



STAFF APPROVAL LETTER

21-MS-2014

Northsight Village III Master Sign Program

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: 14860 N Northsight Bl
PARCEL: 215-52-035K, 215-52-035H
Q.S.: 34-48
ZONING: C-2

APPLICANT: Brad & Sheri Beller
COMPANY: Signs By Tomorrow
ADDRESS: 8230 E Raintree Dr Ste 101 Scottsdale, AZ 852602565
PHONE: 480.368.7446

Request: Request to approve a new master sign program for an existing multi-tenant commercial center. The MSP is to allow one (1) mid-size monument sign along Northsight Blvd with two (2) tenant panels per side.

STIPULATIONS

1. The mid-size monument sign shall substantially conform to the Northsight Village III Master Sign Program, submitted by Signs by Tomorrow, and approved by Current Planning Staff on November 3, 2014.
2. The property owners of 14860 and 14850 N. Northsight Blvd. shall select which tenant shall be allowed to display on the mid-size monument sign.
3. No tenant name shall occupy more than one (1) tenant panel per side of a mid-size monument sign.
4. Tenant panels may incorporate the tenant's corporate colors, letter styles, fonts and logos. White is the preferred copy color to allow contrast.
5. All tenant panels shall utilize one background color: Dunn Edwards "DE6122 Dry Creek."
6. Any modifications and amendments to the Northsight Village III Master Sign Program shall require Development Review Board or City Staff Approval.
7. All signs shall require separate submittals, reviews and permits.

Related Cases: Plan Check# 3051-14

SIGNATURE: Andrew Chi

Andrew Chi
Associate Planner

DATE APPROVED: November 3, 2014

STEP 2

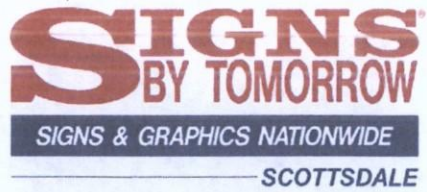
FINAL PLAN REVIEW SUBMITTAL REQUIREMENTS

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:

Department	Staff Reviewer
PLANNING:	Andrew Chi
BUILDING:	Dustin Schroff



Scottsdale Gun Club/K O'Donnell's

Monument Sign

Narrative

7/28/2014

Property Owner is requesting the acceptance of a new monument sign to include two tenant panels on each side; one for the Scottsdale Gun Club and one for K O'Donnell's. The new monument sign will be installed in an area better suited to attract customers for both tenants.

Signs By Tomorrow - Scottsdale

7/2/2014

Attn: City of Scottsdale

As owner of the building, Scottsdale Gun Club LLC, has permission to construct a sign at the entrance of the parking lot at 14860 N. Northsight Blvd. This sign will be shared with our Neighbor K O'donnoll's Sports Bar and Grill. For any further questions please contact me at my phone number or e-mail below.

Regards,

A handwritten signature in cursive script, reading "Terry Schmidt". The signature is written in dark ink and is positioned above the printed name.

Terry Schmidt

Member, Manager Patriot Investments LLC

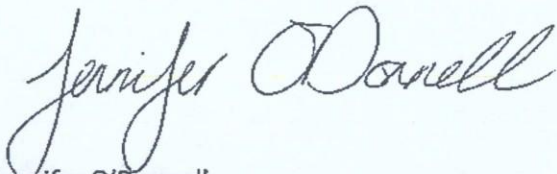
tschmidt@sgcgi.com/480-398-3400

7/17/2014

Attn: City of Scottsdale

As owner of the building located at 14850 N. Northsight Blvd. Scottsdale, AZ 85260, I give permission to the tenants, K O'Donnell's Sports Bar and Grill, to construct a sign at the entrance of the parking lot. This sign will be shared with our Neighbor Scottsdale Gun Club. For any further questions please contact me at my phone number or e-mail below.

Regards,

A handwritten signature in cursive script that reads "Jennifer O'Donnell". The signature is written in dark ink and is positioned above the printed name.

Jennifer O'Donnell

AussieMick Holdings, LLC

Owner

Jenn.ODonnell12@gmail.com

480-241-1533



Sign location in yellow
See next page for
site triangles.



NOTES

- Double sided monument sign
- Aluminum construction
- Internally lit with LED
- Faux brick base
- Side lattice work aluminum 1" tubing to match K.O. Donnell's building (color below)
- Routed aluminum faces
- Backed with 1/8" plex
- Montex coated
- Sign area 28 sqft per side (14 per panel)
- Center 73,144 sqft
- Sign is North/South facing
- Address numbers are 1/4" FCO acrylic
- Colors: Sign panels DE6122 Dry Creek
Lattice, reveals, cornice DE5125 Red River
- Lattice tubing off sign face 1", causing sign panels to be recessed.

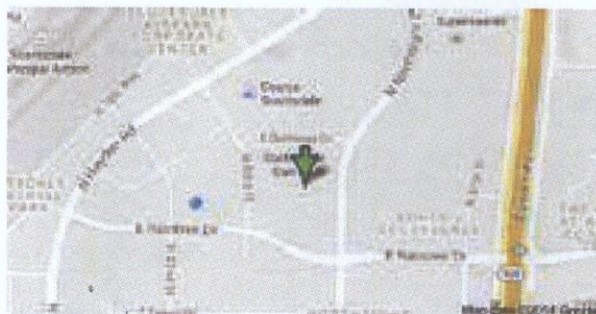
Square Footage Calculations:

Panel A:
30" x 90" = 18.75 sqft
Panel B:
30" x 90" = 18.75 sqft
Panel A+B = 37.50 sqft

APPROVED
21-MS-2014
STIPULATION SET
RETAIN FOR RECORDS

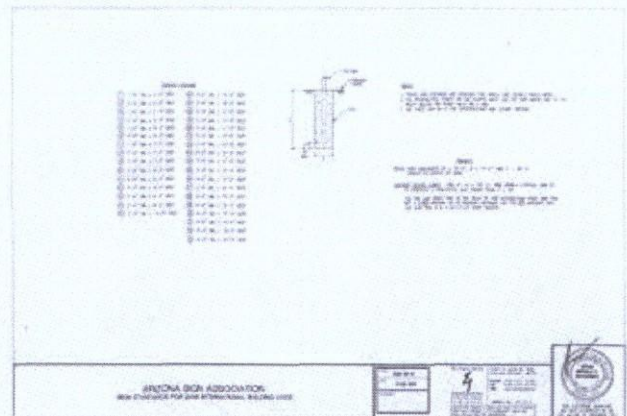
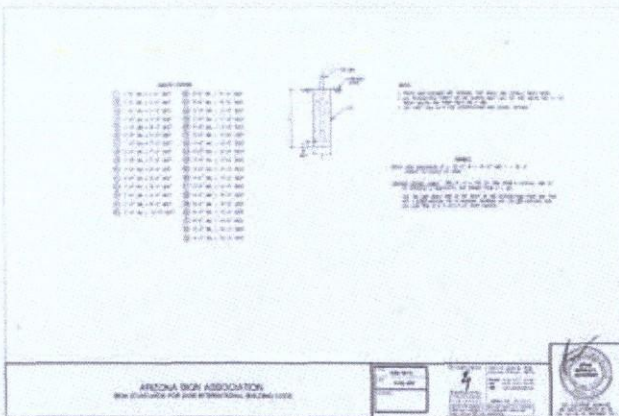
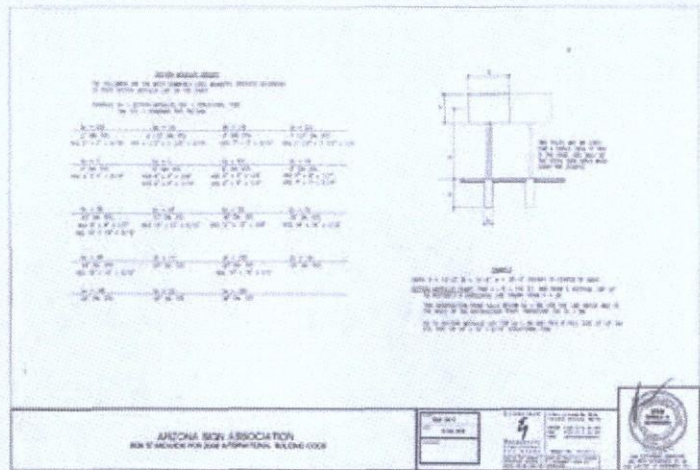
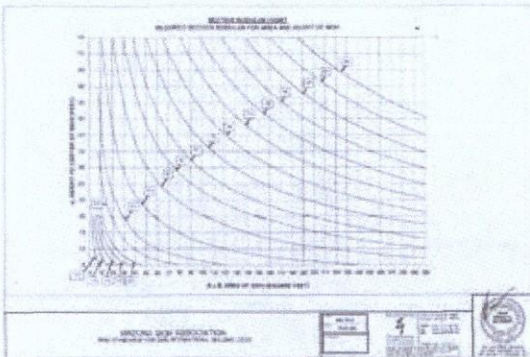
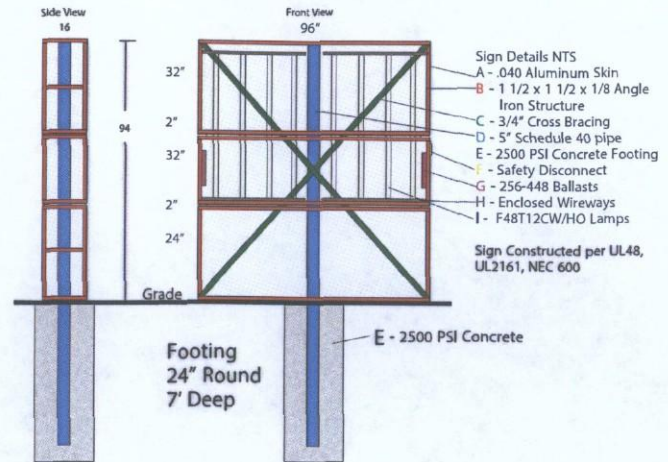
11.03.14
DATE

Andrew Chi
APPROVED BY



Beach Breeze Signs
1700 Ord Way
Oceanside, CA 92056
info@beachbreezesigns.com

Landlord Approval	DESIGN, SPECIFICATIONS AND COLOR APPROVALS	CLIENT:	Scottsdale Gun Club
Sign & Date Below	This drawing is the property of Beach Breeze Signs All rights to it's use for reproduction are reserved by Beach Breeze Signs. Your signature authorizes	ADDRESS:	14860 N Northsight Blvd
N/A-tenant owns bldg.	<i>[Signature]</i> 6/14/14 Date	CITY, STATE	Scottsdale AZ
	Customer Approval	DATE :	6/16/14
		PAGE #	1 of 2
		REVISION:	



Beach Breeze Signs
 1700 Ord Way
 Oceanside, CA 92056
 info@beachbreezesigns.com

Landlord Approval Sign & Date Below	DESIGN, SPECIFICATIONS AND COLOR APPROVALS This drawing is the property of Beach Breeze Signs. All rights to it's use for reproduction are reserved by Beach Breeze Signs. Your signature authorizes	CLIENT: Scottsdale Gun Club ADDRESS: 14860 N Northsight Blvd CITY, STATE: Scottsdale AZ
N/A-tenant owns bldg.	6/14/14 Date	DATE: 6/16/14 PAGE # 2 of 2 REVISION:
	Customer Approval	

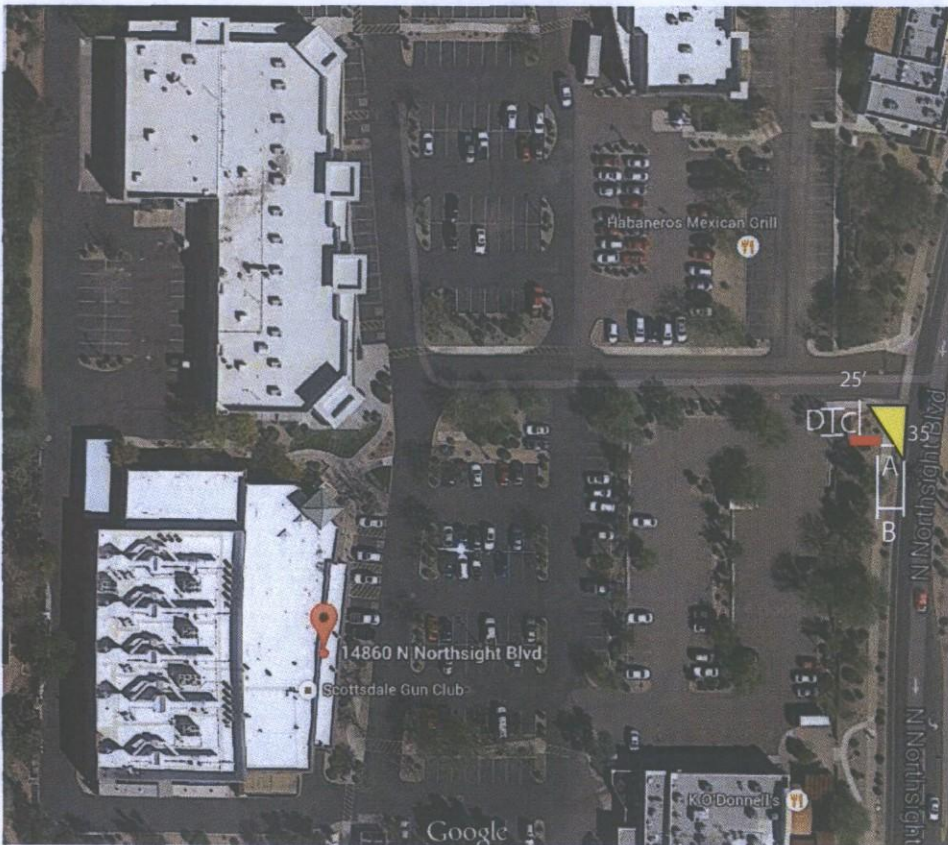


Scottsdale Gun Club



K. O'Donnells

Sign will compliment Scottsdale Gun Club color scheme as it is closest to that building.



APPROVED

STIPULATION SET
RETAIN FOR RECORDS

11.03.14

DATE

Andrew Chi

APPROVED BY

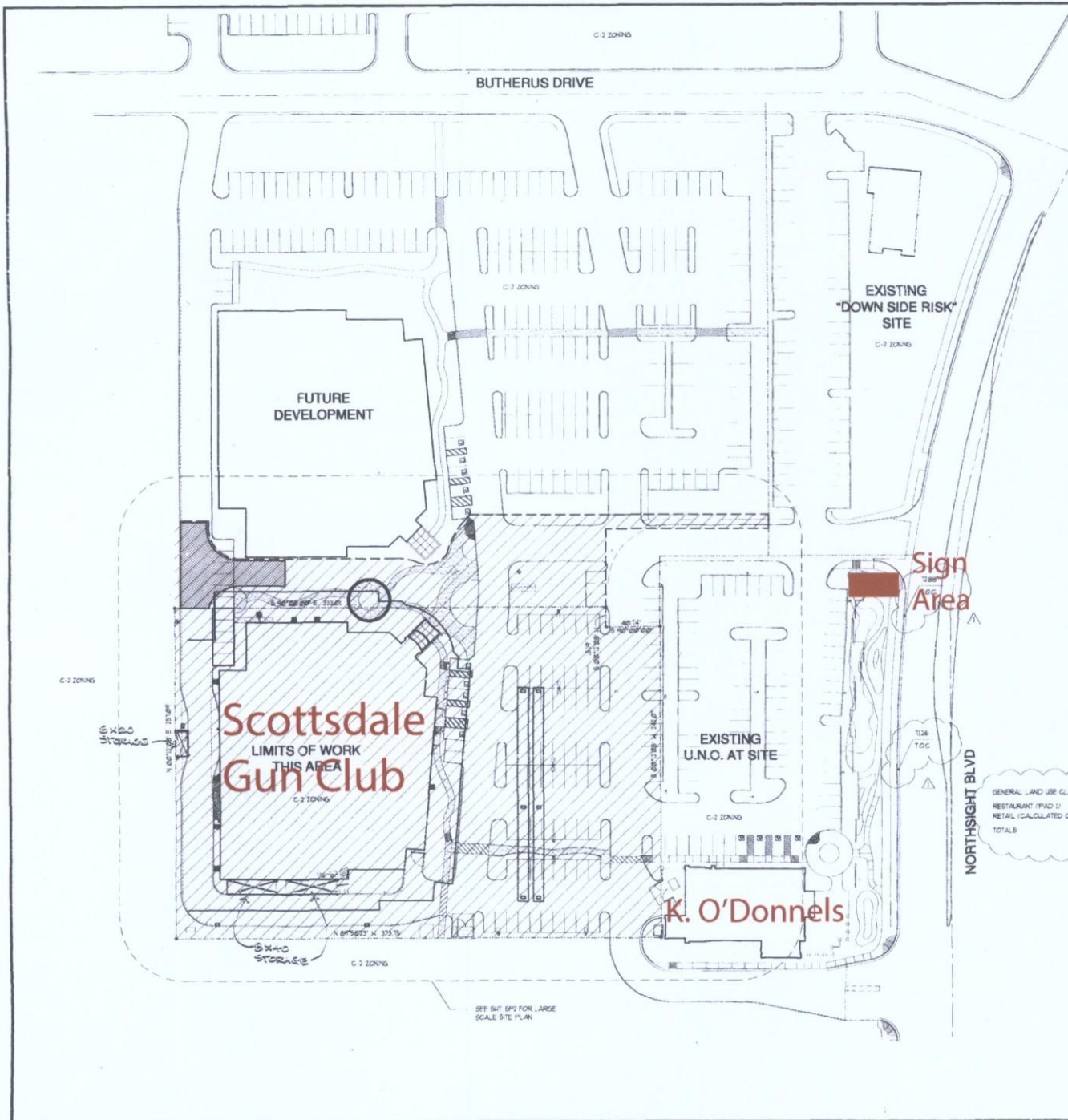
Sign in red.

Site triangles:
25' on North side
35' on East side

- A. Property line to sign 4'.
- B. Back of street curb to sign 13.5'.
- C. Back of driveway curb to sign 24'.
- D. Back of sidewalk edge to sign 20'.

Beach Breeze Signs
1700 Ord Way
Oceanside, CA 92056
info@beachbreezesigns.com

Landlord Approval Sign & Date Below	DESIGN, SPECIFICATIONS AND COLOR APPROVALS <small>This drawing is the property of Beach Breeze Signs. All rights to it's use for reproduction are reserved by Beach Breeze Signs. Your signature authorizes</small>	CLIENT: Scottsdale Gun Club
N/A-tenant owns bldg.	<i>[Signature]</i> 6/14/14 Date	ADDRESS: 14860 N Northsight Blvd
	Customer Approval	CITY, STATE Scottsdale AZ
	Date	DATE: 6/16/14
		PAGE # 1 of 2 REVISION:



ZONING CASE NUMBER 194-PA-2001

PROJECT DATA - ENTIRE DEVELOPMENT
ZONING: C2
GROSS LOT AREA: 247,966 SF (5.71 AC)
NET LOT AREA: 232,723 SF (5.32 AC)
BUILDING HEIGHT: 24'-0"

OPEN SPACE CALCULATIONS
REQUIRED OPEN SPACE:
MAXIMUM BUILDING HEIGHT + 24'-0" PROPOSED (36' ALLOWED)
FIRST 12' OF HEIGHT + 80% x NET LOT AREA
12' x 232,723 = 2,792,676 SF
NEXT 12'-0" OF HEIGHT + 12'-0" x 80% x 232,723 = 2,261,864 SF

OPEN SPACE REQUIRED (NOT INCLUDING PARKING LOT LANDSCAPING)
+ 2,792,676 + 2,261,864 = 5,054,540 SF
OPEN SPACE PROVIDED: 4,011 SF

PARKING LOT LANDSCAPING REQUIRED:
PARKING LOT AREA x 15%
13,245 SF x 15 = 1,986.75 SF
PARKING LOT LANDSCAPING PROVIDED: 22,691 SF

PROJECT DATA - INDIVIDUAL PAD
ZONING: C2
GROSS LOT AREA: 19,500 SF (0.44 AC)
NET LOT AREA: 19,500 SF (0.44 AC)
BUILDING HEIGHT: 24'-0"

OPEN SPACE CALCULATIONS
REQUIRED OPEN SPACE:
MAXIMUM BUILDING HEIGHT + 24'-0" PROPOSED (36' ALLOWED)
FIRST 12' OF HEIGHT + 80% x NET LOT AREA
12' x 19,500 = 370,000 SF
NEXT 12'-0" OF HEIGHT + 12'-0" x 80% x 19,500 = 4,364 SF

OPEN SPACE REQUIRED (NOT INCLUDING PARKING LOT LANDSCAPING)
+ 370,000 + 4,364 = 374,364 SF
OPEN SPACE PROVIDED: 14,365 SF

PARKING LOT LANDSCAPING REQUIRED:
PARKING LOT AREA x 15%
18,681 SF x 15 = 2,799.15 SF
PARKING LOT LANDSCAPING PROVIDED: 4,794 SF

PARKING CALCULATIONS
PAD 1 - JUNG'S RESTAURANT (EXISTING)
BUILDING SF: 4,000
PUBLIC FLOOR AREA: 1,500 + 3,700 SF = 5,200 SF
DINING AREA: 1,000 + 0 SF = 0 SPACES
OUTDOOR PUBLIC FLOOR: 1,000 + 0 SF = 0 SPACES
TOTAL REQUIRED SPACES: 788 USE 14 SPACES

PARKING CALCULATIONS
PAD 2
BUILDING SF: 30,000
OFFICE: 1,000 + 2,000 SF = 3,000 SF
KITCHEN: 32 LINES + 1 PER LINE = 33 SPACES
BACOT HOUSE: 1,000 + 2,000 SF = 3,000 SF
CLUBHOUSE: 1,000 + 2,000 SF = 3,000 SF
CLUBHOUSE: 1,000 + 2,000 SF = 3,000 SF
TITANIUM LOUNGE: 1,000 + 2,000 SF = 3,000 SF
RETAIL: 1,000 + 2,000 SF = 3,000 SF
SHOPPING/RECEIVING/ENTRANCE: 3 SPACES

TOTAL REQUIRED SPACES: 44 (SEE FLOOR 2A FOR USE PLAN)
TOTAL PROVIDED SPACES: 44 (SEE SHARED PARKING AGREEMENT (SEE TABLE BELOW))

PARKING CALCULATIONS
PAD 3
TOTAL BUILDING SF: 30,000 SF
RETAIL: 1,000 + SUITE 1 + 1,000 SF = 2,000 SF
RETAIL: 1,000 + SUITE 2 + 1,000 SF = 2,000 SF
RETAIL: 1,000 + SUITE 3 + 1,000 SF = 2,000 SF

TOTAL REQUIRED SPACES: 10
TOTAL PROVIDED SPACES: 13

GENERAL LAND USE CLASSIFICATION	WEEKDAYS			WEEKENDS		
	7:00-10:00	10:00-11:00	11:00-12:00	12:00-1:00	1:00-2:00	2:00-3:00
RESTAURANT (PAD 1)	50% - 40	10% - 10	100% - 10	45% - 36	10% - 10	100% - 10
RETAIL (CALCULATED ON USES)	6% - 6	100% - 10	100% - 10	6% - 6	100% - 10	100% - 10
TOTALS	40 SPACES	35 SPACES	110 SPACES	51 SPACES	35 SPACES	110 SPACES

MAXIMUM 10% REDUCTION: 170 SPACES (143)
44 SPACES PROVIDED

MOBILITY ACCESSIBLE PARKING CALCULATION
4% OF TOTAL PARKING REQUIREMENTS + 84 + 91 = 376
ACCESSIBLE PARKING SPACES REQUIRED: 4 SPACES
ACCESSIBLE PARKING SPACES PROVIDED: 5 SPACES

VAN ACCESSIBLE PARKING SPACES
1 TO 8 + 1 SPACE
VAN ACCESSIBLE PARKING SPACES REQUIRED: 1 SPACE
VAN ACCESSIBLE PARKING SPACES PROVIDED: 2 SPACES

BICYCLE PARKING CALCULATIONS
1 FOR EVERY TEN REQUIRED PARKING SPACES + 11 / 10 = 10 SPACES
BICYCLE PARKING SPACES REQUIRED: 10 SPACES
BICYCLE PARKING SPACES PROVIDED: 10 SPACES



OVERALL SITE PLAN



2000 North 10th Street
Suite 101
Phoenix, Arizona 85016
Telephone: (602) 778-8977
Fax: (602) 278-8110
A Licensed Landscaping Company



SCOTTSDALE GUN CLUB
300 BUTHERUS DRIVE & NORTHSHIGHT BOULEVARD
SCOTTSDALE, ARIZONA 85260

REVISION
CITY NEWS 2/14/01

NO. DATE
DESIGNED BY: JFE
DRAWN BY: JFE
APPROVED BY: JFE

KEY PLAN

DATE: 10/1/01
ARCHITECTURAL
OVERALL SITE PLAN

SP1



September 10, 2010

Andrew Chi
City of Scottsdale

RE: 734-PA-2014
Northsight Village III Master Sign Program
Resubmittal Narrative

Dear Mr. Chi,

Per your request, please accept this resubmittal narrative for the Northsight Village III Master Sign Program.

We arrived at the redesign of the monument sign based so that specific detailed elements from both K. O'Donnells and the Scottsdale Gun Club would be evident and tie in the architectural elements from both properties (see attached photos).

In response to your request dated September 3, 2014.

1. The center will be referred to as Northsight Village III.
2. In accordance with Scottsdale's Sensitive Design Principles #14, we have added elements to the proposed monument sign that considers additional architectural elements from both K. O'Donnells and the Scottsdale Gun Club. Specifically, we have:
 - a. Added faux brick facial to the monument sign matching the red bricks on both K. O'Donnells and The Scottsdale Gun Club.
 - b. Added decorated aluminum tubular accents to match the lattice work on K. O'Donnells.
 - c. Extended both the base and the cornice by 4" surrounding the top of the monument sign, highlighting a 'step-back' feature.

- d. Indicated that the lattice, reveals and cornice feature will be painted Dunn Edwards DE6122 Dry Creek and the monument sign panels will be painted Dunn Edwards DE5125 Red River. Colors of the aforementioned may not be changed unless an update to the Northsight Village III Master Sign Program is submitted to the City of Scottsdale.
 - e. Specified that initially, only white plex will be allowed behind the routed copy. Since the sign is jointly owned by K. O'Donnells and The Scottsdale Gun Club, any changes to plex color must be agreed to by both owners in writing.
 - f. Indicated that logos and optional logo colors will be allowed and must be agreed to by both owners in writing.
3. The sign area of the tenant panels collectively meet the requirement of 37.5 sq. ft. of copy area in order to accommodate a possible second mid-size monument sign on the Northsight frontage.
4. The site plan has been revised to show the location of the required measurements.

If you have any questions, please telephone me at 480-368-7446. or 480-236-5373. You may also reach me by email at bbeller@signsbytomorrow.com.

Respectfully Submitted,

Brad Beller
Owner
Signs By Tomorrow

Scottsdale Gun Club



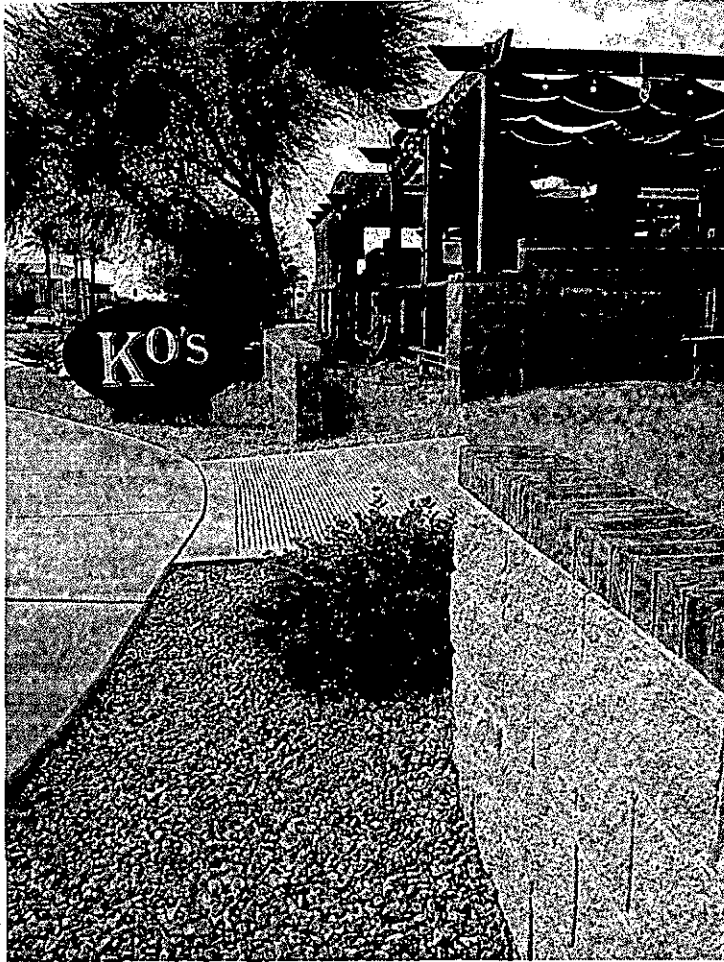
POOR QUALITY ORIGINAL

K. O'Donnells





POOR QUALITY ORIGINAL



Landscape Area

