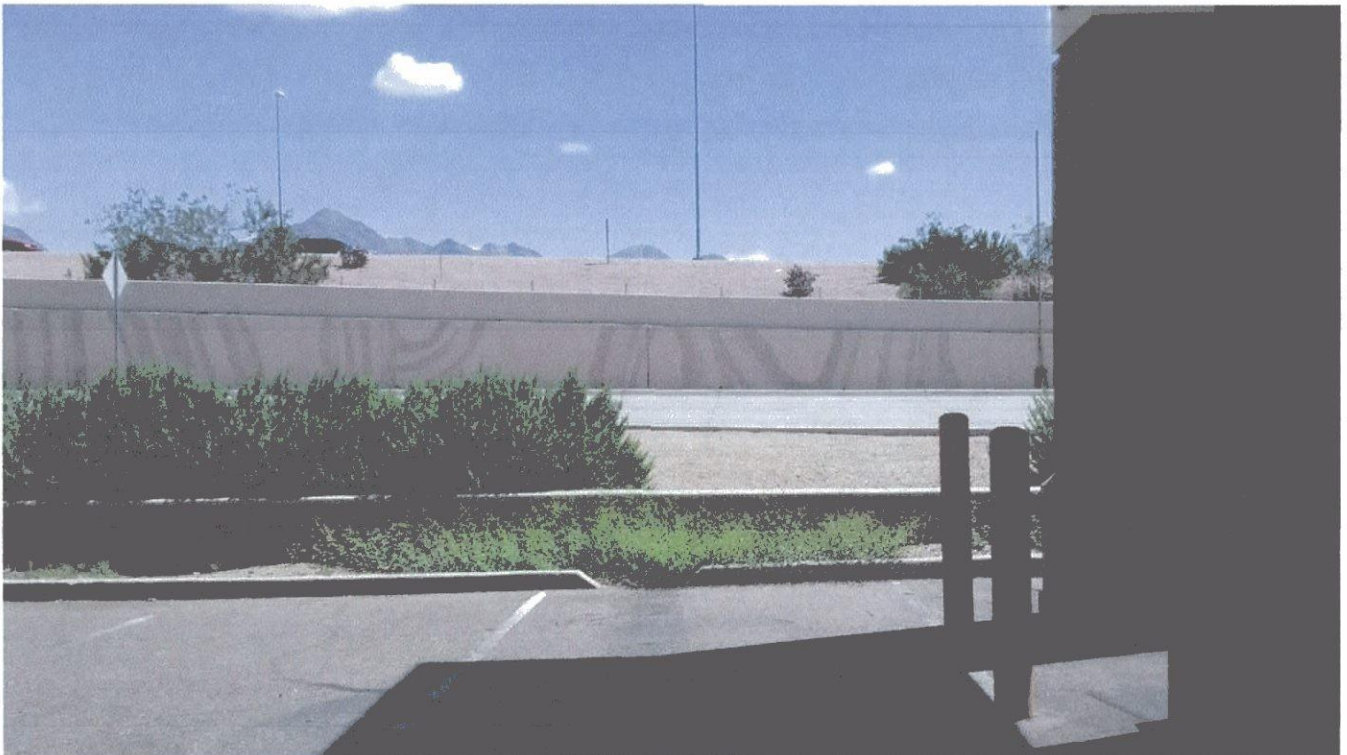


SIGN B

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SIGN B

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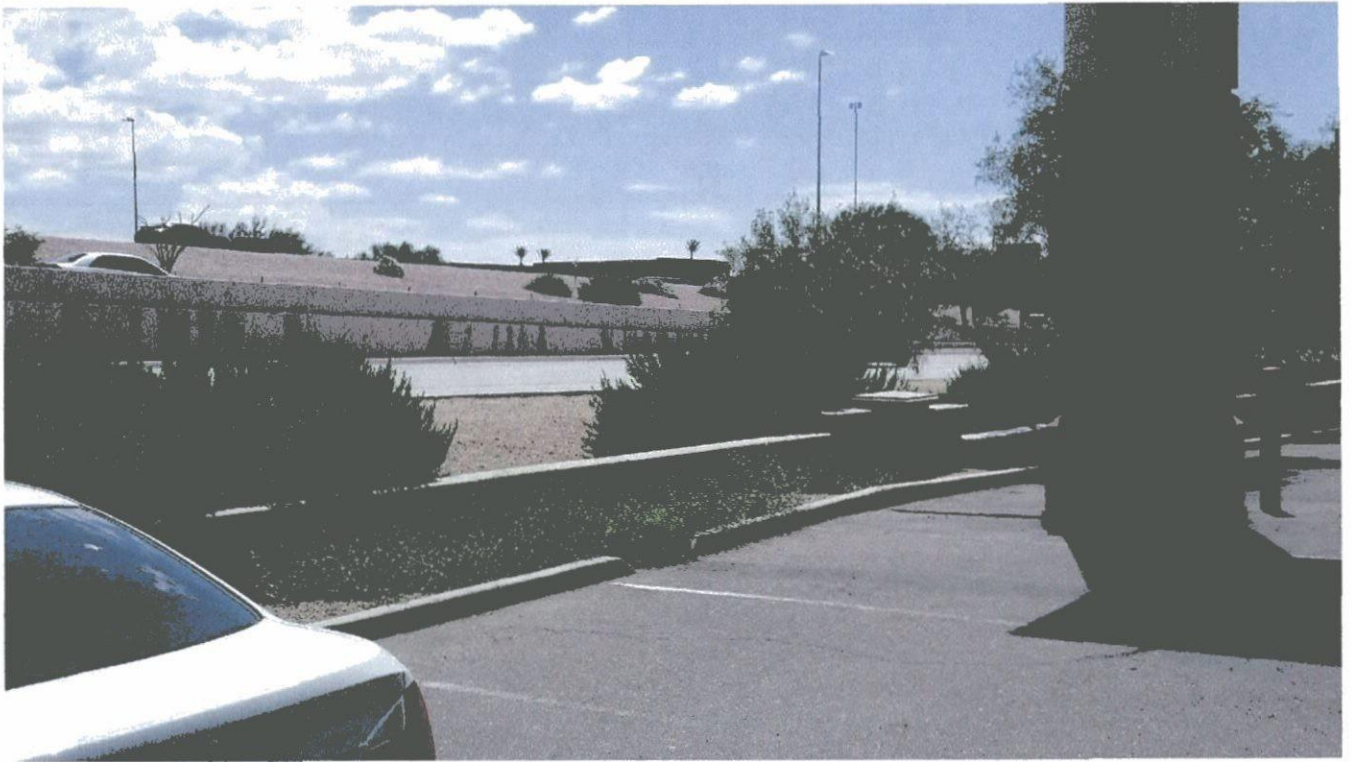


8



SIGN B

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SIGN B

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12



SIGN B

13



14



SIGN B

15



16



5-MB-2013#2



Pre-Application Request

Purpose:

The purpose of the Pre-Application submittal, and meeting, is for the applicant and City Staff to discuss a proposed Development Application, and the information and process that is necessary for City Staff to process the proposal.

In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with City Staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

Submittal:

The completed Pre-Application request form, all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road. All checks shall be payable to "City of Scottsdale."

Scheduling

After the Pre-Application packet has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

Project Name: Sonora Village Master Sign Program Amendment & Landscaping	
Property's Address: 15681 N. Hayden Rd	APN: 215-51-019
Property's Zoning District Designation: C-3	
Property Details:	
<input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other	
Has a 'Notice of Compliance' been issued? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, provide a copy with this submittal	
Owner: Sonora Village Investors, LLC	Applicant: Arizona Sign & Lighting LLC
Company: Wilson Property Services, Inc	Company: Zelig "Z" Hess
Address: 1120 E Cactus Rd Suite 300 Scottsdale, AZ 85260	Address: 16895 N. 29th Ave #445
Phone: 480-874-2600 Fax: 480-874-2601	Phone: 602-350 4572 Fax: /
E-mail: alyssa.lerner@wilsonps.net	E-mail: Z@AZSIGNSERVICES.COM
Owner Signature: <i>[Signature]</i>	Applicant Signature: <i>[Signature]</i>
Official Use Only: Submittal Date: 7-5-13	Application Fee: \$875

NOTE TO COORDINATION STAFF: Assign to Andrew Chi. This PA was sent to Lisa Lopez on 08/19/13 via e-mail.



Pre-Application Request

Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input checked="" type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input checked="" type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions (PP)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Subdivision (minor) (MD)	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions (PE)	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Lot Tie or Lot Line Adjustment	<input checked="" type="checkbox"/> MSP Amendment Fee: \$100

Submittal Requirements: (fees subject to change every July)

✓ ☒ Pre-Application Fee: \$ 87 + \$100

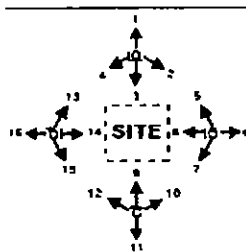
✓ ☒ Records Packet Fee: \$ N/A
Processed by staff. The applicant need not visit the Records desk to obtain the packet.
(Only required for ZN, II, UP, DR, PP, AB applications, or otherwise required by Staff)

✓ ☒ Application Narrative: (three copies)
The narrative shall describe the purpose of the request, and all pertinent information related to the request, such as, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.

✓ ☒ Property Owner Authorization Letter (three copies)
(Required for the SA and MS Pre-Applications)

✓ ☒ Site / Context Photographs: (three copies)

- Provide color photographs showing the site and the surrounding properties. Use the guidelines below for photos.
- Photos shall be taken looking in towards the project site and adjacent to the site.
- Photos should show adjacent improvements and existing on-site conditions.
- Each photograph shall include a number and direction.
- Sites greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
- Photos shall be provided 8 1/2 x 11 paper, max. two per page.



- The following list of Additional Submittal Information is not required for a Pre-Application meeting, unless indicated below by staff prior to the submittal of this request.
- Applicants are advised to provide any additional information listed below. This will assist staff to provide the applicant with direction regarding an application.

Additional Submittal Information

- ☒ Site Plan (three copies)
- ☐ Subdivision plan (two copies)
- ☐ Floor Plans (two copies)
- ☒ Elevations (three copies)
- ☒ Landscape plans (three copies)
- ☐ H.O.A. Approval letter (three copies)
- ☒ Amended Written Sign Criteria (three copies)
- ☐ Material Samples – color chips, awning fabric, etc.
- ☐ Cross Sections – for all cuts and fills
- ☐ Conceptual Grading & Drainage Plan (three copies)
- ☐ Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
- ☐ Boundary Survey (required for minor land divisions)
- ☐ Aerial of property that includes property lines and highlighted area abandonment request.
- ☐ One copy of the recorded document for the area that is requested to be abandoned. Such as: subdivision plat, map of dedication, GLO (General Land Office) federal patent roadway easement, or separate dedication document. A copy of most recorded documents to be abandoned may be purchased at the City of Scottsdale Records Dept. (480-312-2356), or the Maricopa County Recorder's Office (602-506-3535). A copy of the General Land Office (GLO) federal patent roadway easement may be purchased from the Bureau of Land Management (602-417-9200).

Planning, Neighborhood & Transportation Division

7447 E Indian School Road Ste 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088



City of Scottsdale Cash Transmittal

94234

Received From :

ARIZONA SIGN AND LIGHTING
16845 N 29TH AVE 445
PHOENIX, AZ 85053
480-982-4317

Bill To :

ARIZONA SIGN AND LIGHTING
16845 N 29TH AVE 445
PHOENIX, AZ 85053
480-982-4317

Reference # 589-PA-2013

Issued Date 9/5/2013

Address 15681 N HAYDEN RD

Paid Date

Subdivision NORTHSIGHT II

Payment Type CHECK

Marketing Name

Lot Number 2

Cost Center

MCR 967-27

County No

Metes/Bounds No

APN 215-51-019

Gross Lot Area 0

Water Zone

Owner Information

NAOS Lot Area 0

Water Type

Wilson Property Services

Net Lot Area

Sewer Type

8120 E CACTUS RD STE 300

Number of Units 1

Meter Size

SCOTTSDALE, AZ 85260

Density

QS 35-48

480-874-2600

Code	Description	Additional	Qty	Amount	Account Number
3180	PRE-APPLICATION / SA	MSP	1	\$187.00	100-21300-44221

SIGNED BY Z HESS ON 9/5/2013

Total Amount

\$187.00

(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 # 94234