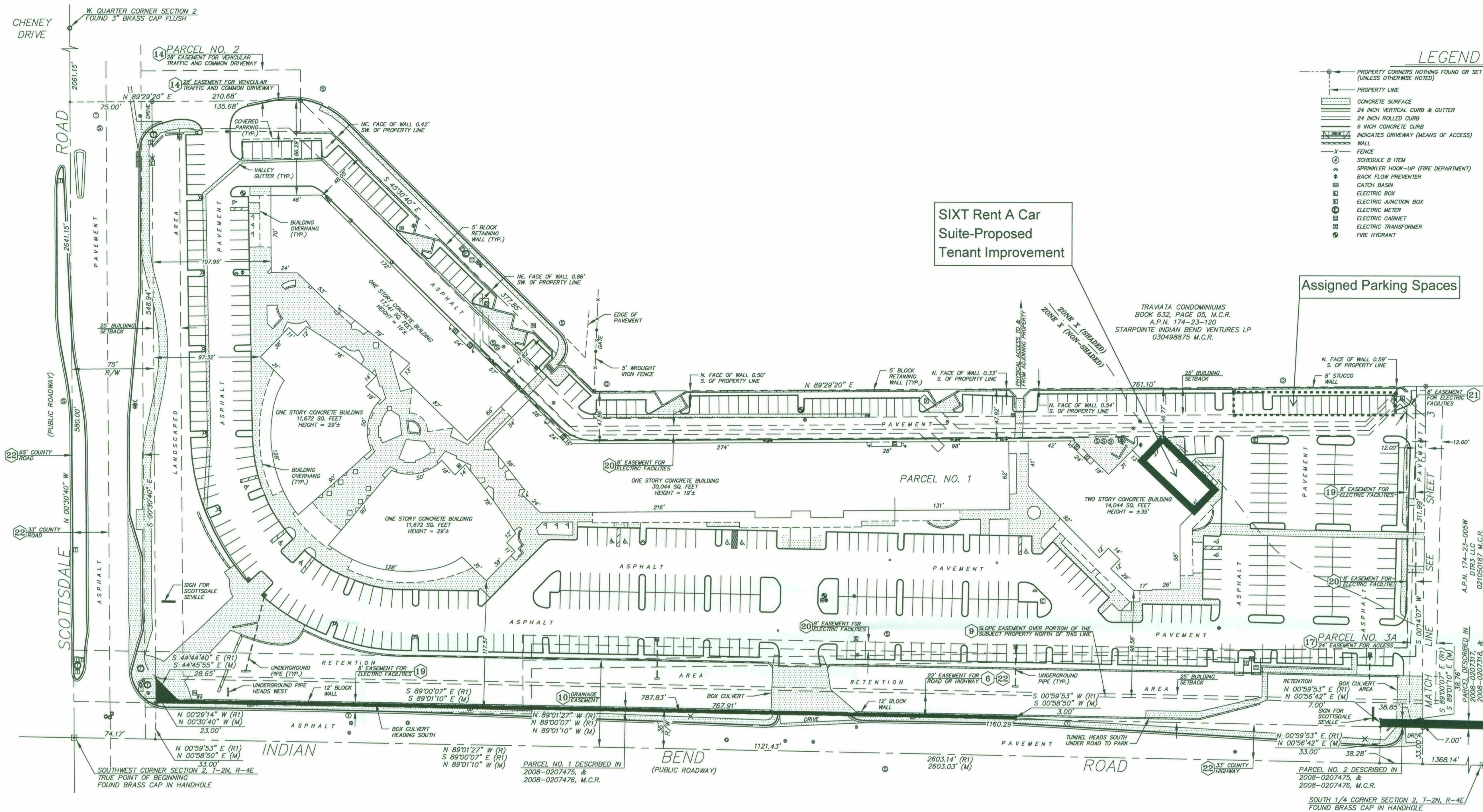


Full Size

8.5 x 11

11 x 17

(site plan, landscape, elevations)



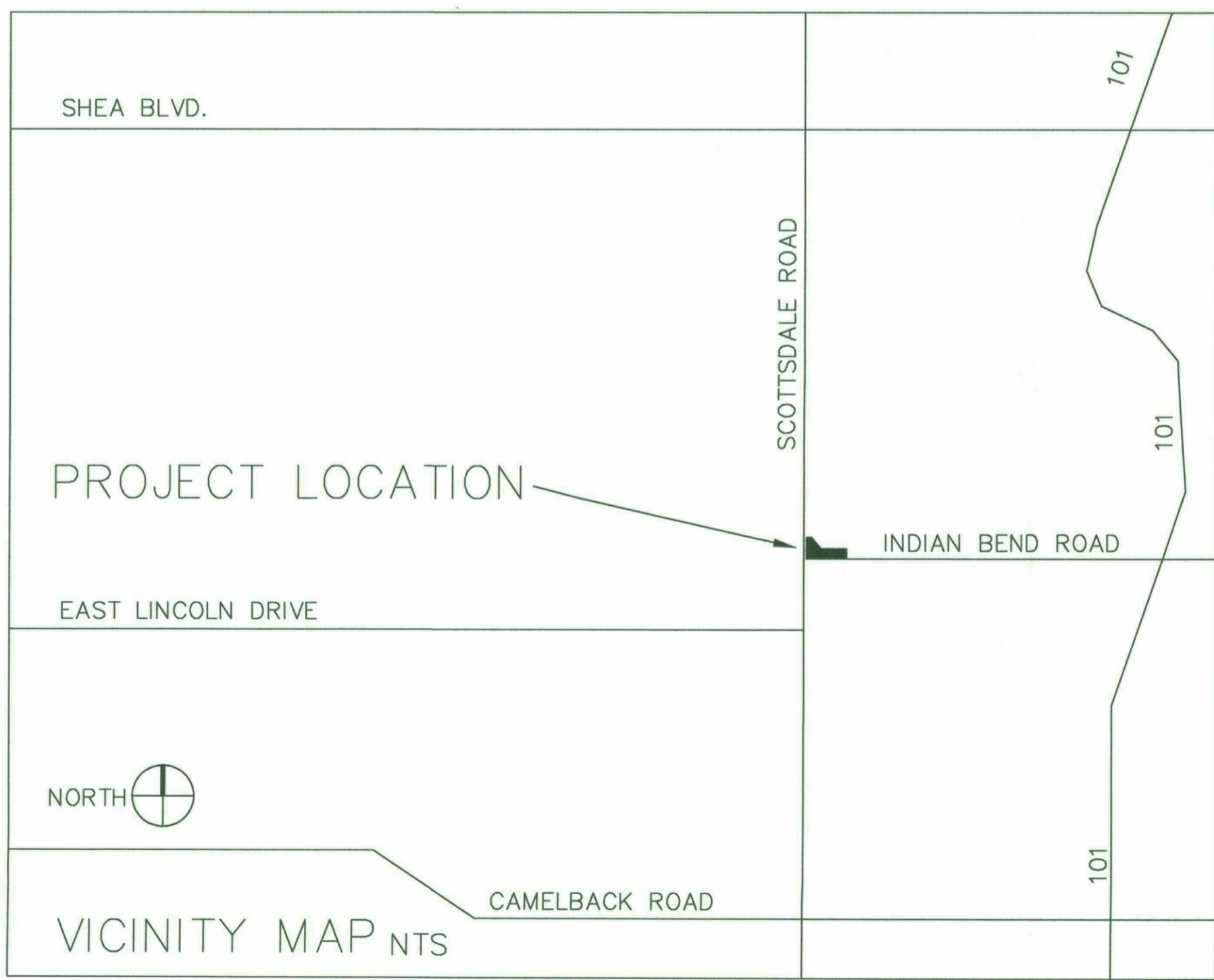
LEGEND

	PROPERTY CORNERS NOTHING FOUND OR SET (UNLESS OTHERWISE NOTED)		FLAG POLE
	PROPERTY LINE		GAS METER
	CONCRETE SURFACE		GUARD POST
	24 INCH VERTICAL CURB & GUTTER		GAS VALVE
	24 INCH ROLLED CURB		HANDICAPPED SPACE
	6 INCH CONCRETE CURB		METAL GRATE
	INDICATES DRIVEWAY (MEANS OF ACCESS)		LIGHT POLE
	WALL		SEWER CLEAN OUT
	FENCE		STORM DRAIN MANHOLE
	SCHEDULE B ITEM		SEWER MANHOLE
	SPRINKLER HOOK-UP (FIRE DEPARTMENT)		LIGHT POLE
	BACK FLOW PREVENTER		TELEPHONE MANHOLE
	CATCH BASIN		TRAFFIC SIGNAL
	ELECTRIC BOX		TRAFFIC SIGNAL BOX
	ELECTRIC JUNCTION BOX		CABLE TELEVISION RISER
	ELECTRIC METER		WATER METER
	ELECTRIC CABINET		WATER MANHOLE
	ELECTRIC TRANSFORMER		WATER VALVE
	FIRE HYDRANT		RECORD PER DESCRIPTION IN TITLE REPORT
			RECORD PER DESCRIPTION IN DEEDS (SEE SHEET 2)
			MEASURED



KEY PLAN

nts

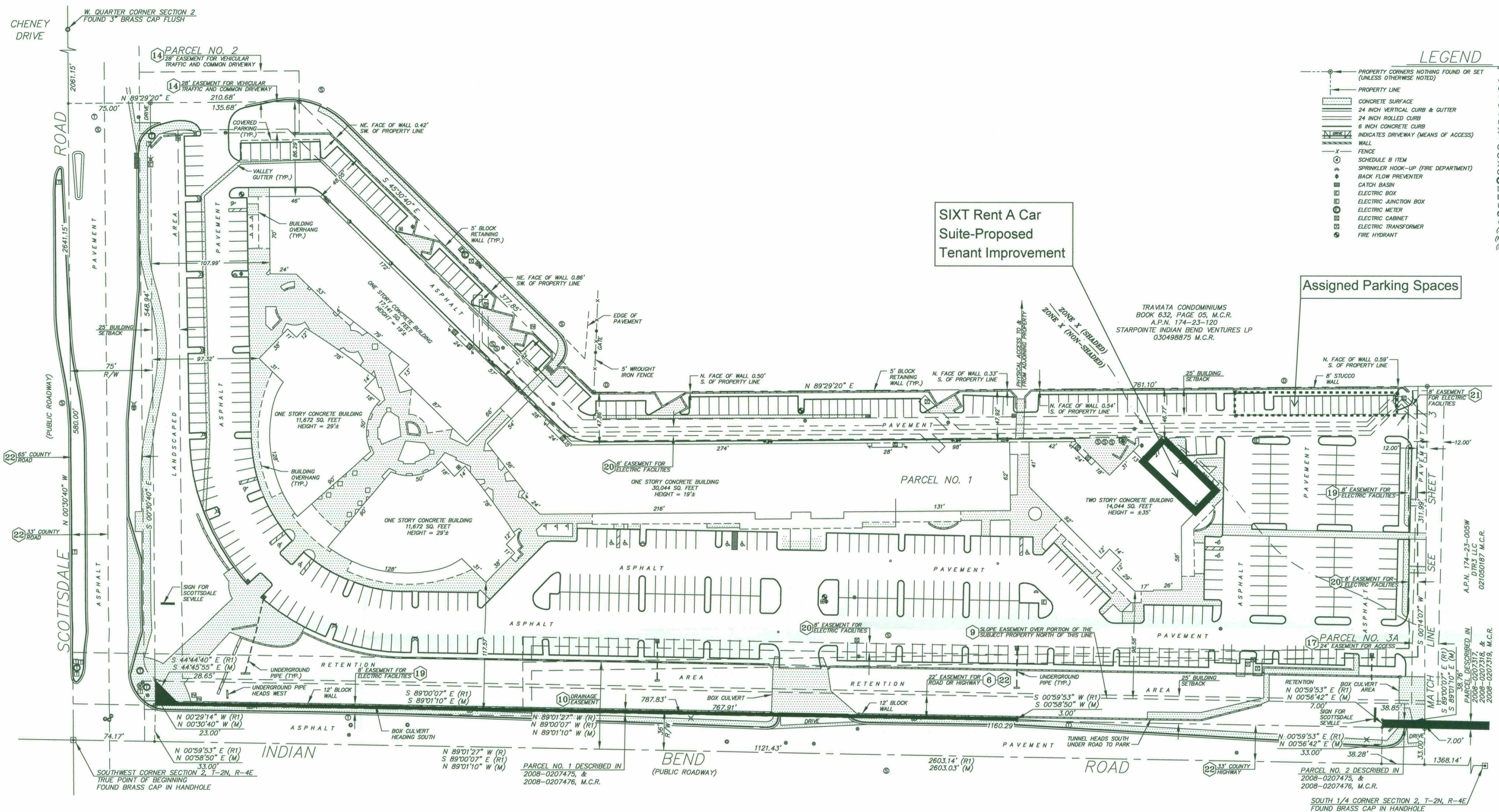


PROJECT DATA
 Project Name: SIXT Rent A Car
 Conditional Use Permit
 Project Address: 7001 N. Scottsdale Road, Suite E-195
 Scottsdale, AZ 85253
 Parcel Number: 174-23-005Z
 Zoning: C-2/P-4
 Gross: +/- 11.5 acres
 Net: +/- 9.5 acres
 F.A.R. 42% (no change)
 Setback: N-25', S-25', E-0', W-25' (Existing setbacks - no changes are being proposed)
 Parking: Per City of Scottsdale Zoning Ordinance Section 9 (City Code)

Obligation to City for McCormick-Stillman Railroad Park (MSRR):
 MSRR Overflow Parking on Weekends = 100 sp
 Grand Total Required = 728 sp
 Total Parking Provided = 797 sp
 Accessible Spaces Required = 32 sp
 (4% of total provided)
 Total Accessible Spaces Provided = 32 sp

Project Name: SIXT Rent A Car - Conditional Use Permit
 Property Owner: HCA AZ LLC/ET AL
 1991 Broadway St., Suite 300
 Redwood City, CA 94063
 Property Location: 7001 N. Scottsdale Road, Suite E-195
 Scottsdale, AZ 85253
 Center Management: Matheson Realty Attn: Lisa Grace





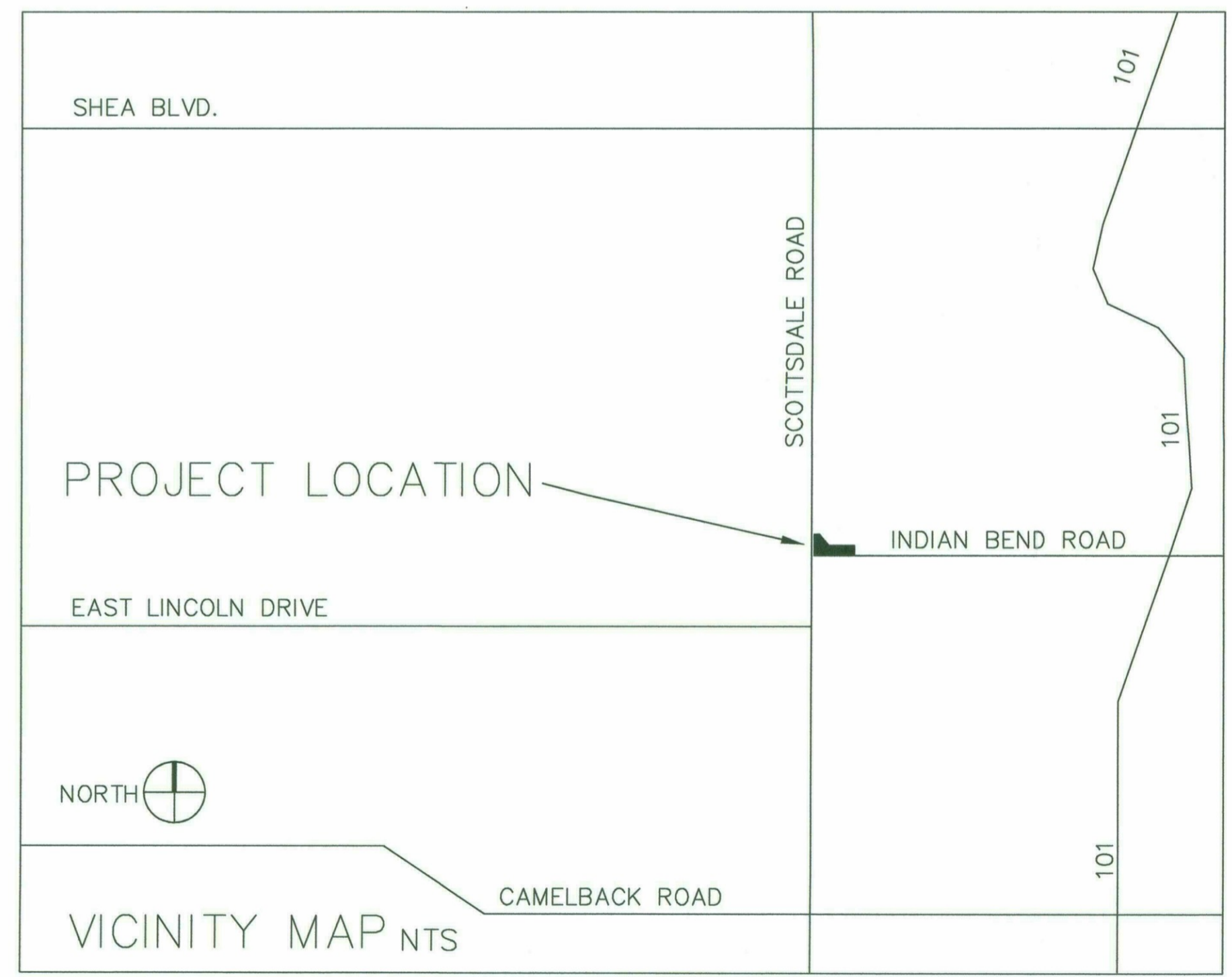
LEGEND

○	PROPERTY CORNERS NOTHING FOUND OR SET (UNLESS OTHERWISE NOTED)	○	FLAG POLE
—	PROPERTY LINE	○	GAS METER
▨	CONCRETE SURFACE	○	GAS MARKER
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▨	WALL	○	LIGHT POLE
—	FENCE	○	SEWER CLEAN OUT
○	SCHEDULE B ITEM	○	STORM DRAIN MANHOLE
○	SPRINKLER HOOK-UP (FIRE DEPARTMENT)	○	TELEPHONE MANHOLE
○	BACK FLOW PREVENTER	○	TRAFFIC SIGNAL
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○	FIRE HYDRANT	○	RECORD PER DESCRIPTION IN DEEDS (SEE SHEET 2)
		○	MEASURED



KEY PLAN

nts



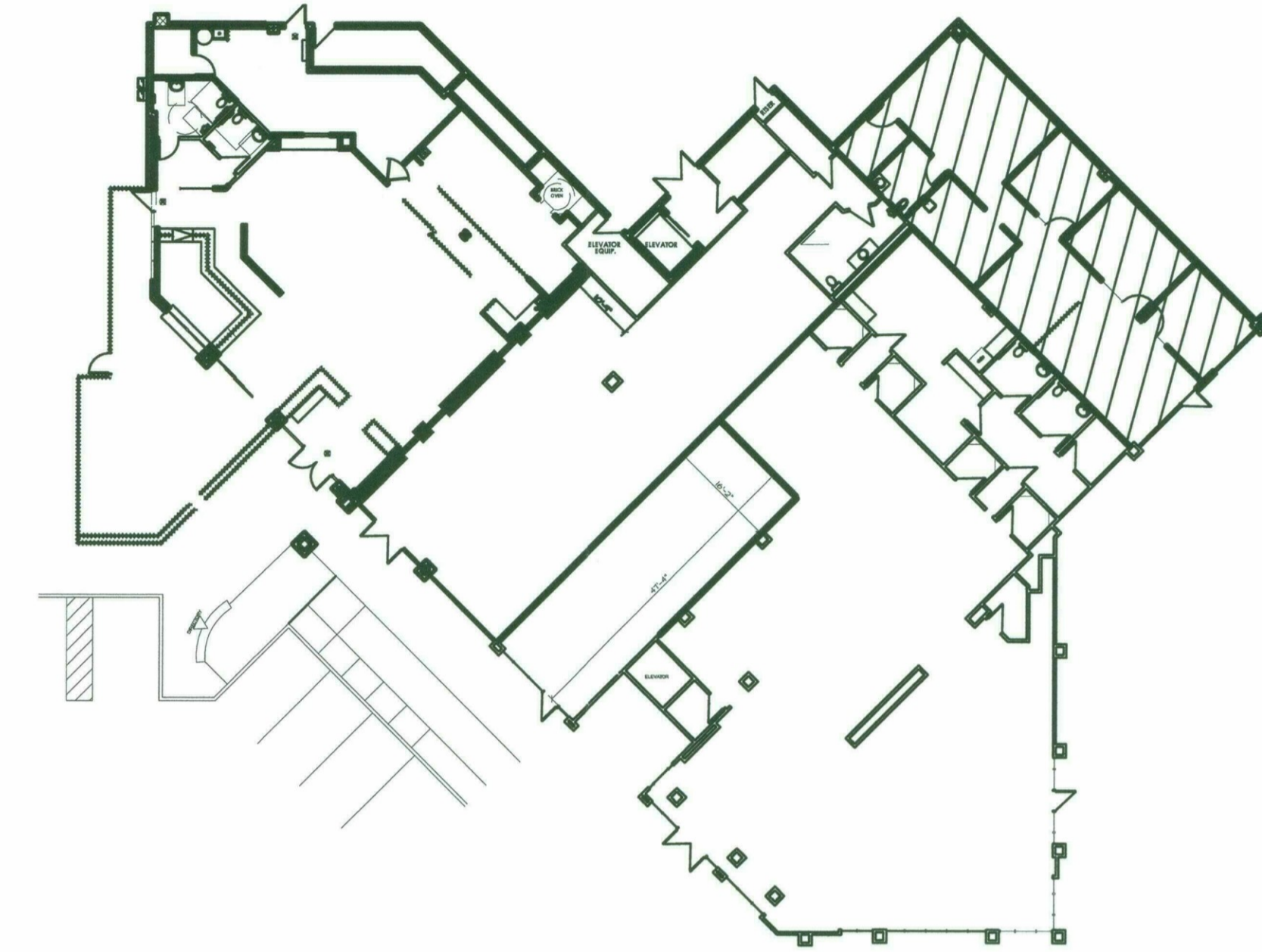
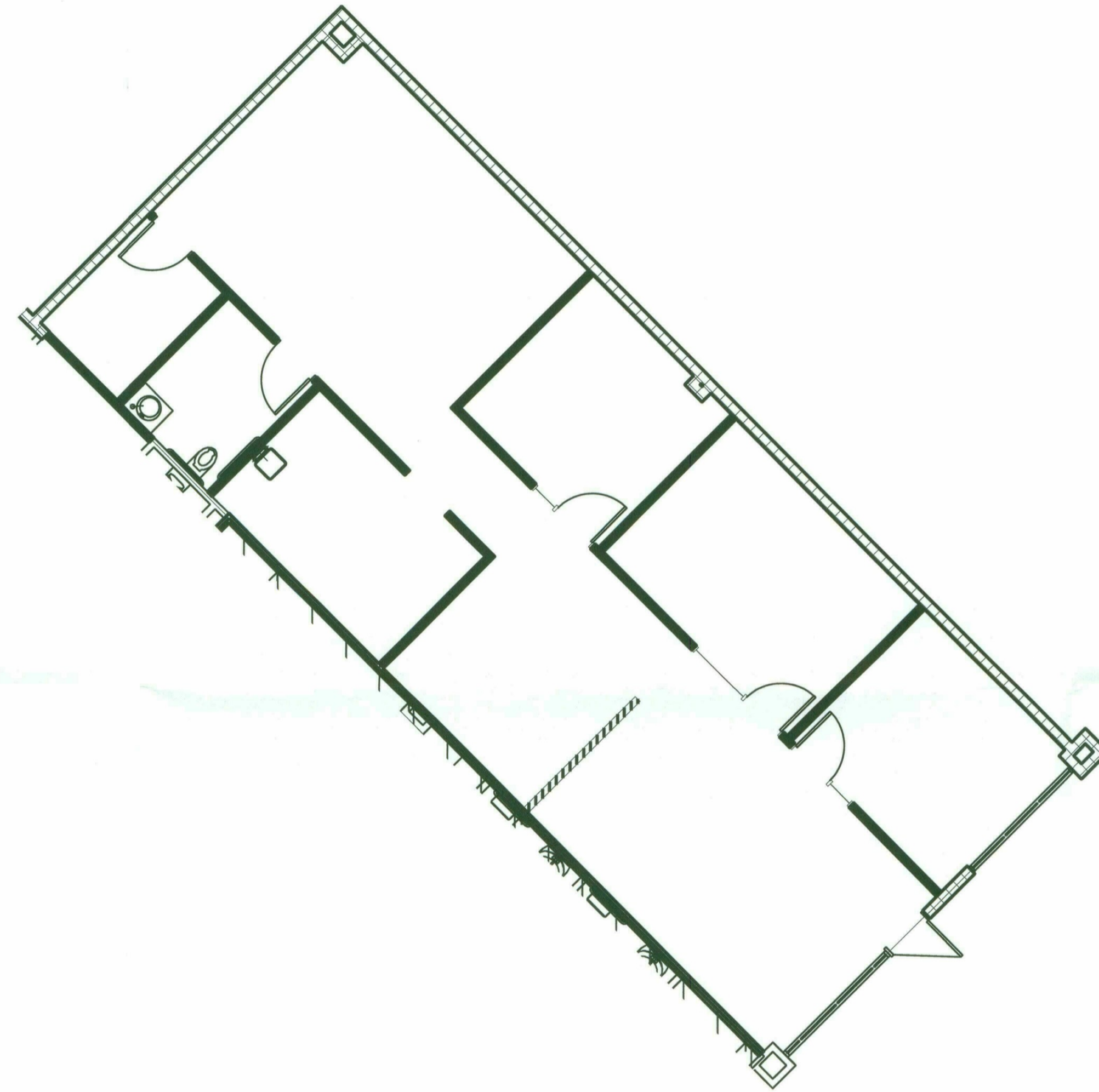
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Mixed-Use Commercial Center (MUCC) - 182,408 sf interior floor area @ 1 sp/300 sf = 608 sp
 Outdoor patio (Wildflower Bread Co.); 800 sf - first 350 sf = 450 sf; 450 sf @ 1 sp/350 sf = 2 sp
 18 spaces assigned to Sixt for rental car display and storage = 18 sp
TOTAL REQUIRED per CITY CODE = 628 sp

Obligation to City for McCormick-Stillman Railroad Park (MSRR):
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1st Floor Overall Plan

SUITE # E-195

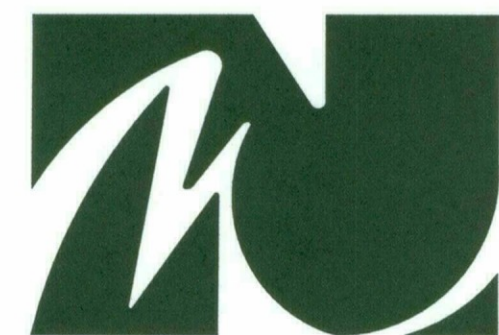
1,680 SF

SCALE: NTS

06.26.13



PLAN NORTH



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 Architectural Interiors
 3333 East Camelback Road
 Suite 180
 Phoenix, Arizona 85018-2323
 Telephone 602.955.4499
 Facsimile 602.955.4599
 N O R D B U R G

Scottsdale Seville Retail
 7001 N. Scottsdale Rd.
 Scottsdale, AZ



7001 N. Scottsdale Road
 Scottsdale, Az 85253
 Lisa Grace 480-998-4774



JENNIFER EGGERT
 (602) 386-5726
 BRYAN LEDBETTER
 (602) 386-5710
 DENA ZELL
 (602) 386-5691



Town of Paradise Valley
City of Scottsdale

Scottsdale Rd

Indian Bend Rd

E Bluebird Ln

E Hummingbird Ln

N 69th Pl

N 71st Pl

N 73rd Pl

Artesia

Office

Traviata Condominiums

Seville Shopping Center

Seville Office

Proposed Sixt Suite

McCormick Ranch
Golf Club

The Scottsdale
Plaza Resort

McCormick-Stillman
Railroad Park

N Rocking Rd

N Paradise View

Sienna Condominiums

E Krall St

E Cactus-Wren Rd

N 76

S Sandpiper Dr
E Nogales Rd
E-B



North