



**Development Review (Minor)  
Staff Approval**

3-MS-2002#2

**Desert Fairways Phase 1  
Master Sign Program Amendment**

**APPLICATION INFORMATION**

LOCATION:	8565, 8595, 8589 & 8591 E Bell Rd	APPLICANT:	Ray Pimley
PARCEL:	215-50-252B	COMPANY:	Signarama North Phoenix
Q.S.:	36-48	ADDRESS:	701 W Deer Valley Rd Ste 8 Phoenix, AZ 85027
ZONING:	C-O/C-2 & OS	PHONE:	602-504-6070

**Request:** To amend the Desert Fairways Phase 1 Master Sign Program (Case# 3-MS-2002) to allow non-contiguous wall signs for any tenant within a building. No other changes to the original master sign program are proposed.

**STIPULATIONS**

1. All building wall signs shall comply with the Desert Fairways Phase 1 Master Sign Program Amendment (Case# 3-MS-2002#2), submitted by Signarama North Phoenix, and approved by City Staff on July 15, 2016.
2. Non-contiguous and contiguous building wall signs shall be allowed on the designated 16 square feet sign bands, as specified on the Sign Band Elevations for Buildings A, B, C and D (Exhibit A, B, C, and D) of the Desert Fairways Phase 1 Master Sign Program Amendment.
  - a. The Property Owners Association or its designee shall select and approve which tenant within Desert Fairways Phase 1 may utilize a non-contiguous wall sign.
  - b. Any tenant in Desert Fairways Phase 1 requesting to utilize a non-contiguous sign band shall submit a Property Owners Association approval letter with the filing of a Sign Permit Application to the City of Scottsdale One Stop Shop.
  - c. All tenant wall signs shall be deducted from the tenant's allowed 24 square feet sum total sign area in accordance with Section 8.505.I.A – Unspecified Uses in the C-O Zone.
3. All other provisions from the original Desert Fairways Phase 1 Master Sign Program shall continue to apply.
4. Any modifications to the Desert Fairways Phase 1 Master Sign Program shall require Development Review Board or City Staff Approval.

**CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS**

Signs require separate application submittal, review and permits.

Submit two (2) copies of this approval letter, along with the required plans listed in the Sign Permit Application (link below), to the One Stop Shop for sign plan review:	
SIGN PERMIT APPLICATION	<input checked="" type="checkbox"/> Completed Sign Permit Application: <a href="http://www.scottsdaleaz.gov/codes/signs">www.scottsdaleaz.gov/codes/signs</a>

**Expiration of Development Review (Minor) Approval**

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.

Staff Signature: Andrew Chi Date: July 15, 2016  
Andrew Chi, Planner

**Planning and Development Services**

7447 East Indian School Road, Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Web: [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov)



June 16, 2016

City of Scottsdale Planning Department

Re: Application request to amend the existing Master Sign Plan for Office Condominiums at Desert Fairways.

The purpose of this request is to allow unit owners with limited suite visibility an opportunity to for non-contiguous sign band placement. The following stipulations pertaining to the placement of any non-contiguous sign consist of:

- Written permission from a fellow unit owner releasing their contiguous sign band for placement of the non-contiguous sign of the neighbor requesting placement on a unit wall that is not theirs.
- Said written permission must accompany any building sign request provided to the Board of Directors prior to requesting review or approval for a non-contiguous sign placement.
- If a unit owner sells a unit that has offered non-contiguous sign rights, said rights do not survive the sale. In accordance with building sign policy, all building signs must be removed upon sale and the sign band would revert back to the contiguous building owner. Cost associated with the removal and repair of the sign band to its original condition are the responsibility of the unit owner who was allowed the non-contiguous sign placement.
- All existing sign criteria contained within the Desert Fairways Master Sign Plan is to remain unchanged and otherwise the same.

Sincerely,

Ray Pimley, President  
RP Customs Inc., DBA Signarama

3-MS-2002#2  
STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
07/15/16 *CachewChai*  
DATE INITIALS



June 22, 2016

City of Scottsdale Planning Department  
7447 E. Indian School Road  
Scottsdale, AZ 85251

**RE: Request to amend the existing Master Sign Plan for The Offices at Desert Fairways  
Unit Owners Association.**

This letter certifies that the Board of Directors of The Offices at Desert Fairways Unit Owners Association has reviewed and approved the enclosed Sign Amendment dated June 16, 2016, prepared by Ray Pimley, President of Signarama. Ray Pimley has the Board's authorization to amend the existing Master Sign Plan for The Offices at Desert Fairways per the conditions provided herein.

Best regards,

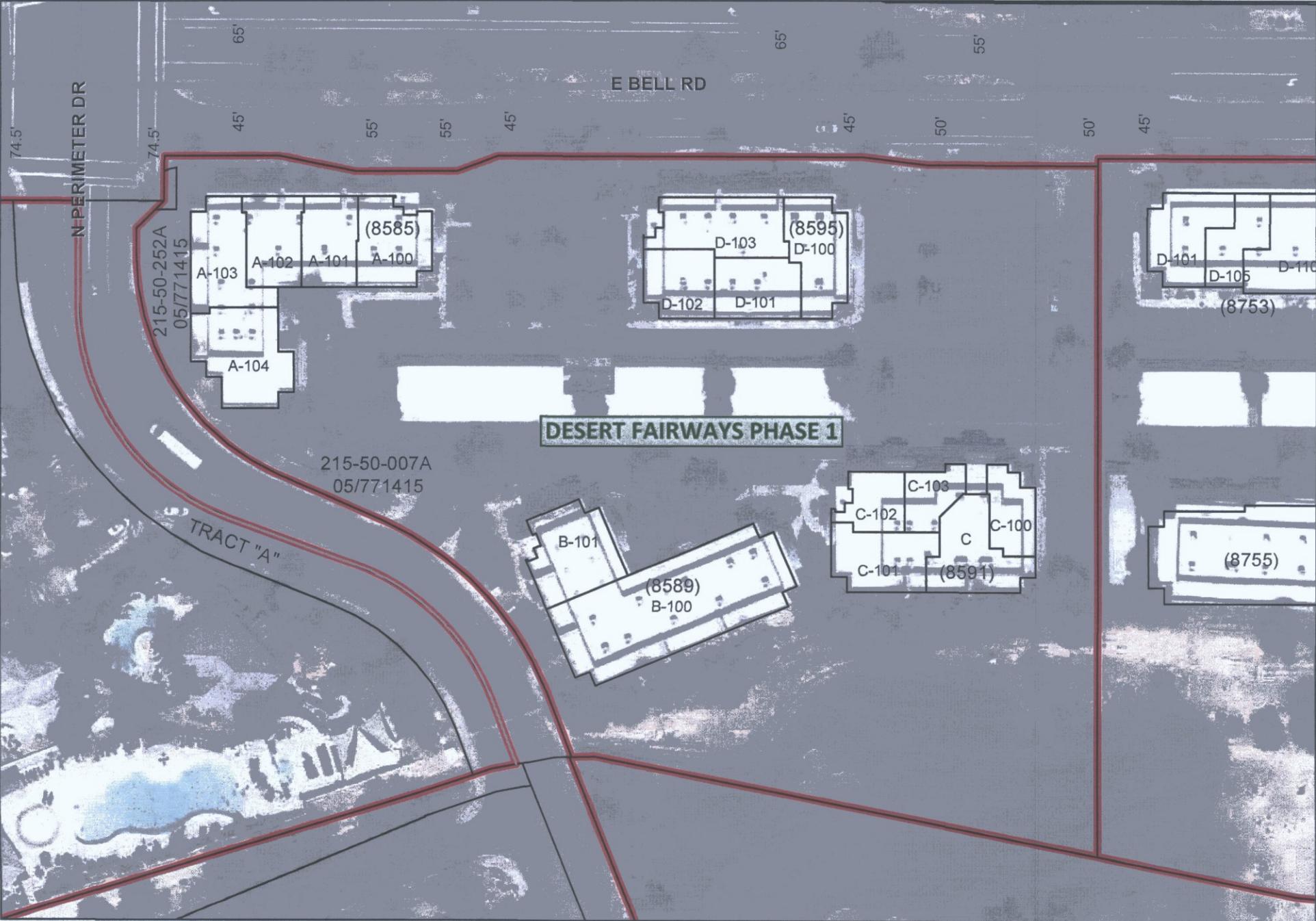
*Cristina Lucero*

Cristina Lucero  
(623) 536-6226  
[cristina@tctproperties.com](mailto:cristina@tctproperties.com)

existing building- West frontage - 8591 E. Bell



DESERT FAIRWAYS PHASE 1



CASE: 3-MS-2002

ZONING: C-0/C-2 (Use C-0 development standards)\*

\*Zoning Ord. No. 2904

Office Condominiums at

# DESERT FAIRWAYS

Scottsdale, Arizona

Master Sign Plan

Prepared for:

**SHEA Commercial**

8940 E. Raintree Drive  
Suite 200  
Scottsdale, AZ 85260  
480-451-9077  
480-451-9079 Fax

Presented by:



4000 N. Scottsdale Road  
Suite 200  
Scottsdale, AZ 85251  
480-540-5586  
480-354-0373 Fax

[www.imagesourcesigns.com](http://www.imagesourcesigns.com)



AS NOTED  
 ARCHITECTURAL  
 APPROVAL ONLY  
 ALL SIGNS REQUIRE  
 DRAW REVIEW & PERMIT

**Sign Criteria for DESERT FAIRWAYS:**

**Wall Signs:**

1. Each tenant shall be permitted to have one (1) Primary identification sign located on the building in the sign area as shown in Exhibit A, subject to association approval. Such signs shall not exceed 16" letter height and be not greater than 16 square feet.
2. Each tenant may be entitled to one Secondary identification sign at the discretion of the association, however, no unit owner may have two identical signs describing the same occupant of the unit on the same side of the building. Such sign shall not exceed 16" letter height and be not greater than 16 square feet, installed on the building in the sign area as shown in Exhibit A, subject to association approval.
3. All tenant wall signage must be either individual reverse pan channel letters or individual flat cut out letters. No cabinet signs will be permitted.
4. No tenant shall exceed a total of twenty-four (24) square feet total for all signs.
5. Signs that are not visible from the street shall not be calculated toward the total square footage allowed.

**COPY:**

Wall signs shall consist of the tenant's name and logo only. No tag line or product names will be permitted. The required font style for all letters is **Verdana**. All signs are to be painted the color **Frazee, 8305D, Jericho Brown**. Tenants may use their Federally Registered Trademark font style and colors, if applicable.

→ May use this color too.

→ Frazee 8316N  
 Black Burgundy

**Materials & Illumination:**

All signs shall be made of either aluminum or type 1 PVC. Reverse pan channel letter signs may be halo lit using 6500 white neon. External illumination shall not be permitted for wall signs. Exposed neon shall not be permitted.

**Directory Sign:**

Each tenant shall be entitled to one space on the directory sign indicating the tenant's name, building and suite number.

**Monument Sign:**

There shall be one monument sign allowed on Bell Road. Such sign shall be individual letters with either internal or external illumination, installed on a masonry structure. Copy shall not exceed 24" letter height.

## DESERT FAIRWAYS-Master Sign Plan

### General Requirements:

1. All signs and their installation must comply with local building, zoning and electrical codes.
2. No animated, flashing, audible or roof mounted signs shall be permitted.
3. No exposed ballasts, crossovers, conduit, connectors, transformers or raceways shall be permitted.
4. Sign text may be placed on more than one row, subject to space availability, association approval and provided the maximum allowable guidelines are not exceeded.
5. Signs will be restricted to advertising only the person, firm or company occupying the suite.
6. Tenants shall be allowed to place a sign in the window panel of their suite entry door indicating company name and hours of operation. Such sign shall not exceed 144 square inches. Letters must be computer cut white vinyl graphics and must have association approval prior to fabrication.
7. Tenant and/or sign contractor shall be responsible for any damage caused during the installation of signage with the exception of penetrations necessary for mounting and wiring signage.
8. No labels shall be permitted on the exposed surface of signs, except those required by local ordinance.
9. No window signs shall be permitted without the written approval of the association.
10. No portable signs shall be placed on the property except for temporary real estate signs approved by the association.
11. Signs shall be installed in areas designated by the association. Sign color, copy, placement and any window signs shall be at the approval of the association. All signs must have association approval prior to sign fabrication. Signs manufactured and installed without the proper approvals shall be removed at the sole cost of the tenant.
12. Marquee signs or panels with movable letters or messages are not permitted.
13. Illuminated signs must have UL approval.

8316N  
Black Burgundy  
CGI

8316N  
Black Burgundy  
CGI



4000 N. Scottsdale Road  
Suite 200  
Scottsdale, AZ 85251  
480-540-5586  
F 480-354-0373  
Info@imagesourcesign.com

**JOB NAME**  
DESERT FAIRWAYS

**LOCATION**  
SCOTTSDALE, AZ

**DATE**  
09/29/02

**DESIGN #**  
0000014

**SALES PERSON**  
LISA WEILER

**PAGE #** 3 OF 8

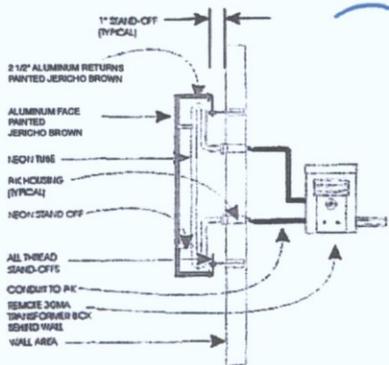
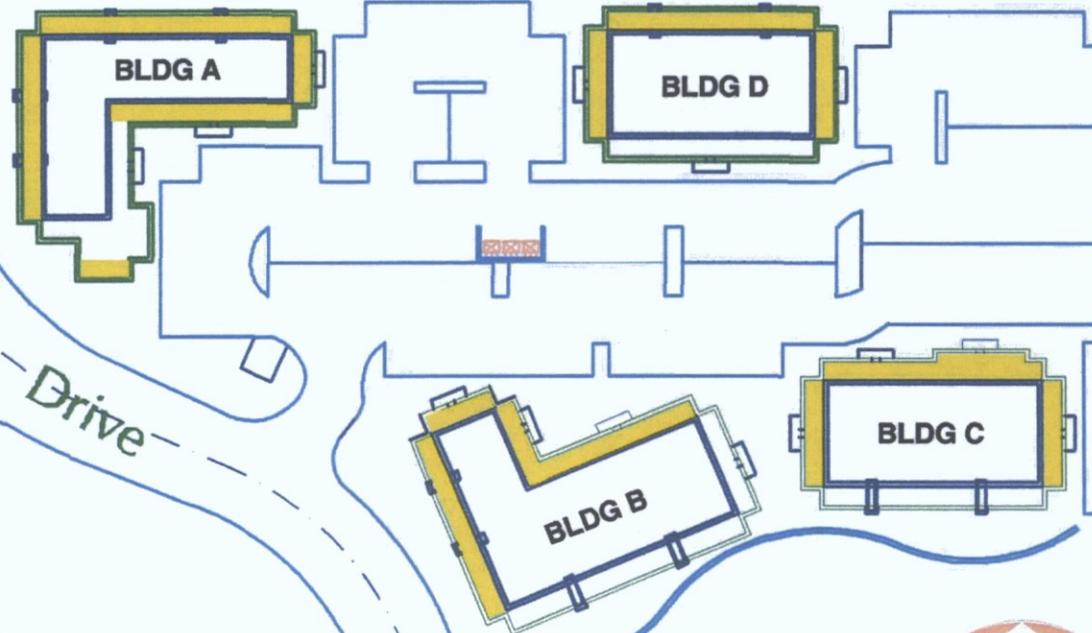
**CUSTOMER APPROVAL**

**LANDLORD APPROVAL**

**REVISIONS**

Bell Road

Perimeter Drive



REVERSED PAN CHANNEL LETTER DETAIL

**KEY**  
SIGN AREAS =



NTS



West Elevation



East Elevation



South Elevation



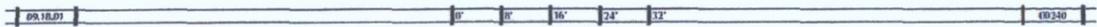
North Elevation

**KEY**

**SIGN = 16 SQ. FT. MAX.  
16" MAX. LETTER HT.**

Building A

Exhibit A

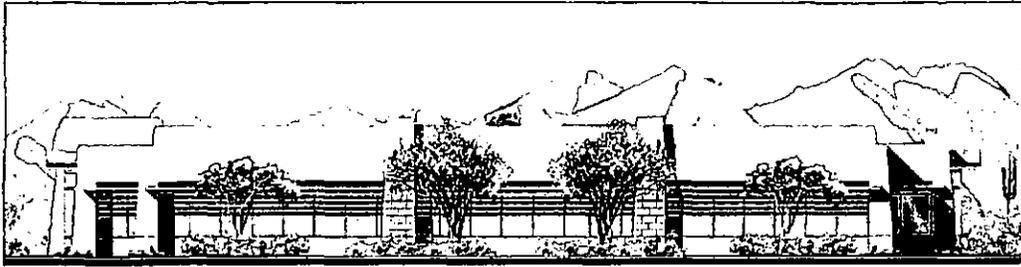


**Desert Fairways**  
Scottsdale, Arizona

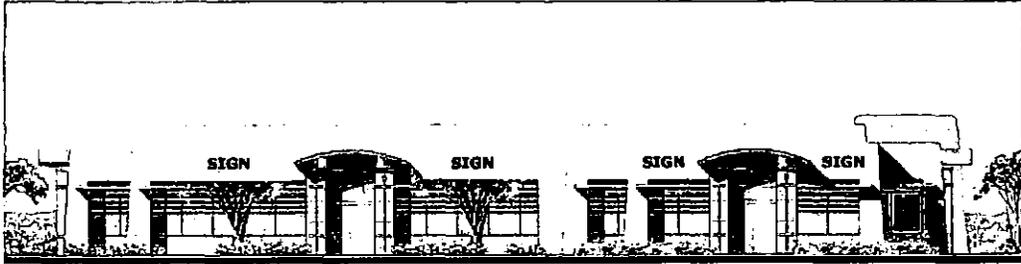
Prepared for:  
**Real Alliance II**  
Shea Commercial

DATE 09/29/02	SALES PERSON LISA WIELER	4000 N. Scottsdale Road Suite 200 Scottsdale, AZ 85251 480-540-5586 P 480-354-0373 info@image-source.com
DESIGN # 0000014	PAGE # 5 OF 8	JOB NAME DESERT FAIRWAYS
CUSTOMER APPROVAL	LANDLORD APPROVAL	LOCATION SCOTTSDALE, AZ
REVISIONS		

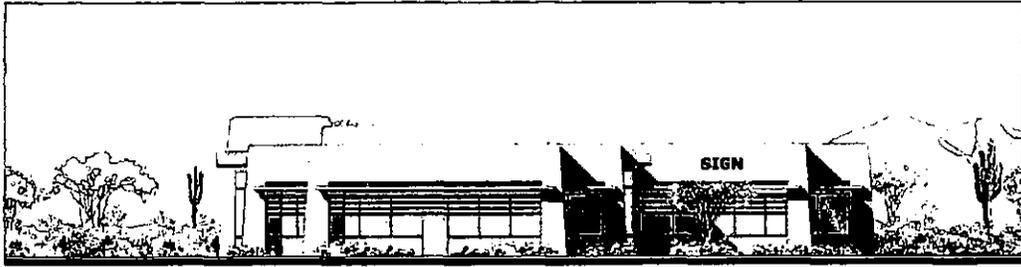




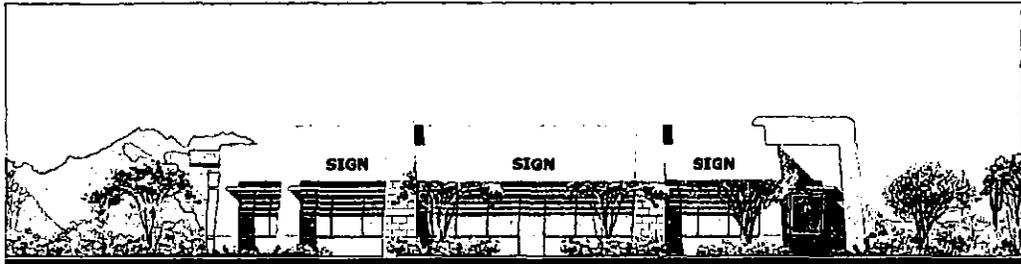
South Elevation



North Elevation



East Elevation



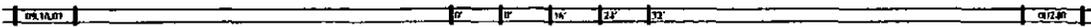
West Elevation

**KEY**

**SIGN = 16 SQ. FT. MAX.  
16" MAX. LETTER HT.**

Building B

Exhibit B



**Desert Fairways**  
Scottsdale, Arizona

Prepared for:  
**Real Alliance II**  
Shea Commercial

REVISIONS	LANDLORD APPROVAL	CUSTOMER APPROVAL	PAGE 6 OF 8	SALES PERSON	DATE	JOB NAME	LOCATION	4000 N. Scottsdale Road Suite 200 Scottsdale, AZ 85251 480-540-5386 F 480-354-0373
				USA WIELER	09/29/02			





North Elevation



South Elevation



East Elevation



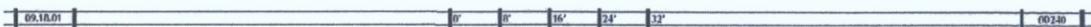
West Elevation

**KEY**

**SIGN = 16 SQ. FT. MAX.  
16" MAX. LETTER HT.**

Building C

Exhibit C



**Desert Fairways**  
Scottsdale, Arizona

Prepared for:  
**Real Alliance II**  
Shea Commercial

REVISIONS	LANDLORD APPROVAL	CUSTOMER APPROVAL	PAGE #: 7 OF 8	SALES PERSON LISA WIELER	DESIGN # 0000014	DATE 09/29/02	LOCATION SCOTTSDALE, AZ	JOB NAME DESERT FAIRWAYS	4000 N. Scottsdale Road Suite 200 Scottsdale, AZ 85251 480-540-5586 F 480-354-0373 Info: 877/862/9999/dfda.com
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South Elevation



North Elevation



West Elevation



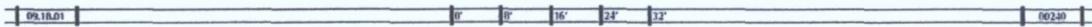
East Elevation

**KEY**

**SIGN = 16 SQ. FT. MAX.  
16" MAX. LETTER HT.**

Building D

Exhibit D



**Desert Fairways**  
Scottsdale, Arizona

Prepared for:  
**Real Alliance II**  
Shea Commercial

DATE	09/29/02
DESIGN #	0000014
SALES PERSON	LISA WIELER
PAGE #	8 OF 8
CUSTOMER APPROVAL	
LANDLORD APPROVAL	
REVISIONS	
JOB NAME	DESERT FAIRWAYS
LOCATION	SCOTTSDALE, AZ
4000 N. Scottsdale Road Suite 200 Scottsdale, AZ 85251 480-540-5386 F 480-354-0373 Info@signsourceadvertising.com	





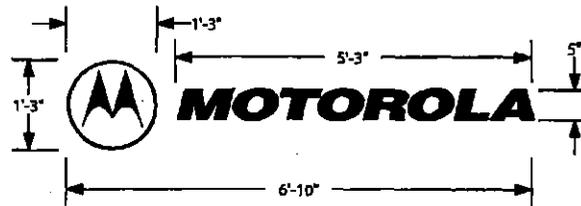
APPROVED SIGN AREA - SUITE A



APPROVED SIGN AREA - SUITE D

**Dr. Smith,  
D.D.S.**

APPROVED SIGN AREA - SUITE C



APPROVED SIGN AREA - SUITE B

SCALE: 1/2"=1'-0"



NORTH ELEVATION - BUILDING C

EXHIBIT A

SCALE: 1/8"=1'-0"



4000 N. Scottsdale Road  
Suite 200  
Scottsdale, AZ 85251

480-540-5586  
F 480-354-0373

Info@imagesourcesign.com

**JOB NAME**  
DESERT FAIRWAYS

**LOCATION**  
S.W. CORNER  
BELL ROAD & 101  
SCOTTSDALE, AZ

**DATE**  
05/15/02

**DESIGN #**  
0000011

**SALES PERSON**  
LISA WEILER

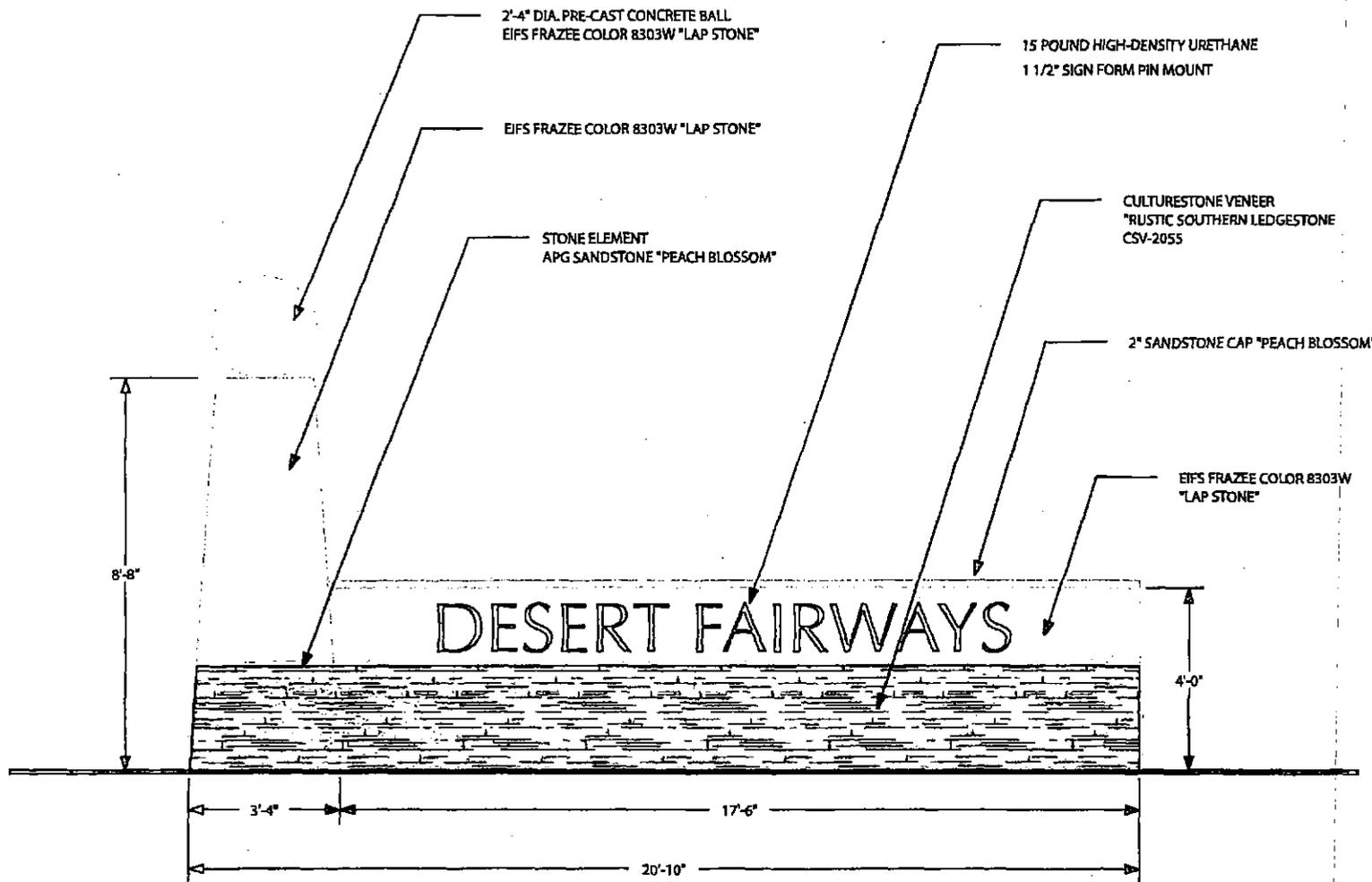
**PAGE #:** 1 OF 3

**SCALE:** VARIOUS

**CUSTOMER APPROVAL**

**LANDLORD APPROVAL**

**REVISIONS**



**ENTRY MONUMENT**



4000 N. Scottsdale Road  
Suite 200  
Scottsdale, AZ 85251  
480-540-5586  
F 480-354-0373  
Info@imagesourcesign.com

**JOB NAME**  
DESERT FAIRWAYS

**LOCATION**  
S.W. CORNER  
BELL ROAD & 101  
SCOTTSDALE, AZ

**DATE**  
05/15/02

**DESIGN #**  
0000011

**SALES PERSON**  
LISA WEILER

**PAGE #:** 3 OF 3

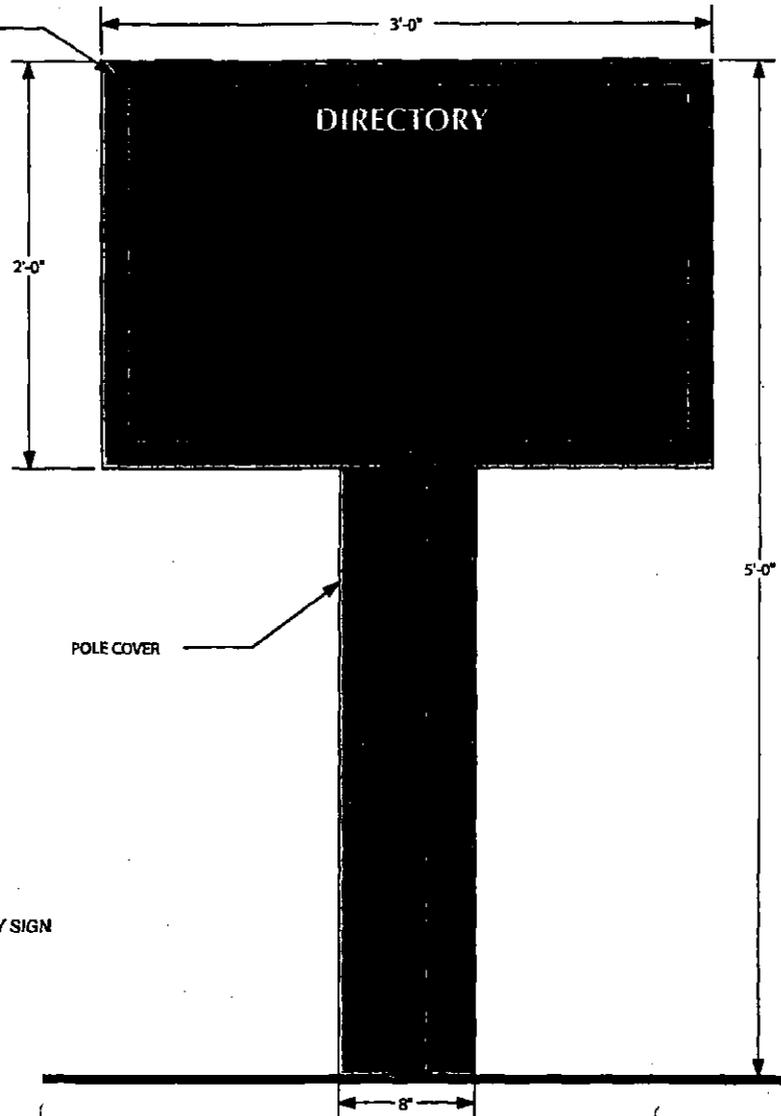
**SCALE:** 3/8"=1'-0"

**CUSTOMER APPROVAL**

**LANDLORD APPROVAL**

**REVISIONS**

ALUMINUM CABINET PAINTED "JERICHO BROWN"



FABRICATE AND INSTALL ONE SINGLE FACE ILLUMINATED DIRECTORY SIGN  
CABINET TO BE PAINTED "JERICHO BROWN"  
LEXAN FACE HINGED AT THE TOP AND LOCKED AT THE BOTTOM  
ALL COPY IS WHITE

SCALE: 1 1/2" = 1'-0"



4000 N. Scottsdale Road  
Suite 200  
Scottsdale, AZ 85251  
480-540-5586  
F 480-354-0373  
Info@imagesourcesigns.com

**JOB NAME**  
DESERT FAIRWAYS

**LOCATION**  
S.W. CORNER  
BELL ROAD & 101  
SCOTTSDALE, AZ

**DATE**  
05/15/02

**DESIGN #**  
0000011

**SALES PERSON**  
LISA WEILER

**PAGE #:** 2 OF 3

**SCALE:** 1 1/2" = 1'-0"

CUSTOMER APPROVAL

LANDLORD APPROVAL

REVISIONS

## Scottsdale, AZ Code of Ordinances

### Sec. 8.505. - Unspecified uses in C-O Zone.

#### I. *Sum total sign area.*

- A. Except as provided in section 8.505.III. below, the sum total sign area allowed per business use is twenty-four (24) square feet.
- B. Upon approval of a master sign program in section 8.505.III for a building fifty thousand (50,000) square feet or larger only, the sum total sign area allowed per business use is one and one-half (1½) square feet per one (1) lineal foot of building front foot.

#### II. *Individual business identification.*

##### A. *Building wall signs.*

1. Such sign shall identify the business.
2. For any one (1) side of a building, the maximum sign area for each business is one (1) square foot per one (1) lineal foot of building wall.
3. The maximum sign height on a building shall be three (3) stories.
4. No part of a building wall sign shall extend above a roof line.
5. Such sign shall be installed with the exposed face of the sign in a plane parallel to the face of the building wall.
6. No part of such sign shall project from a building wall a distance greater than twelve (12) inches.

##### B. *Ground signs.*

1. Such sign shall identify the business.
2. The maximum number of such signs per street shall be one (1) sign.
3. Such signs shall be placed within a landscaped setting containing not less than one hundred twenty (120) square feet.
4. The maximum individual letter area for such signs shall not exceed twelve (12) square feet.
5. The maximum height of such sign shall be five (5) feet.
6. Individual letters shall not cover a percentage of wall surface area greater than fifty (50) percent.

##### C. *Traffic directional signs.*

1. The maximum number of such signs for each driveway shall be one (1) sign.
2. The maximum height of such sign shall be three (3) feet.
3. The maximum area of such sign shall be four (4) square feet.
4. The maximum area of a business name or logo on such sign shall be one (1) square foot.
5. Where a driveway is shared the maximum area of such sign shall be eight (8) square feet.
6. Where a driveway is shared the maximum area of a business name or logo shall be two (2) square feet.

III. *Master sign program.*

A. *Submittal and review.* To take advantage of larger signs permitted under section 8.505.I.B, the owner shall submit a master sign program. The owner of a building smaller than fifty thousand (50,000) square feet may submit a master sign program for design review but is limited to the sum total sign area allowed in section 8.505.I.A.

1. The following signs are subject to development review board approval:

- a. Signs equal to or less than five hundred (500) feet from, and facing platted residential districts or existing dwelling units.
- b. More than one (1) sign is proposed for each one hundred twenty-five (125) lineal feet of building wall for any story on a building fifty thousand (50,000) square feet or larger.

2. The following signs are subject to city staff approval:

- a. Signs equal to or more than five hundred (500) feet from, and not facing platted residential districts or existing dwelling units, and
- b. Signs farther than five hundred (500) feet from platted residential districts or existing dwelling units.

B. *Standards of review.* The following elements of the master sign program shall be reviewed to determine whether the master sign program minimizes the impact of the signs on platted residential districts or existing dwelling units.

1. *Sign size.* Larger signs facing platted residential districts or existing dwelling units shall not have an adverse visual impact.
2. *Number of signs.* There shall be no more than one (1) sign per business, per building front foot facing platted residential districts or existing dwelling units.
3. *Sign lighting.* Signs are not illuminated or lighting is limited to reverse pan channel, halo-illumination and/or low level indirect lighting to control glare and mute lighting impacts.
4. *Sign design and color.* Signs are designed to minimize bright colors, glare and reflectivity, based on the following:
  - a. The sign material is textured or has a matte or non-reflective treatment.
  - b. The color palette should be complimentary to the building colors yet provide visual contrast.
5. *Sign content.* The development review board shall have no power to review the words, symbols or other content on the message used on the sign.

(Ord. No. 3850, § 1(2), 6-2-09)

ORDINANCE NO. 2904

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 134-ZN-85#4.

WHEREAS, the zoning case no. 134-ZN-85#4, has been properly noticed for public hearing, pursuant to the requirements of the Scottsdale Zoning Ordinance and the statutes of the State of Arizona, and the necessary hearings have been completed; and

WHEREAS, the Council of the City of Scottsdale instructed the zoning staff to prepare an ordinance and map changing the zoning on the properties described in the aforementioned case from C-2 Conditional (Central Business District/Conditional) and C-O (Commercial Office) to C-O (Commercial Office) and C-2 (Central Business District), and;

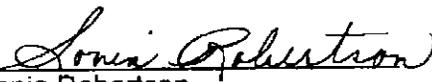
WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale be amended to conform with the decision of the Scottsdale City Council in case no. 134-ZN-85#4.

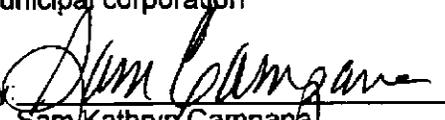
NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, Arizona, that the "District Map" adopted as a part of Ordinance No. 455, showing the zoning district boundaries in the City of Scottsdale, is amended, by changing the zoning, from C-2 Conditional (Central Business District/Conditional) and C-O (Commercial Office) to C-O (Commercial Office) and C-2 (Central Business District), as illustrated on the zoning map, attached hereto as Attachment B and incorporated herein by reference, subject to compliance with all stipulations attached hereto as Attachment A and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this 7th day of May, 1996.

ATTEST:

CITY OF SCOTTSDALE, an Arizona  
municipal corporation

By:   
Sonia Robertson  
City Clerk

By:   
Sam/Kathryn Campana  
Mayor

APPROVED AS TO FORM:

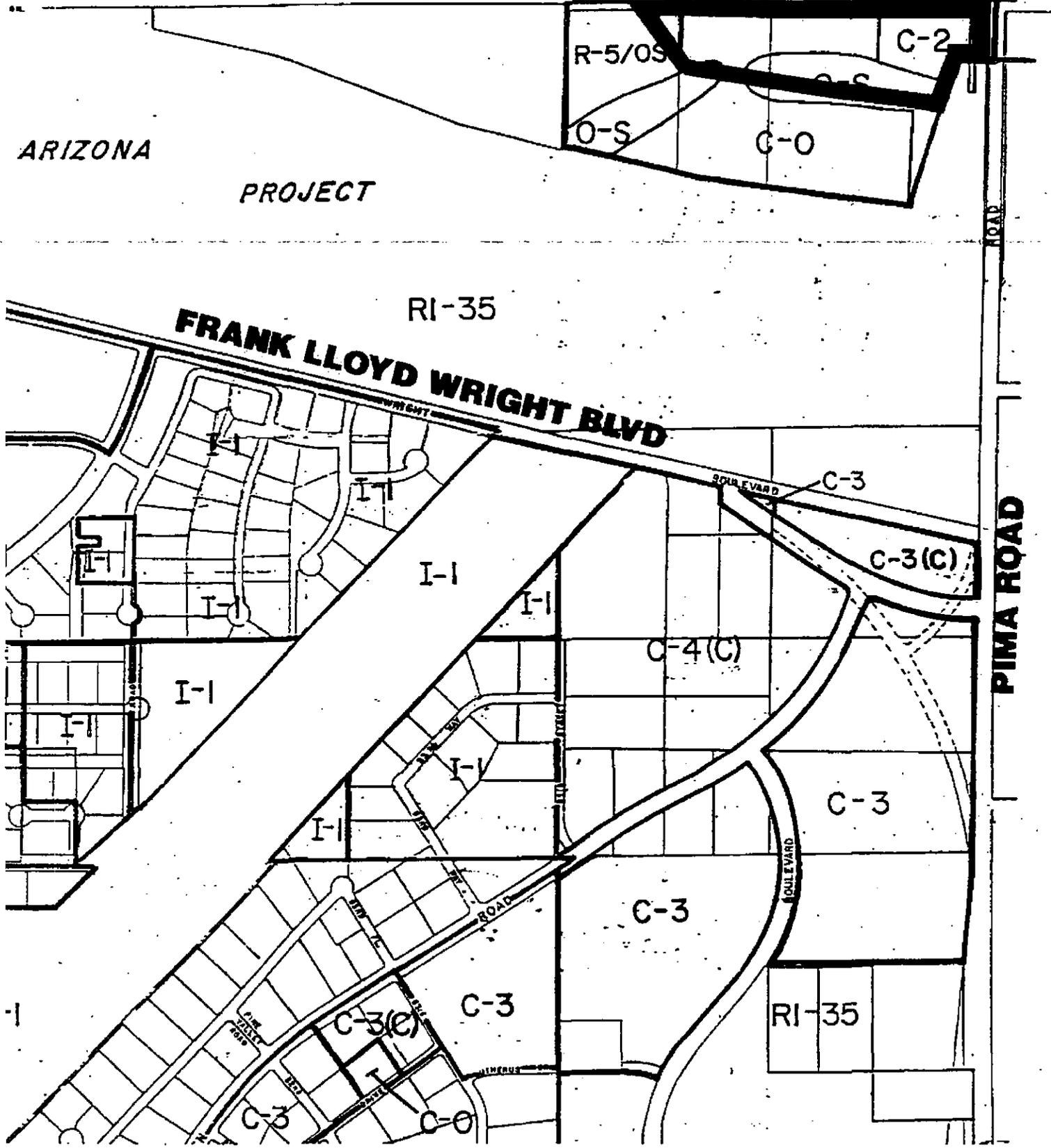
By:   
Fredda J. Bisman  
City Attorney

ATTACHMENT #6

# BELL ROAD

ARIZONA

PROJECT



**134-ZN-85 #4**

**ATTACHMENT # B**

STIPULATIONS FOR CASE ~~134-ZN-85#2~~ 134-ZN-85#4

(Case 134-ZN-85#4 applies only to Parcels B and D. Bold and caps which are crossed out in this amendment apply only to Parcel A in the previous case 134-ZN-85#2. Bold and caps remaining apply to Parcels A, B, C, and D. New stipulations added in Case 134-ZN-85#4 are indicated in bold, caps and underlined. New stipulations added by Planning Commission are indicated in bold, caps and double underline.)

ZONING/DEVELOPMENT

1. Development shall be in GENERAL substantial conformance with the plan submitted as part of the application AS PREPARED BY LARSON, VOSS ASSOC., INC. DATED APRIL 2, 1996, EXCEPT AS MODIFIED BY THE FOLLOWING STIPULATIONS. ANY PROPOSED SIGNIFICANT CHANGE, AS DETERMINED BY THE PLANNING AND COMMUNITY DEVELOPMENT ADMINISTRATOR SHALL REQUIRE APPROVAL THROUGH A SUBSEQUENT PUBLIC HEARING.

**THE APPLICANT UNDERSTANDS AND AGREES THAT THE APPROVED SITE PLAN density IS SUBJECT TO DRAINAGE, TOPOGRAPHY, AND OTHER SITE PLANNING CONCERNS WHICH WILL NEED TO BE RESOLVED AT THE TIME OF SITE PLAN APPROVAL. APPROPRIATE DESIGN SOLUTIONS TO THESE CONSTRAINTS MAY PRECLUDE ACHIEVEMENT OF THE PROPOSED SITE PLAN density.**

2. Parcels B AND D shall be zoned C-2 but subject to the more restrictive development standards of C-O. Uses shall be limited to business and professional offices, A HOTEL CONTAINING A MINIMUM OF 200 ROOMS, financial services (bank, savings and loan, financial planning, brokerage, etc.) and NO MORE THAN THREE ~~two~~ restaurants totaling a maximum of 20,000 gross square feet of building area. THE SITE PLAN SHALL BE MODIFIED TO PROVIDE CONNECTIONS BETWEEN THE OFFICES, HOTEL AND RESTAURANTS IN ORDER TO ACHIEVE A MORE INTEGRATED AND ENHANCED PEDESTRIAN ACCESS COMPONENT FOR THE PLAN. Parcels B AND D shall be subject to a master site plan approval through the PLANNING COMMISSION AND CITY COUNCIL PROCESS ~~public hearing process.~~
3. Upon dedication of the golf course acreage to the City of Scottsdale, the golf course shall be zoned O-S. However, the maximum gross floor area attainable for affected parcels shall not be reduced by virtue of the dedication. THE 4.3 ACRES COMPRISING THE GOLF COURSE MAY BE INCLUDED IN THE CALCULATION OF THE OPEN SPACE REQUIREMENT.
- ~~4. MAXIMUM DENSITIES AND DWELLING UNIT COUNTS SHALL BE AS INDICATED ON THE APPROVED DEVELOPMENT PLAN EXCEPT THAT IN NO CASE SHALL THE UNIT COUNT EXCEED 228 WITHOUT A SUBSEQUENT PUBLIC HEARING. (PARCEL A ONLY)~~
- ~~5. THE APPLICANT SHALL GIVE NOTICE TO THE CLOSEST DISTANCE TO THE MIDPOINT OF THE SCOTTSDALE AIRPORT RUNWAY TO THE PROPERTY OWNER AND THE SUBSEQUENT DEVELOPER SHALL PROVIDE DESIGN METHODOLOGY TO MITIGATE NOISE CREATED BY AIRPORT ACTIVITY, SUCH AS DUAL PANE WINDOWS, INCREASED INSULATION, ETC., TO BE APPROVED BY DEVELOPMENT REVIEW BOARD.~~
- ~~6. THE SITE PLAN SHALL ADDRESS THE RELATIONSHIP BETWEEN THE GOLF COURSE TEES AND THE SOUTHERN MOST ROW OF APARTMENTS TO MINIMIZE THE POSSIBLE~~

**~~INCIDENCE OF GOLF BALLS INTRUDING WITH RESIDENTIAL ACTIVITIES.~~ (PARCEL A ONLY)**

4-7. THE APPLICANT SHALL SUBMIT A PLAN IDENTIFYING BOTH VEHICULAR AND PEDESTRIAN CIRCULATION PROVIDING CONNECTIONS BETWEEN THIS PARCEL AND THE REMAINING COMMERCIAL OFFICE PARCELS, THE RESIDENTIAL PARCEL TO THE WEST AND THE BUS BAY AT THE NORTHWEST CORNER OF THE SITE. THIS PLAN SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT REVIEW BOARD WITH THE APPLICATION FOR PARCELS B AND D.

58. All surface drainageways shall be landscaped with arid plant materials. ~~if any of the corridors are to handle a 100 year storm capacity of 750 CFS or more the design shall be approved by the Development Review Board.~~

6 9. All outdoor lighting east of the main access drive shall be designed with horizontal cut-off and directed downward. **THE MAXIMUM HEIGHT OF ANY OUTDOOR LIGHTING SOURCE SHALL BE 16 FEET ABOVE NATURAL GRADE AT THE BASE OF LIGHT STANDARD EXCEPT FOR RECREATION USES, WHICH SHALL COMPLY WITH THE OUTDOOR LIGHTING STANDARDS OF SECTION 7.600 OF THE ZONING ORDINANCE. LOW LEVEL LIGHTING IS ENCOURAGED WHEREVER SUCH AN APPROACH IS FEASIBLE.**

**7. AIRPORT:**

- A. THE APPLICANT SHALL ENTER INTO AN AVIGATION EASEMENT WITH RESPECT TO THE PROXIMITY OF THE SITE TO THE AIRPORT. BEING TO THE SATISFACTION OF THE SCOTTSDALE AIRPORT DIRECTOR THE EASEMENT SHALL RUN WITH THE TITLE(S) OF THE SUBJECT LAND AND BE A PERMANENT NOTIFICATION TO CURRENT AND PROSPECTIVE OWNERS OF PROXIMITY TO THE AIRPORT AND THAT THE PROPERTY IS NOW, OR MAY IN THE FUTURE BE IN THE AIRPORT'S 65 LDN NOISE CONTOUR.**
- B. THE APPLICANT SHALL SUBMIT FORM 7460 AND RECEIVE APPROVAL FOR THE PROPOSED USE FROM THE FEDERAL AVIATION ADMINISTRATION (FAA).**
- C. THE APPLICANT SHALL ACHIEVE AN OUTDOOR TO INDOOR SOUND ATTENUATION REDUCTION OF 25 DB AND PROVIDE A DESIGN METHODOLOGY TO MITIGATE NOISE CREATED BY AIRPORT ACTIVITY TO BE SUBMITTED FOR VERIFICATION AT THE TIME OF FINAL SITE PLAN REVIEW AND BE APPROVED BY PROJECT COORDINATION STAFF.**

**ENVIRONMENTAL DESIGN**

- 1. ANY PROPOSED ALTERATION TO THE NATURAL STATE OF WATERCOURSES WITH A 100 YEAR FLOW OF 250 CFS OR GREATER OR PROPOSED IMPROVEMENTS WITHIN SUCH WATERCOURSES SHALL BE SUBJECT TO DEVELOPMENT REVIEW BOARD APPROVAL. ANY PROPOSED ALTERATION TO THE NATURAL STATE OF WATERCOURSES WITH A 100 YEAR FLOW OF 50 CFS OR PROPOSED IMPROVEMENTS WITHIN SUCH WATERCOURSES SHALL BE SUBJECT TO PROJECT COORDINATION STAFF APPROVAL.

2. THE DEVELOPMENT REVIEW BOARD SHALL PAY PARTICULAR ATTENTION TO THE LANDSCAPE THEME OF THIS PROJECT AND PROVIDE PARTICULAR ATTENTION TO THE PIMA ROAD AND BELL ROAD FRONTAGES AND PROVIDING CONSISTENCY WITH THE EXISTING THEME OF THE PERIMETER CENTER. NON-INDIGENOUS PLANT MATERIAL WHICH HAS THE POTENTIAL TO REACH A MATURE HEIGHT GREATER THAN 25 FEET SHALL NOT BE INTRODUCED ON THE SITE. ~~EXCEPT AS SPECIFICALLY APPROVED BY THE DEVELOPMENT REVIEW BOARD.~~ A PLANT LIST SHALL BE APPROVED BY THE DEVELOPMENT REVIEW BOARD IN ACCORDANCE WITH THIS STIPULATION.
  
3. THE OWNER SHALL SECURE A NATIVE PLANT PERMIT AS DEFINED IN CHAPTER 46, ARTICLE V OF THE CITY CODE FOR EACH DEVELOPMENT SITE. THE PROJECT REVIEW STAFF WILL WORK WITH THE OWNER TO MINIMIZE THE EXTENT OF THE SURVEY REQUIRED WITHIN LARGE AREAS OF PROPOSED UNDISTURBED OPEN SPACE. CACTI WHICH ARE NOT PROTECTED BY THE NATIVE PLANT PROVISIONS, BUT WHICH ARE NECESSARY FOR ON-SITE REVEGETATION, ARE SUITABLE FOR TRANSPLANTING OR ARE NECESSARY UPROOTED FOR ROAD BUILDING OR SIMILAR CONSTRUCTION SHALL BE STOCKPILED DURING CONSTRUCTION AND SHALL BE REPLANTED IN LANDSCAPED AREAS. WHERE EXCESS PLANT MATERIAL IS ANTICIPATED, THOSE PLANTS SHALL BE REPLANTED IN LANDSCAPED AREAS OR OFFERED TO THE PUBLIC AT NO COST TO THE OWNER IN ACCORDANCE WITH STATE LAW AND PERMIT PROCEDURE OR MAY BE OFFERED AT SALE.

MISCELLANEOUS

1. ALL IMPROVEMENTS ASSOCIATED WITH THE DEVELOPMENT OR PHASE OF THE DEVELOPMENT INCLUDING ACCESS AND SERVICE REQUIREMENTS SHALL BE CONSTRUCTED IN FULL BY THE DEVELOPER, INCLUDING BUT NOT LIMITED TO WASHES, STORM DRAINS, DRAINAGE STRUCTURES, WATER SYSTEMS, SEWER SYSTEMS, CURBS AND GUTTERS, PAVING SIDEWALKS, STREETLIGHTS, STREET SIGNS AND LANDSCAPING.

CIRCULATION

- 4-1. Dedication of the following half-street right-of-way shall be made FOR,

Bell            55'

THE APPLICANT SHALL BE RESPONSIBLE FOR ALL BACK OF CURB IMPROVEMENTS, TO INCLUDE THE CONSTRUCTION OF A MINIMUM OF 5 FOOT WIDE SIDEWALK.

- 5-2. A 1' VNE (vehicular non-access easement) shall be provided along perimeter streets except at approved intersections. ~~THE MAJOR ACCESS INTERSECTIONS SHALL ALIGN WITH THE EXISTING MEDIAN OPENINGS OR BE LOCATED A MINIMUM DISTANCE OF 660 FEET FROM THESE LOCATIONS. MEDIAN OPENINGS SHALL BE LIMITED TO A MINIMUM~~

**SPACING OF 600 FEET FROM PIMA ROAD AND PERIMETER DRIVE. RIGHT-TURN ONLY ACCESS DRIVEWAYS MAY BE PROVIDED AT MINIMUM 330 300 FOOT DISTANCES FROM APPROVED MEDIAN OPENINGS, WITH LOCATIONS TO BE DETERMINED AT THE TIME OF DEVELOPMENT REVIEW BOARD SUBMITTAL.**

- 6-3. The developer shall be responsible for 50% of the design and installation of a traffic signal, when warranted as determined by the city, at the major access and Bell Road. This stipulation shall not apply if a traffic signal is not warranted by the end of the 10th year from the date of approval. If the development is completed within a time period prior to the end of the 10th year and the applicant would want to terminate his responsibility for this stipulation, the applicant may deposit a fee for the remaining traffic signal requirements at a rate of \$75,000 per 100% participation. THIS PAYMENT SHALL NOT BE REQUIRED IF A TRAFFIC ANALYSIS IS PERFORMED AND APPROVED BY CITY STAFF THAT SHOWS THAT THIS INTERSECTION WILL NOT REQUIRE SIGNALIZATION AT THE TIME THAT THE PROPOSED DEVELOPMENT IS COMPLETED.
7. ~~Security gates shall be located a minimum of 75' from the back of curb of the adjacent street. Turnaround space shall be provided at the outside of each gate. (Parcel A only)~~
- 8 4. Prior to any application for Development Review Board, a Traffic **ANALYSIS** shall be approved by Project Review staff to determine the street classification, **CROSS-SECTION AND ALIGNMENT** for the major access roadway.
- ~~10~~ 5. Equestrian trails shall be provided in accordance with the General Plan.
6. **DECELERATION LANES SHALL BE REQUIRED AT ALL SITE DRIVEWAYS ALONG BELL ROAD UNLESS A TRAFFIC ANALYSIS IS PROVIDED AT THE TIME OF DEVELOPMENT REVIEW BOARD SUBMITTAL THAT DEMONSTRATES THAT THE WARRANTS FOR THESE AUXILIARY LANES ARE NOT MET BY THE PROPOSED DEVELOPMENT.**
7. **A FAR-SIDE BUS BAY SHALL BE CONSTRUCTED BY THE APPLICANT ON BELL ROAD JUST EAST OF PERIMETER DRIVE. AN EASEMENT SHALL BE DEDICATED BY THE DEVELOPER AT THIS LOCATION TO ACCOMMODATE A FUTURE BUS SHELTER.**
8. **A PARK AND RIDE FACILITY AREA IN THE PARKING LOT SHALL BE PROVIDED WITHIN THE DEVELOPMENT IN THE PROXIMITY OF THE BUS BAY. A MINIMUM NUMBER OF 25 SPACES SHALL BE DESIGNATED FOR PARK AND RIDE USE. THIS SHALL NOT INCREASE THE ORDINANCE REQUIRED PARKING FOR THE DEVELOPMENT.**

#### WATER AND SEWER

1. **PRIOR TO THE ADOPTION OF ZONING OR AN APPLICATION FOR THE DEVELOPMENT REVIEW BOARD APPROVAL, THE APPLICANT SHALL PROVIDE AND SECURE APPROVAL OF A MASTER GRADING AND DRAINAGE PLAN AND REPORT. THE REPORT SHALL BE SUBMITTED BY A REGISTERED CIVIL ENGINEER LICENSED TO PRACTICE IN ARIZONA.**

**AND IT SHALL BE PREPARED IN ACCORDANCE WITH THE CITY'S DESIGN PROCEDURES AND CRITERIA. THE REPORT SHALL INCLUDE THE FOLLOWING:**

- A. MAPS PORTRAYING THE WATER SHEDS WHICH DRAIN ONTO AND THROUGH THE PROPERTY TO BE DEVELOPED, INDICATING THE ESTIMATES OF THE PRE AND POST DEVELOPMENT PEAK RUN-OFF FLOW RATES FROM THE 8, 10, 25, AND 100 YEAR RETURN FREQUENCY STORMS AT THE POINT WHERE THE FLOWS ACROSS THE STREETS SHOWN ON THE STREET MASTER PLAN, AND AT THE POINT WHERE FLOW WILL ENTER AND LEAVE A DRAINAGE MANAGEMENT STRUCTURE**
  - B. A PORTRAYAL OF THE LOCATIONS AND FLOW INTERCEPT CAPACITIES OF THE STRUCTURES INTENDED TO REMOVE LONGITUDINAL RUNOFF FLOW FROM THE STREETS SHOWN ON THE STREET MASTER PLAN. INCLUDE THE INTERCEPTION AND FLOW BY CALCULATIONS FOR THE STRUCTURES.**
  - C. A PORTRAYAL OF THE PRELIMINARY OR CONCEPTUAL DESIGN OF ALL CHANNELS WHICH ARE TO BE CONSTRUCTED OR IMPROVED, SHOWING PLANNED IMPROVEMENTS, INCLUDING LANDSCAPING CONCEPTS, TRAIL, ETC., INCLUDE CHANNEL DESIGN CALCULATIONS.**
  - D. A DESCRIPTION OF THE PHASING OF THE CONSTRUCTION OF THE STREETS, STORM DRAINS, CHANNELS, AND OTHER FACILITIES WHICH WILL MANAGE STORM WATER RUNOFF AND AN EXPLANATION OF THE RELATIONSHIP OF THIS PHASING PLANNED FOR CONSTRUCTION OF EACH PART OF THE DEVELOPMENT.**
  - E. AN EXPLANATION OF THE MEASURES TO PROVIDE PROTECTION FROM PROPERTY DAMAGE AND EXCESSIVE EROSION OR DEPOSITION OF SEDIMENT BY STORM WATER RUNOFF DURING PHASED CONSTRUCTION.**
  - F. THE IDENTIFICATION OF PERSONS OR AGENCIES RESPONSIBLE FOR THE CONSTRUCTION OF EACH FACILITY WHICH WILL MANAGE STORM WATER RUNOFF.**
  - G. PORTRAYAL OF THOSE AREAS WHERE ANY SIGNIFICANT CUTS OR FILLS WILL OCCUR. INCLUDE PROPOSED FINAL CONTOUR LINES.**
  - H. A DESCRIPTION OF THE LOCATIONS (ON-SITE OR OFF-SITE) FOR THE STOCK PILING OR DISPOSAL OF EXCAVATED MATERIAL.**
- 2. STORM WATER STORAGE REQUIREMENTS FOR THIS SITE WILL BE WAIVED. IN-LIEU OF PROVIDING STORM WATER STORAGE, THE APPLICANT SHALL ENTER INTO NEGOTIATIONS FOR THE DEDICATION OR SELLING, TO THE CITY RIGHT-OF-WAY AND/ OR DRAINAGE EASEMENT, FOR THE PIMA ROAD CHANNEL ALIGNMENT. FOR THE PURPOSES OF NEGOTIATIONS, A COMPARISON BETWEEN THE ALIGNMENTS SHOWN**

ON THE PLANS TITLED PIMA ROAD CHANNEL, PRELIMINARY 10% PLANS, PREPARED BY GREINER INC., AND THOSE SUBMITTED BY LARSON, VOSS ASSOCIATES, INC DATED APRIL 2, 1996 SHALL BE MADE. THE DEDICATION OF RIGHT-OF-WAY OR DRAINAGE EASEMENT SHALL BE RECORDED PRIOR TO APPROVAL OF FINAL PLANS OR ISSUANCE OF PERMITS FOR ANY PORTION OF THE PROJECT. THE APPLICANT SHALL WORK WITH THE CITY DRAINAGE PLANNING DEPARTMENT TO COMPLETE A REQUEST FOR WAIVER REVIEW FORM. A COPY THE FORM SHALL BE INCLUDED IN THE SITE DRAINAGE MASTER PLAN. IT IS FURTHER PROVIDED THAT IF DEDICATION IS PROVIDED BY DRAINAGE EASEMENT, NO BUILDINGS OR STRUCTURES WILL BE PERMITTED TO BE LOCATED WITHIN THE EASEMENT.

~~1. STORMWATER MANAGEMENT SHALL BE AS SPECIFIED IN THE APPROVED MASTER DRAINAGE REPORT FOR SCOTTSDALE PERIMETER CENTER. A SITE SPECIFIC DRAINAGE REPORT SHALL BE SUBMITTED AT THE TIME OF DEVELOPMENT REVIEW BOARD SUBMITTAL. THE REPORT SHALL INCLUDE CALCULATIONS AND EXHIBITS WHICH DEMONSTRATE COMPLIANCE WITH ORDINANCE AND MASTER PLAN REQUIREMENTS.~~

42 3. The applicant shall provide an approved Master Wastewater Plan for the subject property. Said Master Plan shall be prepared by a registered professional engineer in the State of Arizona.

- A. Location and size of all water system components.
- B. A timetable specifying the time and responsible party for construction of the necessary wastewater facilities.
- C. Necessary calculations to substantiate line sizes.
- D. Integration of the Master Wastewater Plan with the city's Wastewater Master Plan.

43 4. The applicant shall provide an approved Master Water Plan for the subject property including any required off-site lines, booster and storage facilities. Said Master Plan shall be prepared in accordance with the design procedures and criteria of the City of Scottsdale by a registered professional engineer licensed in the State of Arizona. The Master Water Plan shall include but not necessarily be limited to the following:

- A. Location and size of all water system components.
- B. Indication of the timing and responsible party for the constructing of water system.
- C. A flow and pressure analysis which includes simulation using a computer model with a peak and fire-flow requirements.
- D. Integration of Master Water Plan with the city's Master Water Plan.

- 14 5. The applicant understands and agrees that the granting of zoning does not and shall not commit the city to the extension, construction, or development of either water or sewer facilities (including, but not limited to lines, mains, booster, and storage (facilities) to, on, or near the applicant's development.
- ~~15~~ 6. The applicant understands and acknowledges that he is responsible for construction and dedication of all water and sewer facilities necessary to serve this development. Sewer facilities shall conform to the Wastewater Master Plan approved for this area by the City of Scottsdale. Water facilities shall conform to the Scottsdale Water System Master Plan.
- ~~16~~ 7. Building permits shall be subject to all fees and conditions in effect at the time of permit issuance. The applicant understands and agrees that constructing water and sewer facilities as provided herein shall not be in lieu of any water development fee, sewer development fee or development tax which is applicable at the time building permits are issued.

**From:** Ray Pimley <Ray@sarphx.com>  
**Sent:** Thursday, July 14, 2016 1:22 PM  
**To:** Chi, Andrew  
**Subject:** 538-PA-2016 Desert Fairways MSP Amendment

**Categories:** Resubmittal

Hi Andrew,

You are correct. We are only changing/adding the non-contiguous signs. Nothing else is changing on the MSP.

**Please note our new address**



701 W. Deer Valley Road Suite 8 Phoenix, AZ 85027  
602-504-6070 Fax: 602-504-6506

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Visit our Website@ [sarphx.com](http://sarphx.com)

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**From:** Chi, Andrew [<mailto:AChi@Scottsdaleaz.gov>]  
**Sent:** Wednesday, July 13, 2016 6:08 PM  
**To:** Ray Pimley <[Ray@sarphx.com](mailto:Ray@sarphx.com)>  
**Subject:** Desert Fairways MSP Amendment (Pre-App 538-PA-2016)

Hi Ray,

I just completed the review of the MSP. Nice work on the submittal.

I have a few questions for you to clarify:

1. It appears nothing from the original MSP is changing. The only change proposed is the acknowledgement of allowing non-contiguous wall signs, correct? **Yes**
2. Nothing regarding the sign band size and allowed colors are being changed from the original 2002 MSP, correct? **correct**
3. Per the original MSP, tenants can still only have Jericho Brown or Black Burgundy as allowed colors; non-lit or halo-lit in white LEDs; and no individual sign can exceed 16 square feet (sum total 24 square feet per tenant), correct? **yes**

I think I have everything covered. If you can answer those questions it will help out with my approval.

I also see your email regarding residential entryway signs – I'll get to that tomorrow – it's been a busy week so I do appreciate your patience.

Thanks Ray and I'll hear from you tomorrow.

Regards,

**Andrew Chi, Planner**

City of Scottsdale | Planning & Development Department  
7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251  
[Direct] 480.312.7828  
[Email] [achi@scottsdaleaz.gov](mailto:achi@scottsdaleaz.gov)  
[Web] [www.scottsdaleaz.gov/codes](http://www.scottsdaleaz.gov/codes)

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**From:** Chi, Andrew

**Sent:** Tuesday, July 12, 2016 7:27 PM

**To:** 'Ray Pimley'

**Subject:** RE: Desert Fairways MSP Amendment (Pre-App 538-PA-2016)

Hi Ray,

Update for you: I will probably and finally get to your MSP review for Desert Fairways Phase 1 MSP Amendment tomorrow Wednesday. It's sitting here at my desk and I'll most likely get to it when I have some free time tomorrow late afternoon. Whether or not I will or will not have corrections, I'll provide you with any comments and clear direction once I am done with my review.

Thanks Ray for your patience!

Regards,

**Andrew Chi, Planner**

City of Scottsdale | Planning & Development Department  
7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251  
[Direct] 480.312.7828  
[Email] [achi@scottsdaleaz.gov](mailto:achi@scottsdaleaz.gov)  
[Web] [www.scottsdaleaz.gov/codes](http://www.scottsdaleaz.gov/codes)

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**From:** Chi, Andrew

**Sent:** Tuesday, July 05, 2016 12:03 PM

**To:** 'Ray Pimley'

**Subject:** RE: Desert Fairways MSP Amendment (Pre-App 538-PA-2016)

The application (Pre-Application 538-PA-2016) was submitted on 06/24/16. Reviews take up to 21 calendar days, so I will have direction/update for you no later than 07/15.

Thank you.

**Andrew Chi, Planner**

City of Scottsdale | Planning & Development Department  
7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251  
[Direct] 480.312.7828  
[Email] [achi@scottsdaleaz.gov](mailto:achi@scottsdaleaz.gov)  
[Web] [www.scottsdaleaz.gov/codes](http://www.scottsdaleaz.gov/codes)

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**From:** Ray Pimley [<mailto:Ray@sarphx.com>]

**Sent:** Tuesday, July 05, 2016 10:37 AM

**To:** Chi, Andrew

**Subject:** Desert Fairways MSP Amendment

Hi There,

Just checking to make sure you have everything that you need for the MSP amendment for Desert Fairways pre-app/amendment #538-PA-2016.

Thank you!



701 W. Deer Valley Road Suite 8 Phoenix, AZ 85027  
602-504-6070 Fax: 602-504-6506

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3-MS-2002#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 and all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road; or, may they be submitted digitally at following website:

<https://eservices.scottsdaleaz.gov/eServices/PreApps/Default.aspx>

All checks shall be payable to "City of Scottsdale."

### Scheduling

After the Pre-Application submittal 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: <u>DESERT FAIRWAYS MASTER SIGN PLAN AMENDMENT</u>	
Property's Address: <u>8591 E. BELL RD Suite 101</u>	APN: <u>215-50-247</u>
Property's Zoning District Designation: <u>C-0/C-2</u>	
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:	Applicant: <u>Ray Pinley</u>
Company:	Company: <u>RP Customs DBA SIGNARAMA E. Bell</u>
Address:	Address: <u>701 W. DEER VALLEY RD #2 85027</u>
Phone:	Phone: <u>602-504-6070</u>
Fax:	Fax: <u>602-504-6506</u>
E-mail:	E-mail: <u>Ray@SAC Ptx. Com</u>
Owner Signature	Applicant Signature
Official Use Only	Submittal Date: <u>6/24/16</u> Application No.: <u>538</u> -PA- <u>2016</u>
Project Coordinator: <u>Andrew Cho</u>	

### Planning and Development Services

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



# 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 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)	<b>Other</b>
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> General Plan Amendment (GP)
<b>Exemptions to the Zoning Ordinance</b>	<b>Land Divisions</b>	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivision (PP)	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Subdivision (Minor) (MD)	<input type="checkbox"/> Adult Care (AC)
<input type="checkbox"/> Variance (BA)		<input type="checkbox"/> Single-Family Residential
<input type="checkbox"/> Minor Amendment (MN)		<input checked="" type="checkbox"/> Other <i>Amendment</i>

**Submittal Requirements:** (fees subject to change every July)

Pre-Application Fee: **87.00**  
(No fees are changed for Historic Preservation (HP) properties.)

Records Packet Fee: \$ **21.00**  
Processed by staff. The applicant need not visit the Records desk to obtain the packet.  
*(Only required when requested by Staff)*

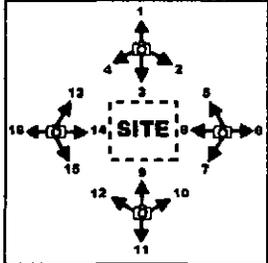
Application Narrative:  
The narrative shall describe the purpose of the request, and all pertinent information related to the request, such as, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.

Property Owner Authorization Letter  
*(Required for the SA and MS Pre-Applications)*

Site / Context Photographs

- 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.

Other



- 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
  - Subdivision plan
  - Floor Plans
  - Elevations
  - Landscape plans
  - H.O.A. Approval letter
  - Sign Criteria Regulations & Language
  - Material Samples – color chips, awning fabric, etc.
  - Cross Sections – for all cuts and fills
  - Conceptual Grading & Drainage Plan
  - Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
  - Boundary Survey (required for minor land divisions)
  - Areal 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).