



# Development Review (Minor) Staff Approval

12-MS-1994#3  
Acacia Creek Village Master Sign  
Program Amendment

## APPLICATION INFORMATION

|                   |                               |            |                                    |
|-------------------|-------------------------------|------------|------------------------------------|
| LOCATION:         | 10050 N Scottsdale Rd Ste 127 | APPLICANT: | Melissa Amado                      |
| PARCEL:           | 175-56-002H                   | COMPANY:   | Royal Sign Company/Vince Acosta    |
| Q.S.:             |                               | ADDRESS:   | 2631 N. 31st Ave Phoenix, AZ 85009 |
| CODE VIOLATION #: |                               | PHONE:     | (520) 290-0555                     |

Request: Request to amend the Acacia Creek Village Master Sign Program (12-MS-1994#2) to replace the landscape wall sign on Scottsdale Road with a new multi-tenant Mid-Size Monument Sign.

## STIPULATIONS

1. The new mid-size monument sign shall substantially conform to the Acacia Creek Village Master Sign Program Amendment, 12-MS-1994#3, submitted by Royal Sign Co., and approved by City Staff on February 24, 2017.
2. Site plan submitted for final plans approval shall utilize the Intersection and Driveway Sight Distance design shown in Figure 5.3-26 in the Design Standards and Policies Manual. <http://www.scottsdaleaz.gov/design/DSPM>
3. No modifications to building directory, tenant identification or landscape wall signs are approved with this amendment.
4. The landlord shall select which tenants shall be allowed to utilize a tenant panel on the mid-size monument sign.
5. No tenant name shall be displayed more than one (1) tenant panel per side.
6. All tenant panels on all mid-size monument signs shall incorporate a metal background painted 'Dark Bronze' or similar. Tenant copy and logos shall utilize routed copy backed with 3630-141 Gold Nugget and 3630-22 Black vinyl or corporate colors subject to landlord approval.
7. Any modifications to the Acacia Creek Village Master Sign Program shall require Development Review Board or staff approval.
8. No landscaping shall be removed as part of this approval.

Related Cases: 12-MS-1994, 12-MS-1994#2

## CONSTRUCTION DOCUMENT 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 & Submittal Requirements: <http://www.scottsdaleaz.gov/codes/signs>

## 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:

*Wendy Hardy*  
Wendy Hardy

DATE:

2/24/17



STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED

2/24/17 W.A.  
DATE INITIALS

# ACACIA Creek Village

10050 N. Scottsdale Rd. | Scottsdale, AZ 85253

**C-2 Zoning; Case # MSP 12-MS-97; Minor Amendment Request  
Narrative & Scope:**

Acacia Creek Village LLC is requesting a Minor Amendment to the existing Master Sign Plan, **“MSP 12-MS-97”** to allow a **“Mid-Size Monument Sign”** in-accordance to **Sec. 8.532-2.f.l.** Since originally developed in 1994 two of the Suites in Acacia Creek Village grew in Square Footage with the addition of lofts for added business-space/square footage. This added square footage puts the total at **30,432 Square Foot** of occupied business space.

Royal Sign on behalf of Acacia Creek Village LLC is proposing a Mid-Size Monument Sign to replace the Freestanding Landscape Wall-Sign-Lettering located at the Southeast portion of their property, at the main entry off Scottsdale Rd. The new sign will serve as the Main ID for the Multi-Tenant Business Development for both pedestrian and vehicular traffic. Six individual Tenant Panels, three (3) per side, have been incorporated into the design for the occupying tenants inside the development which do not have street frontage directly adjacent to Scottsdale Blvd. Colors, finishes, faux-stone, and Architecture of the building have been incorporated into the design.

|  |   |  |
|--|---|--|
| Client:  | Acacia Creek Village                          |  |
| Location:  | 10050 N Scottsdale Rd<br>Scottsdale, AZ 85253 |  |
|   |   |  |
| 2631 N. 3rd Ave.<br>Phoenix, AZ 85009<br>602-278-6286<br>royalsign.net   |   |  |
| <b>Project</b><br><b>161231</b>  |   |  |
|  <b>12 AUG 16 RKP</b><br> <b>14 OCT 16 RKP</b><br> <b>n/a</b><br> <b>n/a</b><br> <b>n/a</b><br> <b>n/a</b><br> <b>n/a</b><br> <b>n/a</b><br> <b>n/a</b><br> <b>n/a</b> |   |  |
| <b>Project Manager</b><br><b>Vince Acosta</b><br><b>E-Mail:</b><br><b>vacosta@royalsign.net</b>  |   |  |
| <b>Approval Signatures</b>   |   |  |
|  <b>Client</b><br> <b>Landlord</b>  |   |  |
| <p>Customer is responsible for providing a dedicated short circuit within 10' of each sign location and a 6' x 10' cleared, flat, non-tenting area.</p> <p>This is a digital copy. It is binded, it is printing is strictly solely for the project being planned. It is not to be copied or to be given to anyone else. It is to be destroyed without a signature on either side. Customer is responsible for the cost of the sign.</p> <p>Royal Sign Corp. (RSC) All specified details on these drawings are to be used to design the sign. It is the responsibility of the customer to make sure all the details and the changes to the method of job estimation. Royal Sign Corp. (RSC) will be the one to measure the design intent of the customer and the customer is responsible for the cost of the sign. We believe this is a detailed design so no changes to the drawing process. Royal Sign Corp. (RSC) will be advised of any changes to the drawing process.</p>   |   |  |
| <b>Street Name</b><br><b>Site</b>  |   |  |
| <b>Page Number</b>   |   |  |

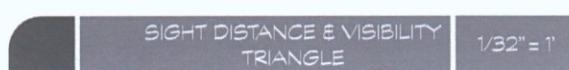
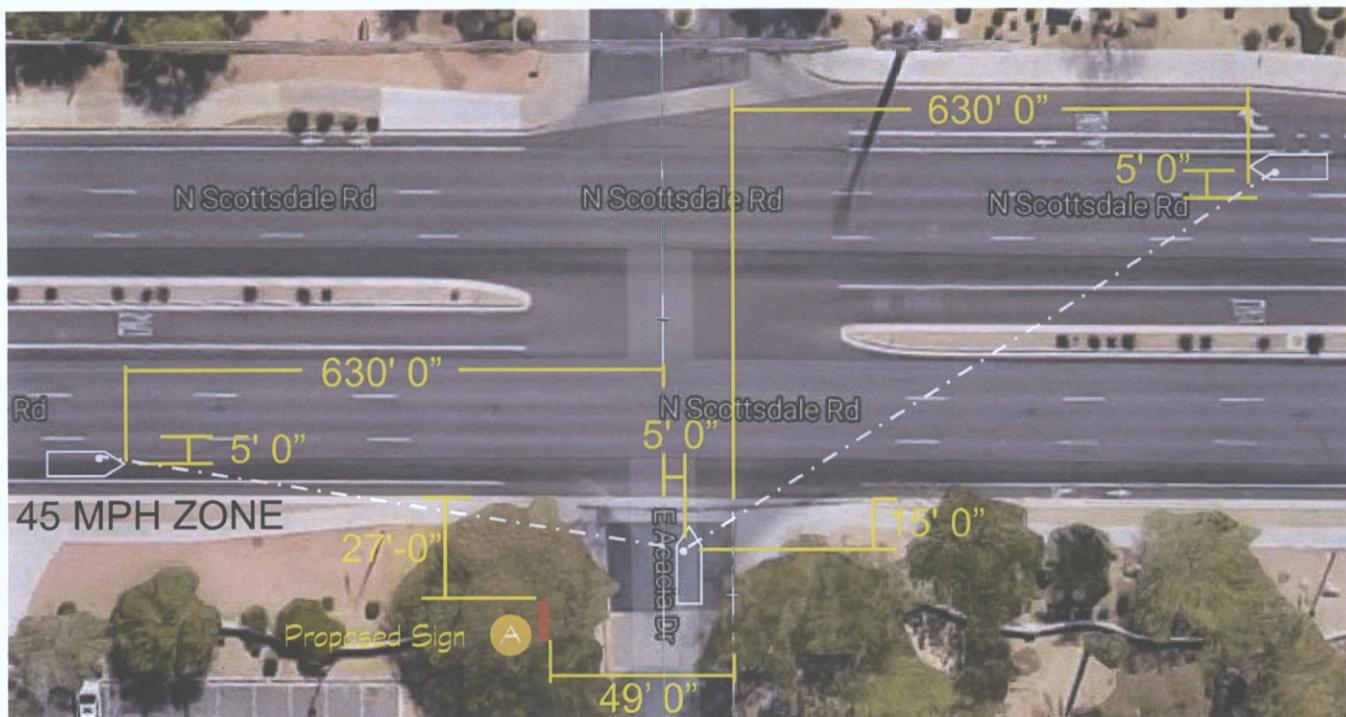
**STIPULATION SET  
RETAIN FOR RECORDS**

APPROVED

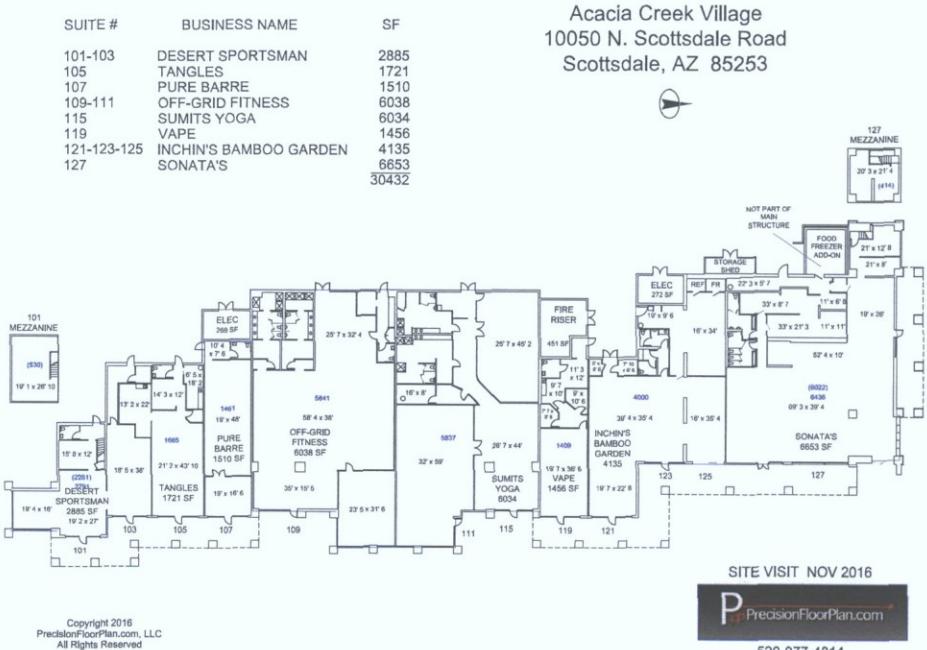
2/24/17 W.H

# ACACIA Creek Village

10050 N. Scottsdale Rd. | Scottsdale, AZ 85253



# SQUARE FOOTAGE CALCS



| Rentable SF |                           |          |      |      |  |
|-------------|---------------------------|----------|------|------|--|
| 101         | Desert Sportsman          | 2261     | 2261 |      |  |
| 103         | Main Floor                | 530      | 530  |      |  |
|             | Mezzanine                 |          |      |      |  |
|             | Total                     |          |      | 2791 |  |
| 2885        |                           |          |      |      |  |
| 105         | Tangles                   | 1665     | 1665 |      |  |
| 1721        |                           |          |      |      |  |
| 1510        |                           |          |      |      |  |
| 107         | Pure Barre                | 1461     | 1461 |      |  |
| 6038        |                           |          |      |      |  |
| 111         | Off-Grid Fitness          | 5841     | 5841 |      |  |
| 6034        |                           |          |      |      |  |
| 115         | Sumits Yoga               | 5837     | 5837 |      |  |
| 1456        |                           |          |      |      |  |
| 119         | Vape                      | 1409     | 1409 |      |  |
| 4135        |                           |          |      |      |  |
| 121         | Inchin's Bamboo Garden    | 4000     | 4000 |      |  |
| 123         |                           |          |      |      |  |
| 127         | Sonata's                  | 6022     | 6022 |      |  |
| 6653        |                           |          |      |      |  |
|             | Main Floor                | 414      | 414  |      |  |
|             | Mezzanine                 |          |      |      |  |
|             | Total                     |          |      | 6436 |  |
|             |                           |          |      |      |  |
|             | Electric Room South       | 269      |      |      |  |
|             | Electric Room North       | 272      |      |      |  |
|             | Fire Riser                | 451      |      |      |  |
|             |                           |          |      |      |  |
|             | Gross Building SF         | 30432    |      |      |  |
|             |                           |          |      |      |  |
|             | Suite SF                  | 29440    |      |      |  |
|             |                           |          |      |      |  |
|             | Load Factor (Gross/Suite) | 1.033696 |      |      |  |

STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED

2/24/17 W.H  
DATE INITIALS

Client:  
Acacia Creek Village

Location:  
10050 N Scottsdale Rd  
Scottsdale, AZ 85253

royal  
sign

2631 N. Mat Ave.  
Phoenix, AZ 85009  
602-278-6286  
royalsign.net

Project  
161231

▲ 12 AUG 16 RKP

▲ 14 OCT 16 RKP

▲ n/a

Project Manager:  
Vince Acosta  
Email:  
vacosta@royalsign.net

Approval Signatures

X Client

X Landlord

Customer is responsible for  
providing a dedicated electric  
circuit within six (6) feet of each sign  
location and a 10' x 10' desired  
sign real estate dimensions.

There is a sign cap fee of \$100.00  
minimum for the property being  
planned. It is not to be applied to any  
new or revised plans. ROYAL  
SIGN.COM, PAY will be responsible to  
monitor the design intent of these

drawings at all times. It is the  
responsibility of ROYAL SIGN.COM,  
PAY to provide a copy of these  
drawings to ROYAL SIGN.COM, PAY

All specified details on these drawings  
are subject to change due to the  
availability of materials and/or  
changes in the design intent of the customer.

Customer is responsible for the proper  
storage of all materials and equipment  
until the sign is installed. ROYAL  
SIGN.COM, PAY will be responsible to  
monitor the design intent of these

drawings at all times. It is the  
responsibility of ROYAL SIGN.COM,  
PAY to provide a copy of these  
drawings to ROYAL SIGN.COM, PAY

All changes, additions, or deletions  
to these drawings must be done  
during the sign revision process. ROYAL  
SIGN.COM, PAY, must be advised in  
writing prior to the start of the sign

Sign Time  
Site

Page Number

4 of 7



STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED

2/24/17 W.H.  
DATE INITIALS

Client:  
Acacia Creek Village

Location:  
10050 N Scottsdale Rd  
Scottsdale, AZ 85253

**royal**  
**sign**

2631 N. 31st Ave.  
Phoenix, AZ 85009  
602.278.4286  
royalsign.net

Project  
161231

▲ 12 AUG 16 RKP  
▲ 14 OCT 16 RKP

▲ n/a

▲ n/a

▲ n/a

▲ n/a

▲ n/a

▲ n/a

Project Manager:  
Vince Acosta

Ext. Tel:  
vacosta@royalsign.net

Approval Signatures

X Client

X Landlord

Customer is responsible for providing a dedicated electrical circuit within one foot of each sign location and a 10' x 10' cleared area for sign assembly.

All specified details on these drawings are subject to change. Any changes must be made in writing and signed by the customer. No changes will be made without written consent from the customer.

Customer agrees to hold the sign company harmless from any and all damages resulting from the sign.

Sign company agrees to hold the customer harmless from any and all damages resulting from the sign.

Sign company agrees to hold the customer harmless from any and all damages resulting from the sign.

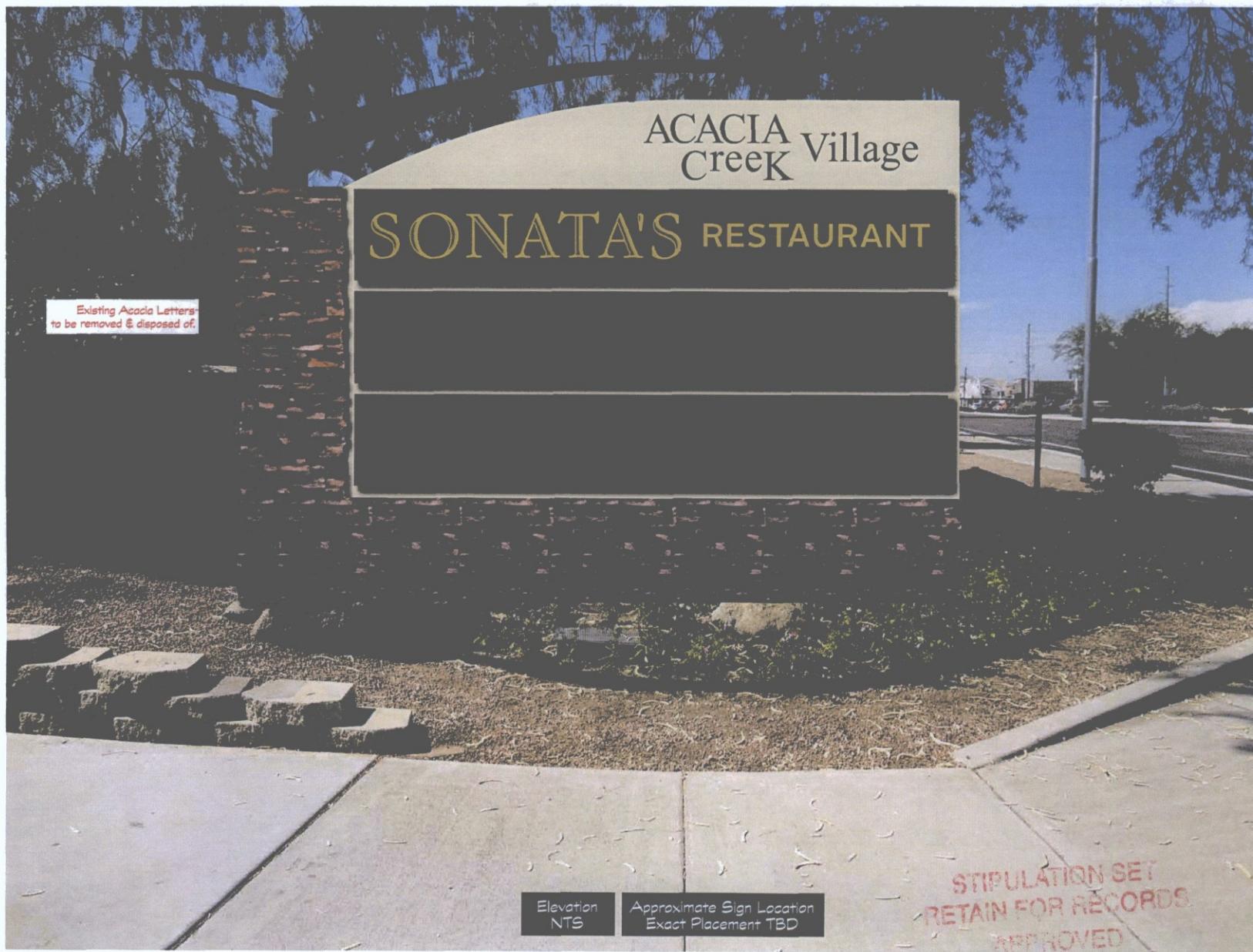
Sign company agrees to hold the customer harmless from any and all damages resulting from the sign.

Sign company agrees to hold the customer harmless from any and all damages resulting from the sign.

Sheet Title  
Exterior

Page Number

5 of 7



2/24/17      W.H.  
DATE      INITIALS

Client:  
Acacia Creek Village

Location:  
10050 N Scottsdale Rd  
Scottsdale, AZ 85253

**royal**  
**sign**

2631 N. 3rd Ave.  
Phoenix, AZ 85009  
602-278-6286  
royalsign.net

Project  
161231

- ▲ 12 AUG 16 RKP
- ▲ 14 OCT 16 RKP
- ▲ n/a

Project Manager:  
Vince Acosta  
E-mail:  
vacosta@royalsign.net

Approval Signatures

K

Client

K

Landlord

Customer is responsible to be sure  
prior to installing a directional sign  
that there is a clear visual  
circuit within the area of each sign  
location and a clearly defined  
slot. visual timing and visual s.

This is a visual inspection  
to be sure that the sign is  
properly placed. It is not to be regarded as  
a permit or a sign. It is a visual  
check to see if the sign is in the  
proper place and is clearly visible.

All specified details on these drawings  
are subject to change due to the  
availability of materials and/or changes  
in the design. It is the responsibility of the  
SIGN CLOM, INC. to advise the customer  
of any changes in the design prior to their  
manufacture.

Customer is responsible to be sure  
prior to installing a directional sign  
that there is a clear visual  
circuit within the area of each sign  
location and a clearly defined  
slot. visual timing and visual s.

Sheet Title  
Placement

Page Number

6 of 7





## Affidavit of Authority to Act as the Property Owner

1. This affidavit concerns the following parcel of land:

- a. Street Address: 10056 N. Scottsdale Rd, Ste. 1100, AZ 85253
- b. County Tax Assessor's Parcel Number: 175-56-00244
- c. General Location: Southwest corner of Gold Dust and N. Scottsdale Rd
- d. Parcel Size: 2.054525
- e. Legal Description: Block 34, Tract 16

(If the land is a platted lot, then write the lot number, subdivision name, and the plat's recording number and date. Otherwise, write "see attached legal description" and attach a legal description.)

2. I am the owner of the land or I am the duly and lawfully appointed agent of the owner of the land and have authority from the owner to sign this affidavit on the owner's behalf. If the land has more than one owner, then I am the agent for all of the owners, and the word "owner" in this affidavit refers to all of them.

3. I have authority from the owner to act for the owner before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related matters of every description involving the land, or involving adjacent or nearby lands in which the owner has (or may acquire) an interest, and all applications, dedications, payments, assurances, decisions, agreements, legal documents, commitments, waivers and other matters relating to any of them.

4. The City of Scottsdale is authorized to rely on my authority as described in this affidavit until three work days after the day the owner delivers to the Director of the Scottsdale Planning & Development Services Department a written statement revoking my authority.

5. I will immediately deliver to the Director of the City of Scottsdale Planning & Development Services Department written notice of any change in the ownership of the land or in my authority to act for the owner.

6. If more than one person signs this affidavit, each of them, acting alone, shall have the authority described in this affidavit, and each of them warrant to the City of Scottsdale the authority of the others.

7. Under penalty of perjury, I warrant and represent to the City of Scottsdale that this affidavit is true and complete. I understand that any error or incomplete information in this affidavit or any applications may invalidate approvals or other actions taken by the City of Scottsdale, may otherwise delay or prevent development of the land, and may expose me and the owner to other liability. I understand that people who have not signed this form may be prohibited from speaking for the owner at public meetings or in other city processes.

Name (printed)

Sarah Sykes  
Drew Trammell

Date

Feb 13 2017  
Feb 13<sup>th</sup> 2017  
\_\_\_\_\_  
\_\_\_\_\_  
20\_\_\_\_\_

Signature

S. Sykes  
Drew Trammell

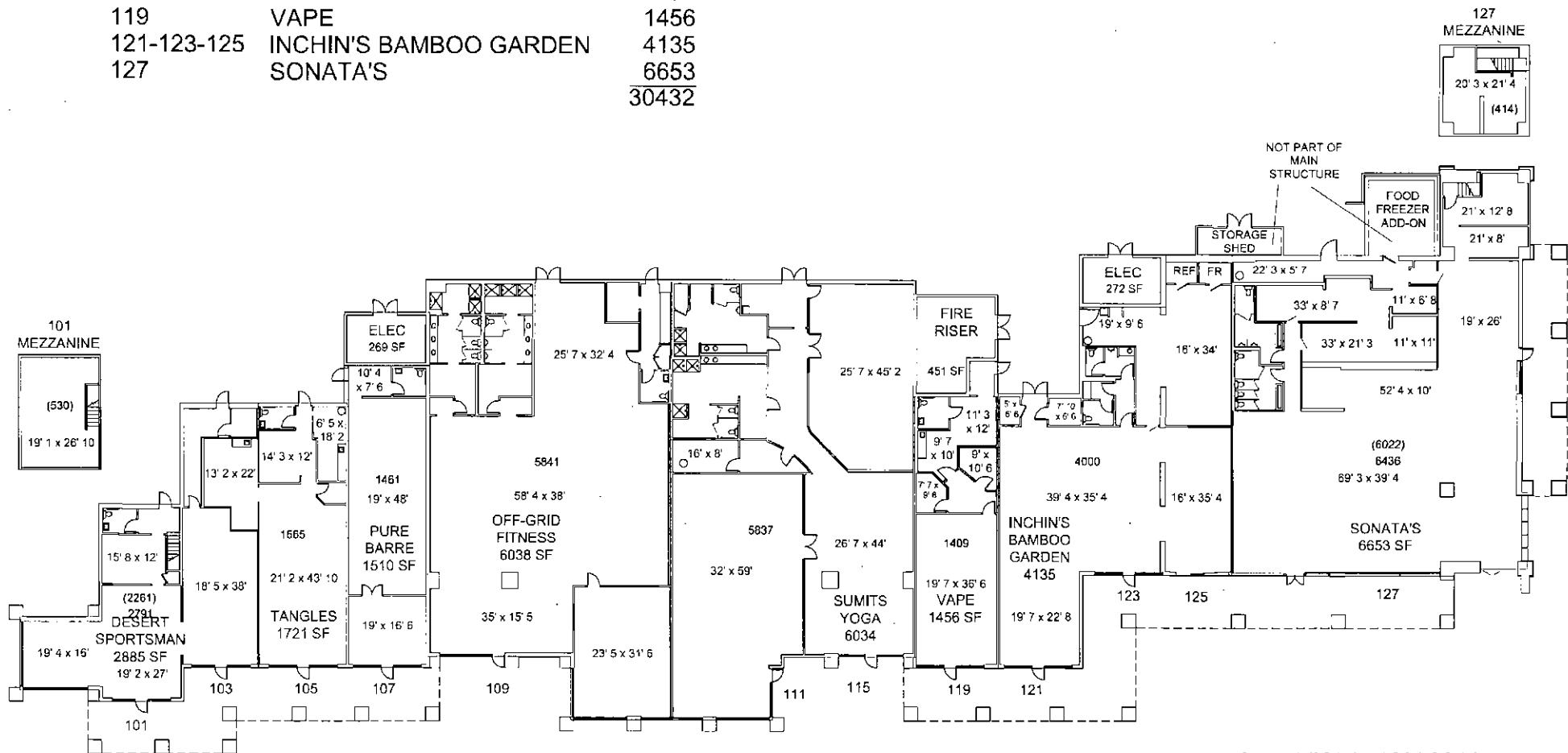
### Planning and Development Services

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

|     |                                  |              |      | Rentable SF     |
|-----|----------------------------------|--------------|------|-----------------|
| 101 | <b>Desert Sportsman</b>          |              |      |                 |
| 103 | Main Floor                       | 2261         | 2261 |                 |
|     | Mezzanine                        | 530          | 530  |                 |
|     | <b>Total</b>                     |              | 2791 | <b>2885</b>     |
| 105 | <b>Tangles</b>                   | 1665         | 1665 | <b>1721</b>     |
| 107 | <b>Pure Barre</b>                | 1461         | 1461 | <b>1510</b>     |
| 109 | <b>Off-Grid Fitness</b>          | 5841         | 5841 | <b>6038</b>     |
| 111 |                                  |              |      |                 |
| 115 | <b>Sumits Yoga</b>               | 5837         | 5837 | <b>6034</b>     |
| 119 | <b>Vape</b>                      | 1409         | 1409 | <b>1456</b>     |
| 121 | <b>Inchin's Bamboo Garden</b>    | 4000         | 4000 | <b>4135</b>     |
| 123 |                                  |              |      |                 |
| 127 | <b>Sonata's</b>                  |              |      |                 |
|     | Main Floor                       | 6022         | 6022 |                 |
|     | Mezzanine                        | 414          | 414  |                 |
|     | <b>Total</b>                     |              | 6436 | <b>6653</b>     |
|     | Electric Room South              | 269          |      |                 |
|     | Electric Room North              | 272          |      |                 |
|     | Fire Riser                       | 451          |      |                 |
|     | <b>Gross Building SF</b>         | <b>30432</b> |      | <b>30432</b>    |
|     | <b>Suite SF</b>                  | <b>29440</b> |      |                 |
|     | <b>Load Factor (Gross/Suite)</b> |              |      | <b>1.033696</b> |

| SUITE #     | BUSINESS NAME          | SF    |
|-------------|------------------------|-------|
| 101-103     | DESERT SPORTSMAN       | 2885  |
| 105         | TANGLES                | 1721  |
| 107         | PURE BARRE             | 1510  |
| 109-111     | OFF-GRID FITNESS       | 6038  |
| 115         | SUMITS YOGA            | 6034  |
| 119         | VAPE                   | 1456  |
| 121-123-125 | INCHIN'S BAMBOO GARDEN | 4135  |
| 127         | SONATA'S               | 6653  |
|             |                        | 30432 |

Acacia Creek Village  
10050 N. Scottsdale Road  
Scottsdale, AZ 85253



SITE VISIT NOV 2016

## Barton, Wayland

---

**From:** Projectinput  
**Sent:** Thursday, January 19, 2017 2:13 PM  
**To:** Projectinput  
**Subject:** Online Pre-Application Submitted (28-PA-2017)



Pre-Application Number: **28-PA-2017**

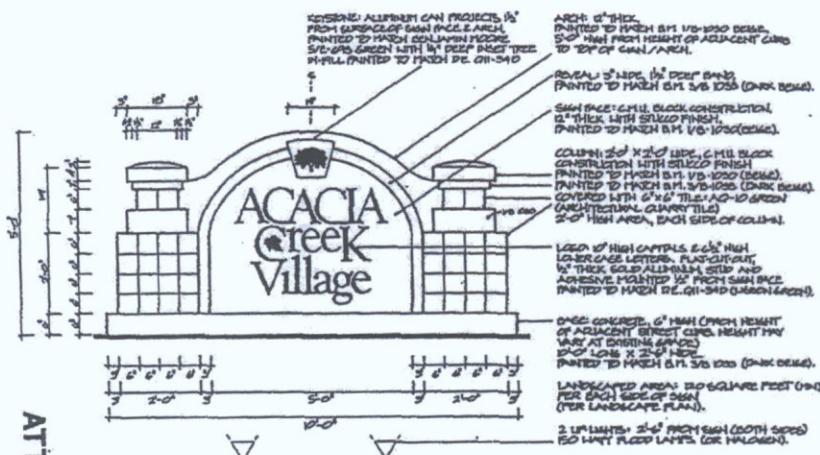
Project Name: **Acacia Creek Village**  
Location: **10050 N SCOTTSDALE RD STE 127**

Contact Name: **Melissa Amado**  
Contact Phone: **(520) 290-0555**  
Contact Email: [\*\*Melissa.Amado@freq.com\*\*](mailto:Melissa.Amado@freq.com)

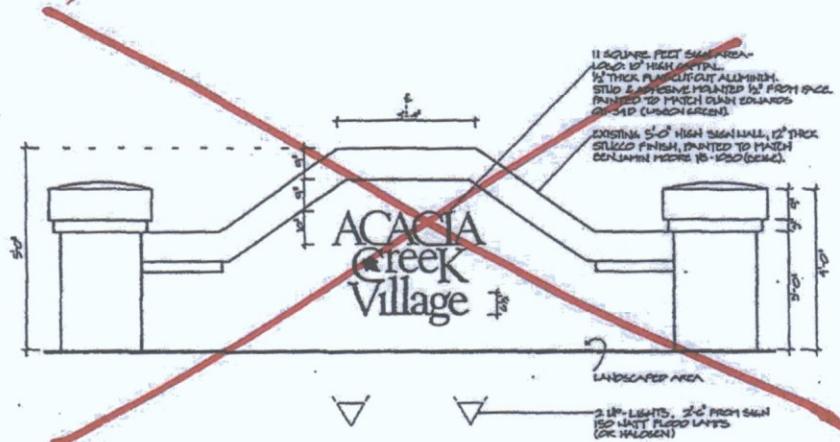
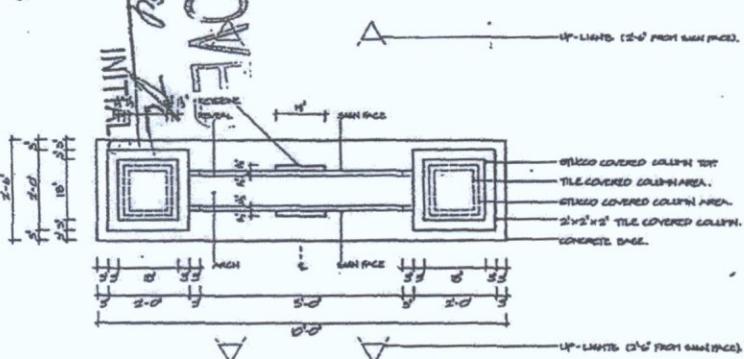


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\* Refer to Mid-size Monument sign.



ATTACHMENT #3



ARRIS  
STUDIOS  
ENVIRONMENTAL  
AND  
GRAPHIC DESIGN  
100 NORTH 22ND STREET  
SUITE C-100  
PHOENIX, AZ 85004

ACACIA  
Creek  
Village

ABCDEFGHIJKLMN  
OPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

1234567890

æøßÆØ &?!£\$%(:;:)

MAIN ENTRY SIGN - PLAN VIEW

LOGO

TYPEFACE - GOURDY OLD STYLE

ACACIA  
Creek  
Village

MASTER SIGN PLAN  
DATE APPROVED: 9/1/99  
DRAWN BY: M.W. SEIDEN  
SHEET 2 OF 3

12-MS-04

**TO:** DEVELOPMENT REVIEW BOARD **DATE:** 10/20/94  
**FROM:** PROJECT COORDINATION  
**SUBJECT:** CASE 12-MS-94

**REQUEST:** Approve Master Sign Program for a Retail Center  
**PROJECT NAME:** Acacia Creek Village  
**LOCATION:** SWC Gold Dust & Scottsdale Road

**DEVELOPER/OWNER:** Herberger Enterprises, Inc.  
**ARCHITECT/DESIGNER:** GCH Limited  
**ENGINEER:** Rick Engineering  
**APPLICANT/COORDINATOR:** Michael Leone/Arris Studios

**STAFF RECOMMENDATION:** APPROVE subject to the following stipulations:

1. No exposed raceways will be allowed.
2. Pad building will present their signage as part of the Development Review Board building approval.
3. The applicant shall provide landscaping for each freestanding sign at a rate of 4 square feet of landscaping to every 1 square foot of signage.

**DISCUSSION:** The request is for a Master Sign Program for Acacia Creek Village, a new shopping center located at the southwest corner of Scottsdale Road and Gold Dust. This new center consists of two freestanding restaurant pads and approximately 30,000 square feet of inline retail tenants. The proposal includes center identification signs, building and tenant signs, traffic directional signage and pedestrian-oriented shingle signs.

The main "Acacia Creek Village" entryway signs will be designed to incorporate a number of elements which reflects the design and architectural features of the development as well as the surrounding neighborhoods. Each of the freestanding signs will be situated so that each sign is integrated with the existing walls at the site and apartment projects. The signs are constructed of CMU block with various sections covered with stucco and decorative green tiles. The lettering consists of 10 inch Lisbon Green colored solid aluminum. The 3 foot high traffic directional signage will continue with the design theme being introduced on the main ID signs and will be located at each of the access points to the site.

The building signage consists of identifying individual tenants and the "Acacia Creek Village" complex. The signs will be individually (internal) illuminated pan channel letters

**APPROVED**  
10/20/94 *R*  
DATE INITIALS

*any color for landlord approval 11/09/94 Olii*

and will use four plex colors - green (two shades), yellow and dark violet (the latter two will be used with the restaurant pad only). The maximum height of each tenant sign will be 24 inches and have a maximum sign no greater than 20 square feet. (MINOR)

All tenants have the option of sign shingle signs. These signs would hang from the covered walkway and consist of sandblasted routed letters. The colors will be the same as those mentioned earlier. The height of these signs will be 18 inches and have a length of 36 inches.

RELATED CASES: 12-DR-94

ATTACHMENTS: #1-Aerial  
#2-Site Plan  
#3-6 Elevations & Sign Details  
#7-8 Letter Details  
#9-10 Master Sign Program  
#11-Project Narrative  
A-Stipulations  
B-Ordinance Requirements

COORDINATOR: Brian Berndt 994-7634  
T:\PR-SHARE\WPDOCS

APPROVED  
10/20/94 TK  
DATE INITIALS

AVE GOLD DUST ROAD

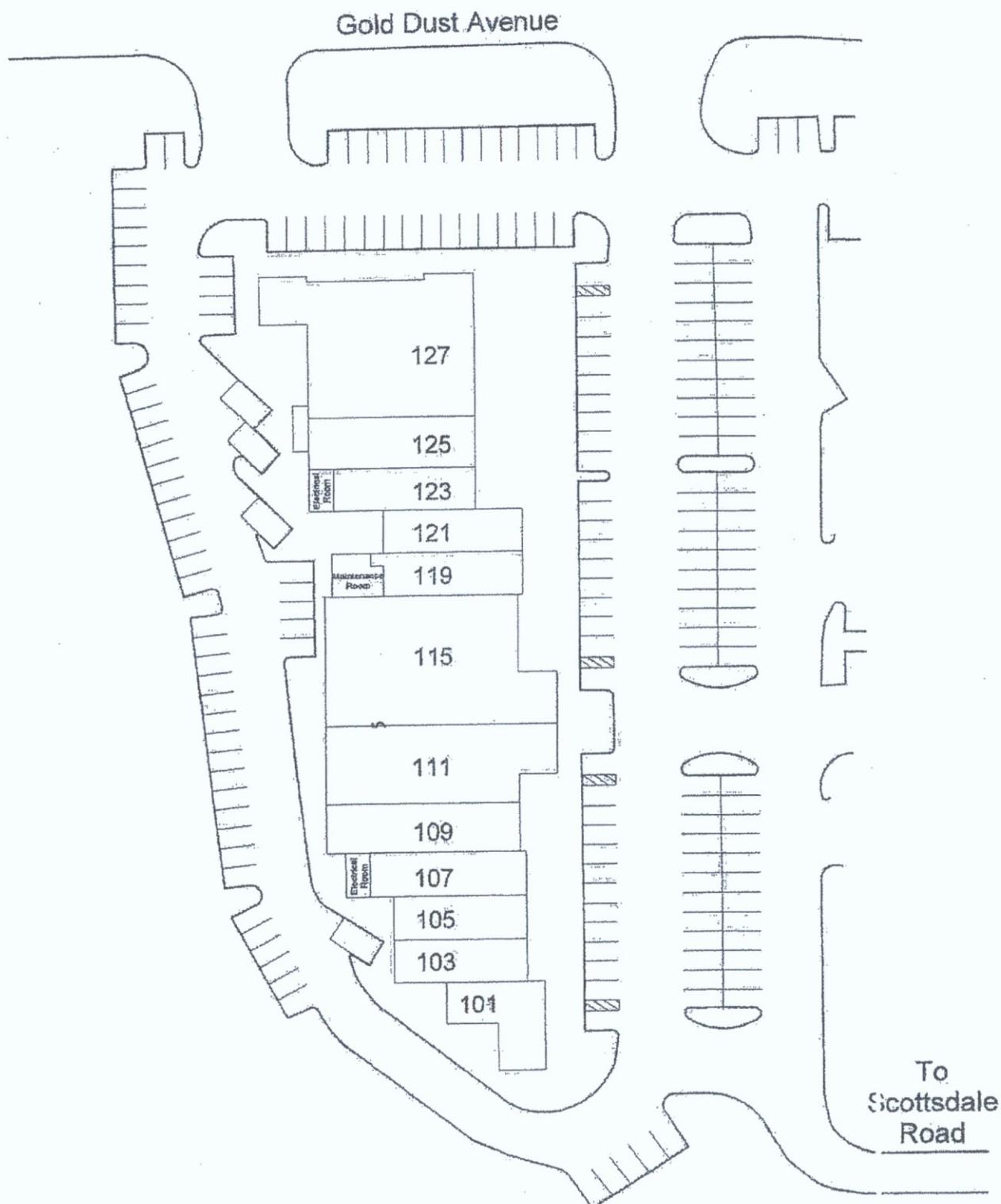
ROAD

SCOTTSDALE

12-MS-94

1"=100' 1991 ATTACHMENT #1

Exhibit "A" Page 1 of 3

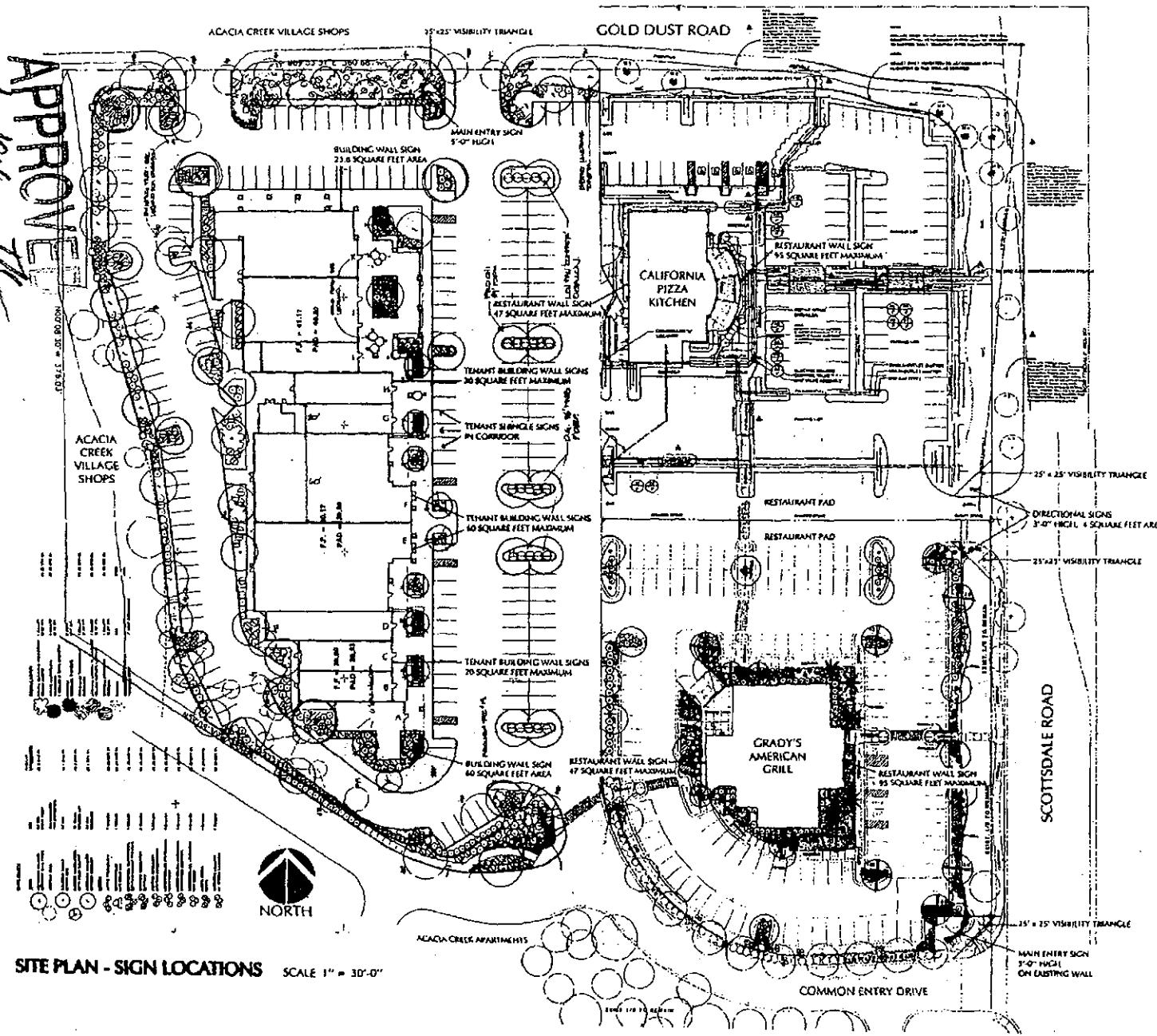


Tenant's Initials \_\_\_\_\_

Landlord's Initials \_\_\_\_\_

APPROVED  
10/20/94  
M

ATTACHMENT #2



ACACIA  
Greek  
Village

MASTER SIGN PLAN  
DATE: SEPTEMBER 1, 2014  
DRAWN BY: M.W. LIONE  
SHEET 1 OF 3

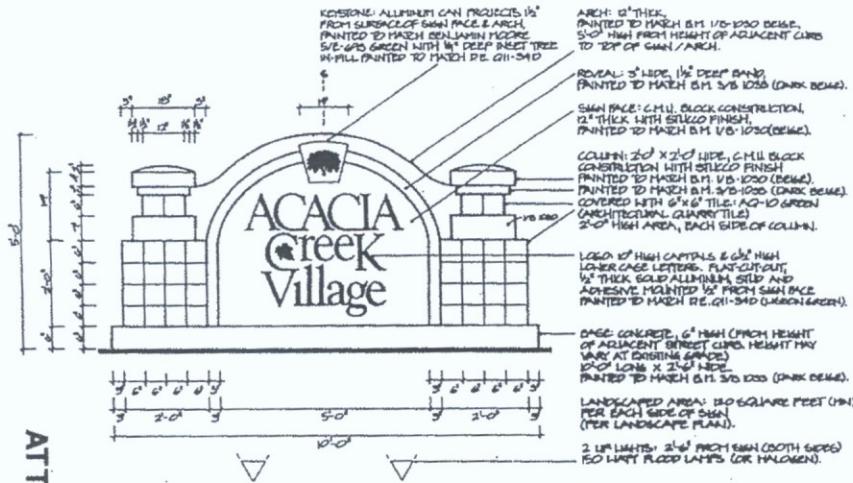
12-MS-94

ARRIS



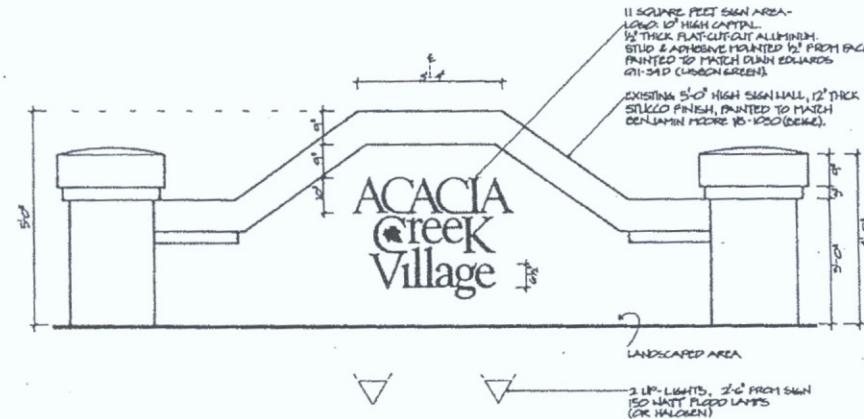
STUDIOS  
ENVIRONMENTAL  
AND  
GRAPHIC DESIGN

101 NORTH SCOTT STREET  
SUITE C - PHOENIX, AZ 85004  
(602) 256-0000

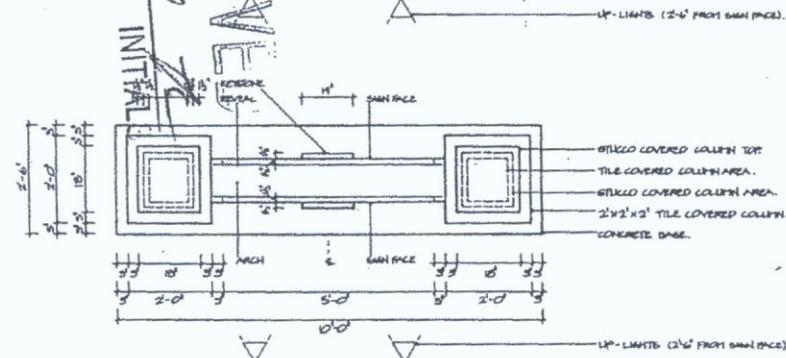


ATTACHMENT #3

MAIN ENTRY SIGN - GOLD DUST ROAD - ELEVATION



MAIN ENTRY SIGN - SCOTTSDALE ROAD - ELEVATION



MAIN ENTRY SIGN - PLAN VIEW

LOGO

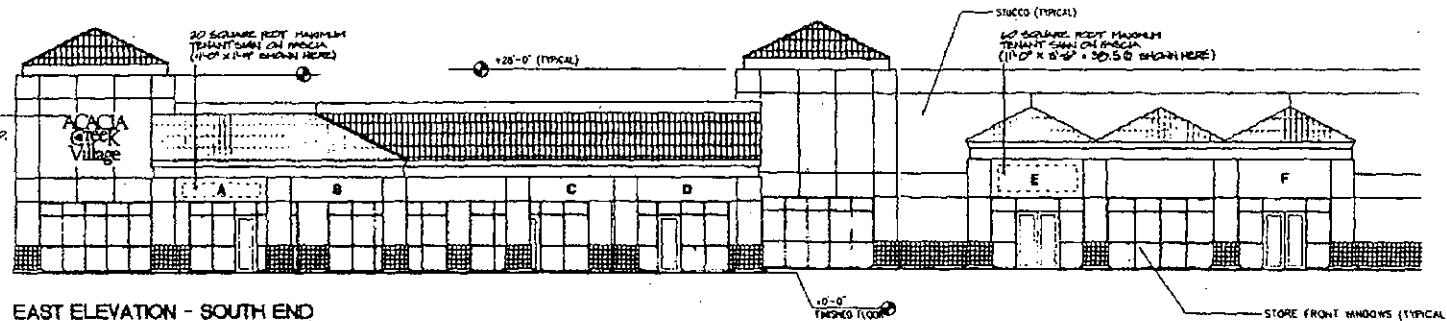
12-MG-04

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz  
1234567890  
æøßÆØ &?!£\$%,(;:)

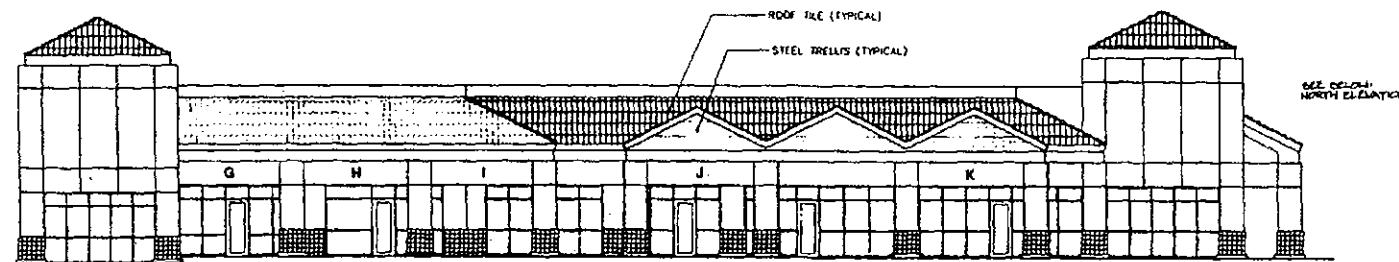
TYPEFACE - GOURDY OLD STYLE

ACACIA  
Creek  
Village

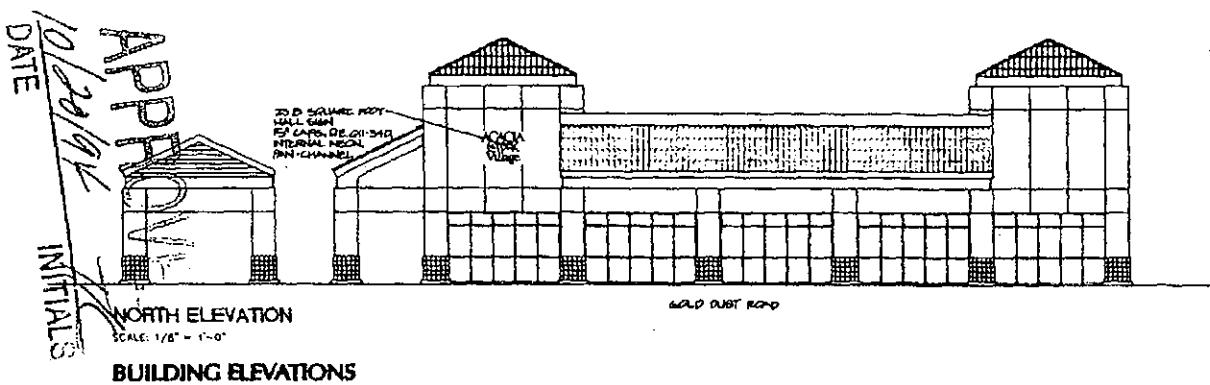
MASTER SIGN PLAN  
DATE: SEPTEMBER 8, 1994  
DRAWN BY: MCG-LEONE  
SHEET 2 OF 3



EAST ELEVATION - SOUTH END



EAST ELEVATION - NORTH END



BUILDING ELEVATIONS

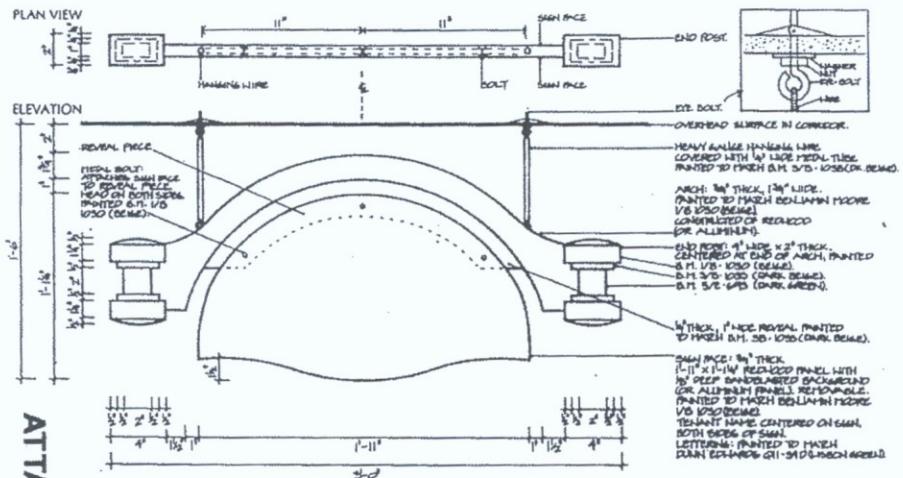
RENTAL BUILDING SIGN:  
EACH TENANT IS ALLOWED A  
20 SQUARE FOOT SIGN.  
TENANT E'S SPARE ALLOWED  
20 SQUARE FOOT SIGN  
(COMBINED 40 SQUARE FOOT FOR  
TENANT REPT OF PREMISES).  
INTERNAL ILLUMINATED  
PAN CHANNEL LETTERS  
4' HIGH, REPT 10' DEEP. NO  
BACH TENANT LOGO WILL BE  
CENTERED ON BUILDING FASCIA  
AND WILL REACH A THICKNESS  
OF ONE OF THE FOLLOWING  
COLORS:  
RE: CH-01-310 MURK AZURE,  
BT: 312-01-310 MURK GREEN  
PT: 312-01-310 MURK YELLOW

BUILDING WALL SIGNS:  
INTERNAL ILLUMINATED  
PAN CHANNEL LETTERS  
4' HIGH, REPT 10' DEEP.  
NO BACH  
LOGO PAINTED TO MATCH  
RE: CH-01-310 MURK GREEN

ACACIA  
Creek  
Village

MASTER SIGN PLAN  
DATE: SEPTEMBER 1, 1994  
DRAWN BY: JAMES L. STONE  
SHEET 1 OF 1

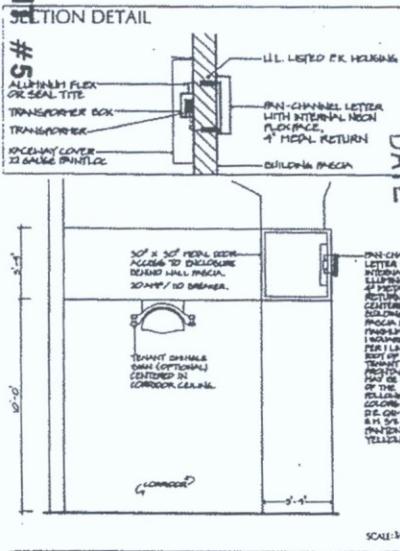
12-MS-94



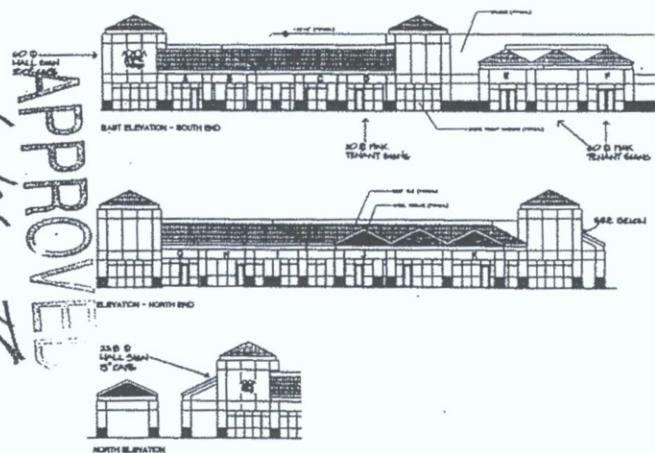
**ATTACHMENT**

## FRONT SHINGLE SIGN

SCALE: 3" = 1'-0"



### **BUILDING WALL SIGN DETAIL**

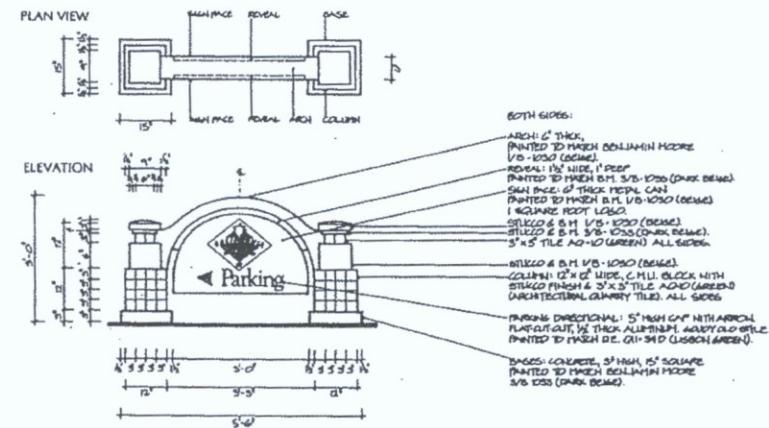


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**BUILDING WALL SIGNS LOCATIONS ELEVATIONS**

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SCALE: 1" = 20'-0"



BOOTH SIDES:  
 ARCH 4" THICK.  
 PAINTED TO MATCH BOLLIWAN MUDRE  
 (VS 1200 (COCHE)).  
 REVAL 1 1/2" WIDE, 1' PEER  
 PAINTED TO MATCH BLM. 3/8" TDS (COCHE BEAD).  
 PAINTED TO MATCH BLM. 1/2" TDS (COCHE).  
 1 SQUARE FOOT LOGO.  
 SILICO 6" x 6" 1/2" TDS (COCHE).  
 PAINTED TO MATCH BLM. 1/2" TDS (COCHE BEAD).  
 3" x 1" LOGO (COCHE). ALL SIDE.  
 SILICO 6" x 6" 1/2" TDS (COCHE).  
 PAINTED TO MATCH BLM. 1/2" TDS (COCHE).  
 STACCO FINISH 3" x 6" 1/2" TDS (COCHE).  
 STACCO ARCHITECTURE (COCHE) 3" x 6" 1/2" TDS (COCHE). ALL SIDES.  
 PARSONS DIRECTIONAL: 5" x 10" GOF WITH  
 PLATES 6" x 6" THICK. ALUMINUM. MUDRE  
 PAINTED TO MATCH DE. 011-947 CLIBSON MUDRE.  
 TANOS: COCONUT, 3" x 6" 1/2" TDS  
 PAINTED TO MATCH BOLLIWAN MUDRE  
 VS 1200 (COCHE BEAD).

SCALE: 34" = 1'-0"

ABCDEFGHIJKLMN  
OPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

1234567890

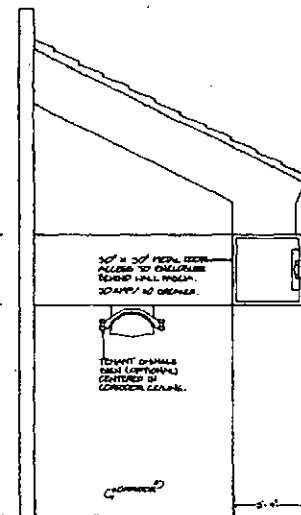
æøßÆØ &?!£\$% (,,;:)

ACACIA  
Greek  
Village

MASTER SIGN PLAN



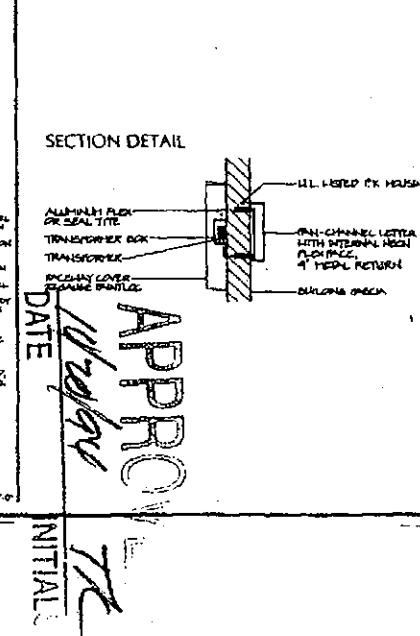
## **BUILDING WALL SIGN - EAST ELEVATION**



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## **BUILDING WALL SIGN DETAIL**

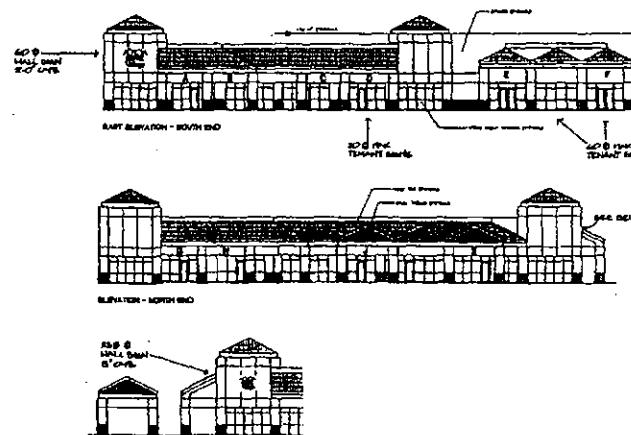
---



SC448:34-1-0



SCALE: 3/4" = 1.0



## **BUILDING WALL SIGNS LOCATIONS ELEVATIONS**

SCALE: 1" = 20'-0"

12-MS-9

# ACACIA Greek Village

APPROVED  
03/29/94 *TK*  
DATE INITIALS

---

LOGO

12-MS-94

ATTACHMENT #7

City of



# Scottsdale PROJECT NARRATIVE

1

STOP SHOP

- Rezoning
- Use Permit
- Development Review
- Master Sign Programs
- Variance

- Other

Case # 124594/147 -PA-94

Project Name ACACIA CREEK VILLAGE SHOPS  
Location SW CORNER OF  
SCOTTSDALE RD. & GOLD DUST  
Applicant MICHAEL LEONE  
ARRIS STUDIOS

## SITE DETAILS

Proposed/Existing Zoning: \_\_\_\_\_  
Use: SHOPPING CENTER

Parcel Size: 4.22 ACRES  
 Gross Floor Area  Total Units: 27,900 S.F.  
 Floor Area Ratio  Density: .15

Parking Required: 188  
Parking Provided: 191  
# Of Buildings: 1 (PLUS 2)  
Height: 24 FT.  
Setbacks: N- 85 FT. S- 35 FT.  
E- 113 FT. W- 118 FT.

## In the following space, please describe the project or the request

ACACIA CREEK VILLAGE, THE CENTER PIECE OF SHEA SCOTTSDALE MASTER PLAN, WILL PROVIDE FINE DINING AND SHOPPING TO THE SURROUNDING RESIDENTIAL DISTRICT. ARCHITECTURALLY COMPATIBLE WITH THE ADJACENT ACACIA CREEK APARTMENTS, THE PROJECT CONSISTS OF EXTENSIVE LANDSCAPING, WALKWAYS, PARKING, AND TWO FREE-STANDING RESTAURANTS WITH GARDEN SETTINGS. THE PROJECT IS WELL SITED TO INTEGRATE WITH THE SHEA SCOTTSDALE CORE AND TO BE A GOOD NEIGHBOR TO SURROUNDING USES.

THE BUILDING AND GROUND SIGNS HAVE BEEN DESIGNED TO MATCH THE ARCHITECTURAL THEME, COLORS, AND TEXTURES OF THE SHOPS, RESTAURANTS, AND NEARBY APARTMENTS. ALL SIGNAGE ELEMENTS MEET CURRENT SCOTTSDALE SIGN CODE CRITERIA AND WILL PROVIDE EYE-PLEASING IDENTIFICATION AND DIRECTIONAL INFORMATION FOR THE ACACIA CREEK VILLAGE PATRONS.

**12-MS-94**

**ATTACHMENT #11**

(If an additional page(s) is necessary, please attach.)

CD03251 (2/94)

ACACIA CREEK VILLAGE  
TENANT SIGN CRITERIA

December 1995

(Subject to revision by Landlord prior to approval of Tenant's signage)

1. GENERAL REQUIREMENTS

- a. Signs shall be centered on the Tenant's suite fascia as shown on Building Wall Elevations, Drawing A, except sign for Suite 111 shall start at south construction joint and sign for Suite 115 shall end at north construction joint if such signs are longer than 13'2".
- b. Block letter style is not permitted.
- c. All permits for signs and their installation will be obtained by Tenant.
- d. Tenant shall be responsible for the fulfillment of all requirements and specifications.
- e. No signs, advertisement, notices or other lettering shall be displayed, exhibited, inscribed, painted or affixed on any part of the building except as approved by Landlord.
- f. Flashing, moving or audible signs are not permitted.
- g. Signs installed without written approval of Landlord may be subject to removal and reinstallation without compensation. Damages may be assessed to cover cost of repairs required to fascia elements resulting from unapproved installations.
- h. All exposed metals must be painted.
- i. No labels shall be permitted on the exposed surface of signs, except those required by local ordinance. Those required shall be applied in an inconspicuous location.
- j. All penetrations of the building structure required for sign installation shall be neatly sealed in a water-tight condition, and all electrical conduit and J-boxes are to be installed in accordance with Drawing B.
- k. Sign contractor shall repair any damage caused by his work.

2. TOTAL SIGN AREA ALLOWED TO TENANTS

- a. All signs at Acacia Creek Village shall conform to this document or City of Scottsdale ordinance, whichever is more strict.
- b. Size: Suites 101 through 107, and 119 through 127: Maximum height-24", maximum length-10'0", maximum area-20 sq. ft. Suites 111 and 115: Maximum height-36", maximum length-20'0", maximum area-60 sq. ft. *Per Landlord Approval and*  
*\* Meets City Code. \**

3. DESIGN REQUIREMENTS

- a. Building Fascia Signs: See Building Wall Detail, Drawing B.
- b. Shingle Signs: Sign construction and design must conform to Shingle Sign, Drawing C.

Location: Suspended from corridor ceiling adjacent to Tenant's suite. See Drawing B.

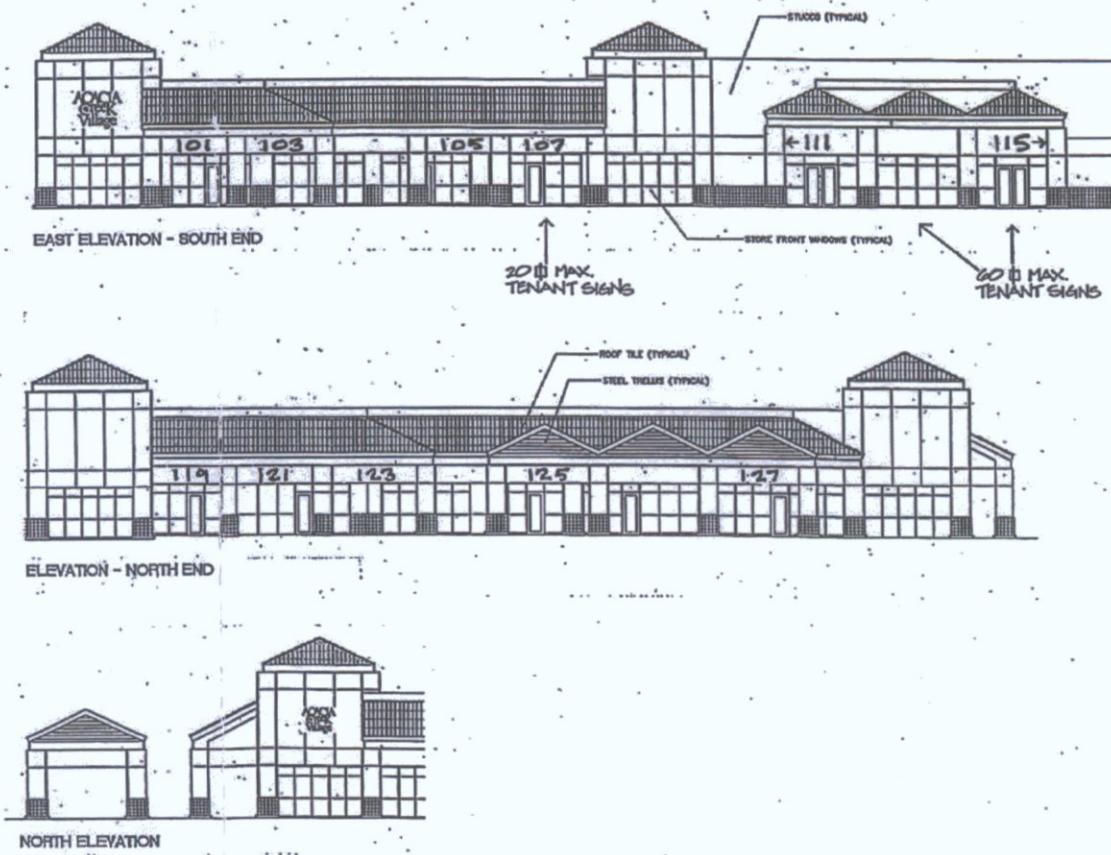
Colors: Arch is to be B.M. 1/B-1030 (beige). End posts are to be B.M. 1/B-1030 (beige), B.M. 3/B-1033 (dark beige), B.M. 5/E-693 (dark green) as shown on Drawing C. Sign face is to be B.M. 1/B-1030 (beige). Letters/Logo are to be Dunn Edwards Q11-34D (lisbon Green). D.E. Q11-34D is the Acacia Creek Village logo color.

- c. Type Face recommended for Tenants without specific logos:

Standard Acacia Creek Village Type Face: Goudy Old Style, regular or medium. See Typeface Detail, Drawing D.

DRAWING A

Exhibit D  
Page 2 of 5



TENANT BUILDING SIGNS:  
EACH TENANT IS ALLOWED A  
20 SQUARE FOOT SIGN, EXCEPT #111 & #115  
TENANT SIGNS ARE ALLOWED  
60 SQUARE FEET

INTERNALLY ILLUMINATED  
PAN CHANNEL LETTERS  
4" METAL RETURN, 20 AMP/110.  
EACH TENANT SIGN WILL BE  
CENTERED ON BUILDING FASCIA  
AS SHOWN HERE - EXCEPT #111 & #115 SEE PG.1, PAR. 1A.

COLORS

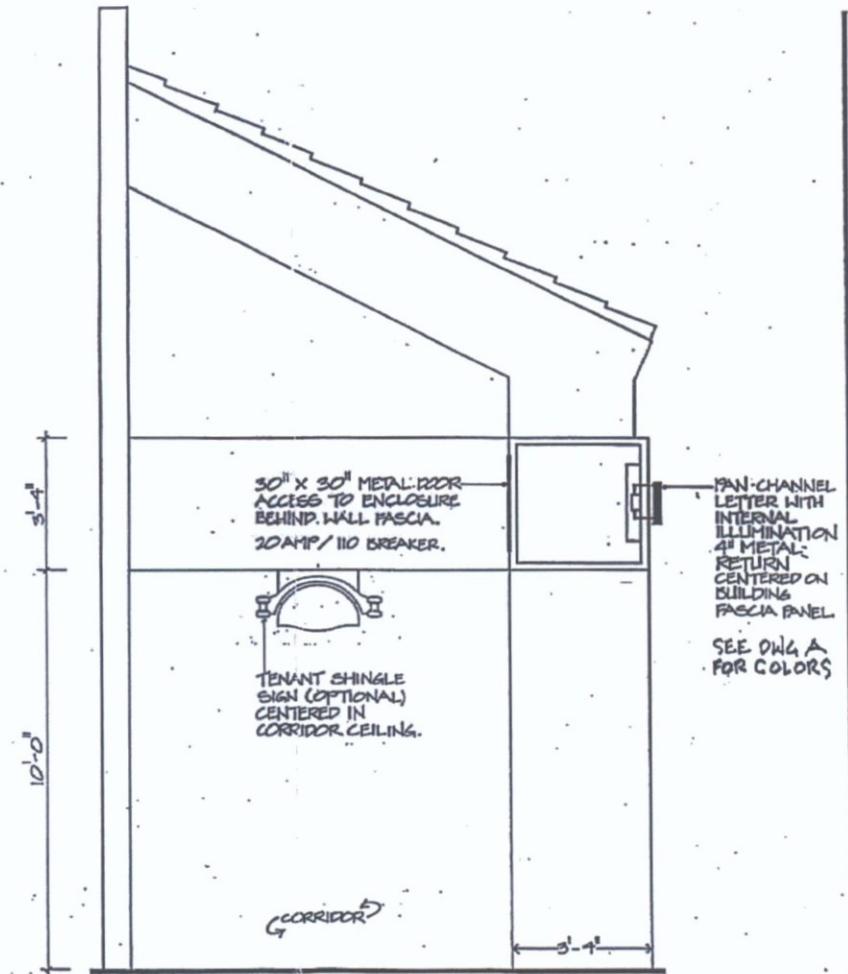
■ PLEXIGLAS COLORS FOR SIGN FACE SHALL BE:  
RED ROHM & HAAS NO. 2283,  
YELLOW ACRYLITE NO. 407, OR  
GREEN ACRYLITE NO. 506

■ INTERNAL NEON TUBES SHALL MATCH  
COLOR OF PLEXIGLAS  
AS CLOSELY AS POSSIBLE.

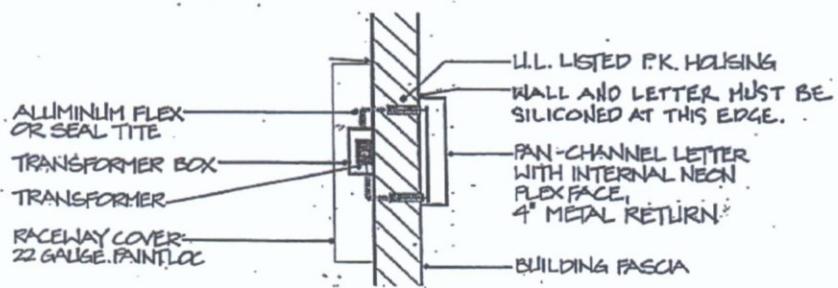
■ METAL RETURNS SHALL MATCH PLEXIGLAS.  
■ TRIM CAPS SHALL BE GOLD OR BRASS.

\*  ANY COLOR PER LANDLORD APPROVAL  
11/09/09 C.R.

## BUILDING WALL SIGNS LOCATIONS ELEVATIONS

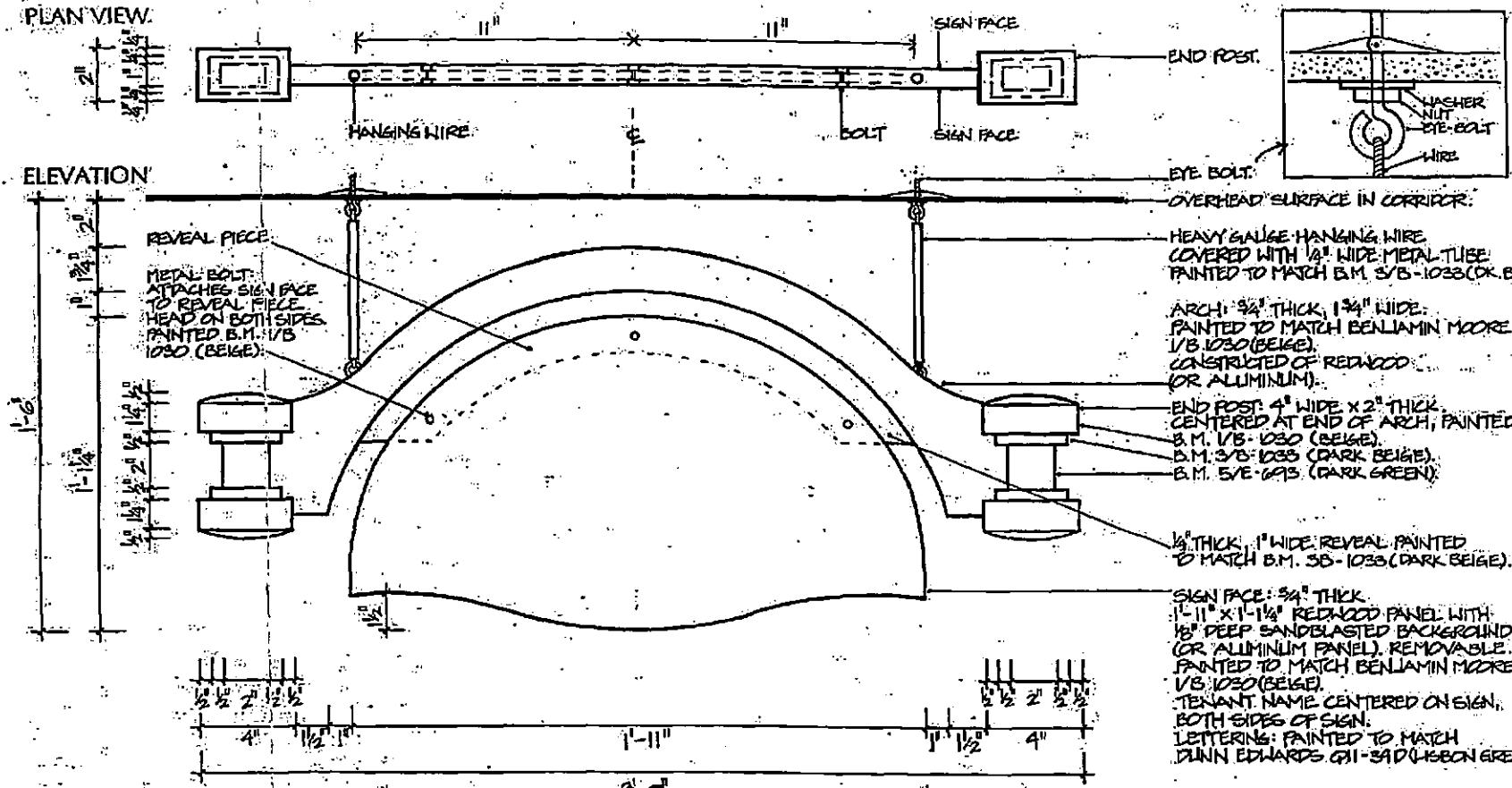


### SECTION DETAIL



### BUILDING WALL SIGN DETAIL

## PLANVIEW



## TENANT SHINGLE SIGN

ABCDEFGHIJKLMN  
OPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz  
1234567890  
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## **TYPEFACE - GOUDY OLD STYLE**

RECOMMENDED (not required) TYPEFACE FOR TENANTS WITHOUT SPECIFIC  
LOGO, LETTER STYLE.

DRAWING .D

Exhibit D  
Page 5 of 5

ACV: 12/95



MASTER SIGN PROGRAM

ACACIA CREEK VILLAGE SHOPS

Development Review # DR - 12 MS - 94 Zoning

DESIGN CRITERIA FOR:

Minor Tenant \_\_\_\_\_

Pad Tenant \_\_\_\_\_

Major Tenant TENANTS E/F LOT MAX

Other \_\_\_\_\_

SPECIFICATIONS

COPY

|                        |                                   |         |
|------------------------|-----------------------------------|---------|
| Color:                 | Red 2283 / Green 500 / Yellow 407 | CABINET |
| Height:                | 36"                               |         |
| Length:                | 80% OF LEASED PROPERTY            |         |
| Material:              | PLEX                              |         |
| Number of Lines:       | 1 OR 2                            |         |
| Total Height of Lines: | 36"                               |         |

LETTER STYLE

|             |                                   |         |
|-------------|-----------------------------------|---------|
| Type:       | INDIVIDUAL LETTERS                | CABINET |
| Script:     | OPEN / CANNERS APPROVAL REQUESTED |         |
| Upper Case: |                                   |         |
| Lower Case: |                                   |         |

(Specifications continued on back - Please Turn over)

MASTER SIGN PROGRAM

ACACIA CREEK VILLAGE SHOPS

Development Review # 12 DR - 1 - MS - 94 Zoning \_\_\_\_\_

DESIGN CRITERIA FOR:

Minor Tenant

\* 20 SQUARE FEET MAX

Pad Tenant

Major Tenant

Other

SPECIFICATIONS

COPY

|                        | INDIVIDUAL LETTERS                   | CABINET    |
|------------------------|--------------------------------------|------------|
| Color:                 | <u>RED 2283 / Green 506 / Yellow</u> | <u>407</u> |
| Height:                | <u>24"</u>                           |            |
| Length:                | <u>50% OF LEASED FRONTAGE</u>        |            |
| Material:              | <u>PLEX</u>                          |            |
| Number of Lines:       | <u>1 OR 2</u>                        |            |
| Total Height of Lines: | <u>24"</u>                           |            |

LETTER STYLE

|             | INDIVIDUAL LETTERS                 | CABINET |
|-------------|------------------------------------|---------|
| Type:       | <u>OPEN / CANSERS APP REQUIRED</u> |         |
| Script:     |                                    |         |
| Upper Case: |                                    |         |
| Lower Case: |                                    |         |

(Specifications continued on back - Please Turn over)

# MORIARTY & COMPANY, INC.

ARCHITECTURE • PLANNING • DEVELOPMENT

January 5, 1996

Copy faxed  
Original Mailed

Mr. Gary Herberger  
HERBERGER ENTERPRISES, INC.  
10881 N. Scottsdale Road  
P.O. Box 14170  
Scottsdale, AZ 85267

RE: Acacia Village Signage

Dear Gary,

Curt Kozall, Signage Inspector for the City of Scottsdale, advised me that the sign permit for Hacienda D' Mexico was based on a 20 foot wide sign, not 24 foot. I advised him that we instructed the contractor to shrink the width of the sign before it was installed.

In the future, Curt will wait to get a written approval from you before sign permits will be issued.

Feel free to call with questions or comments.

Sincerely,  
MORIARTY & COMPANY, INC.

Gary S. Moriarty  
President

C:\DOCS\ACACIA\HERBER4

cc: Curt Kozall

602/  
423-1530

602/  
994-0776 fax

7002  
East First Avenue  
Scottsdale, Arizona  
85251

Suite  
200

**ACACIA VILLAGE, L.L.C.**

10881 North Scottsdale Road, Suite 200  
Post Office Box 14170  
Scottsdale, Arizona 85267-4170  
(602) 945-2681 FAX (602) 947-3919

December 12, 1995

Curt Kozall  
Signage Inspector  
City of Scottsdale  
Planning & Development Department  
7447 E. Indian School Road  
Scottsdale, AZ 85252-1000

**Subject: Acacia Creek Village  
Tenant Sign Criteria**

Dear Curt:

Thank you for your assistance in resolving the tenant sign criteria for Acacia Creek Village. Enclosed is a copy of the Sign Criteria which we will attach to our tenant Leases as Exhibit "D".

I believe this Exhibit is now consistent with our conversations and with the parameters described in the letter to you dated December 11, 1995 from our architect, Gary Moriarity.

Sincerely,

**ACACIA VILLAGE, L.L.C.**

By: Herberger Enterprises, Inc.,  
Manager

Gary K. Herberger  
President

GKH/dks  
Enclosure, as stated

**PROPERTY & COMPANY, INC.**  
STRUCTURE • PLANNING • DEVELOPMENT

December 11, 1995

Curt Kozall  
Signage Inspector  
City of Scottsdale  
Planning & Development Department  
7447 E. Indian School Road  
Scottsdale, AZ 85252-1000

Copy via fax  
Original mailed

RE: Acacia Creek Village Shops Signage

Dear Curt:

Based on our recent discussions, following are the parameters for the tenant signage at the above referenced project that Herberger Enterprises, Inc./Acacia Village, LLC, you and I agreed to last week.

Size

The middle two suites will be allowed a total of 60 SF of signage each with the height not to exceed 36". The remaining suites will be allowed a total of 20 SF each with the height not to exceed 24".

Colors

The following plexiglass colors are acceptable for use on the faces of the signs.

|        |                      |
|--------|----------------------|
| Red    | Rohm & Haas No. 2283 |
| Yellow | Acrylite No. 407     |
| Green  | Acrylite No. 506     |

The internal neon bulbs shall match the color of the plexiglass as closely as possible.

The returns shall match the color of the respective plexiglass color used for each suite.

The trim caps shall be either gold or brass.

602/  
423-1530

602/  
994-0776 fax

7002  
East First Avenue  
Scottsdale, Arizona  
85251

Suite  
200

Curt Kozall  
Signage Inspector  
City of Scottsdale  
December 11, 1995  
Page Two

Letter Styles

All proposed letter styles will be subject to the approval of Herberger Enterprises, Inc./Acacia Village, LLC. In no case will "block" letters be allowed.

The above parameters shall supersede those included in the original DR submittal. All other parameters not specifically addressed herein shall remain as originally approved.

If this contradicts your understanding of what we agreed to, please contact me immediately.

Thank you for your assistance in this matter.

Sincerely,  
MORIARTY & COMPANY, INC.  
Gary S. Moriarty  
President

copy faxed to: Gary Herberger  
Acacia Village, LLC