

Case Research



City of Scottsdale Building Permit

Permit #: 059906

Keycode: J6346

Permit Type: SIGNS-PERMANENT

Date Issued: 9/13/2001

Address: 32331 N SCOTTSDALE RD

Plan Check #: 3765-01

MCR: Subdivision:

Lot #:

APN: 216-51-002 Q8: 56-45

Zoning: C-2 ESL

Case #: 0

Building : \$0.26
 Plumbing : \$0.08
 Electrical : \$0.08
 Mechanical : \$0.08
 Total \$0.50

Base Fee	:		=	\$130.00
A/C Square Feet	:	x \$0.50 x 0%	=	\$0.00
Other Square Feet	:	x \$0.25 x 0%	=	\$0.00
Additional Fee	:	1 x \$203.00	=	\$203.00
Additional Fee	:	1 x \$203.00	=	\$203.00
Total				\$536.00

Valuation: \$0.00

Owner's Name : KOLL DEVELOPMENT CO
 Address : 4150 N DRINKWATER BLVD STE 200
 City, St. Zip : SCOTTSDALE, AZ 85251

Hldg. Contractor : AIRPARK SIGNS & GRAPHICS Phone: 480-966-6565
 Residential # : 128889 Commercial # : 128889 Privilege Tax: 136776

Setbacks : North() South() East() West() Owner Builder: No

Meter Size : Gas: No Elec. Amps: Fire Permit #:

Census Code: 994 Exist Use: Fax/Charge Acct:

Customer Signature : _____

Dev. Services : **CKOZA**
59906/AIRPARK SIGNS

When a credit card is used as payment I agree to pay the above total amount according to the Card Issued **SEP 13 2001/12:37 PM...**

This form, when approved, signed and validated is a permit to do the work described. Permit expires if work is not commenced within 180 days, or if work is suspended for 180 days after work is commenced.

FOR INSPECTIONS CALL 480-312-5796 / 480-312-5797 OR VISIT WWW.CLSCOTTSDALE.AZ.US/ONESTOPSHOP

7447 E. Indian School Rd., Scottsdale, AZ 85251 (480) 312-2500

SEP 13 2001
536.00



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7447 E. Indian School Rd., Scottsdale, AZ 85251 (480) 312-2500



APPLICATION FOR SIGN PERMIT

IF THIS FORM MUST BE TYPED OR PRINTED IN INK AND MUST BE FULLY COMPLETED BEFORE THE APPLICATION CAN BE PROCESSED. THANK YOU.

1. JOB ADDRESS / SITE NUMBER: _____

2. BUSINESS NAME: THE SUMMIT AT SCOTTSDALE

3. BUSINESS LICENSE #: _____

4. BUSINESS OWNER'S NAME: LOU DEVELOPMENT / DONALD SCHRIEBEL
ADDRESS: 4150 N. DRINKWATER BLVD. 85261

5. CONTRACTOR NAME / ADDRESS: _____

6. CONTRACTOR'S SCOTTSDALE BUSINESS LICENSE #: 136776
STATE LICENSE #: 120009

7. NAME OF MULTITENANT BUILDING OR COMPLEX / SINGLE TENANT BUILDING: _____

8. DEVELOPMENT REVIEW BOARD #: _____
BOARD OF ADJUSTMENT #: _____
NUMBER OF STORES: _____

10. FRONT FOOTAGE OF SUBJECT BUSINESS (BLDG): _____

11. ENCROACHMENT PERMIT: _____
ELECTRICAL PERMIT NUMBER: _____ SIGN PERMIT NUMBER: _____

12. USE OF SIGN: CENTRAL I.D.

13. TYPE OF LIGHTING USED: _____

14. WALL SIGN LOCATION ON BUILDING ELEVATION: EAST WEST NORTH SOUTH

15. FREE-STANDING SIGN LOCATION: 2500

NOTE: NO PLAN EXCEEDING 24" x 36" WILL BE ACCEPTED

TWO COPIES OF EACH SIGN PLAN MUST BE SUBMITTED. SEE "INSTRUCTIONS FOR SIGN APPLICANTS" FOR PLAN REQUIREMENTS.

I understand that the application and all plans will be destroyed by the City if a permit is not obtained within 60 days of the date this application is submitted to the City. The above sign permit number must appear on the front surface of lower right hand corner of sign

I will construct the sign or any part of the sign in accordance with the provisions of the City of Scottsdale Sign Ordinance

APPLICANT'S NAME (Please print): Stephen Cherrick
SIGNATURE: Stephen Cherrick PHONE: 480 966 6865

FOR OFFICE USE ONLY

SIGN PLAN CHECK # 3765-01

ISSUER INITIALS _____ DATE _____
BOOK _____ MAP _____ PARCEL _____

Q.S.
 PERMANENT TEMPORARY
 WALL SIGN FREESTANDING

PHOTO NEEDED YES NO ZONE _____

SIGN APPROVED _____ SIGN REJECTED _____

COMMENTS:
S/R

SQUARE FOOTAGE SIGN #1 12.00 203
SQUARE FOOTAGE SIGN #2 12.00 P
SQUARE FOOTAGE SIGN #3 _____
SQUARE FOOTAGE SIGN #4 _____

ENCROACHMENT PERMIT YES NO
INDEMNITY AGREEMENT YES NO

SIGN PERMIT \$ FEE _____

SIGN INSPECTOR _____

APPROVED AS NOTED

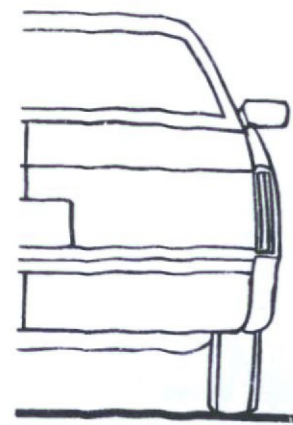
FOR THE ADDRESS SHOWN, APPROVAL SHALL NOT BE GIVEN TO PERMIT VIOLATION OF THE ZONING ORDINANCE, ELECTRICAL CODES OR ANY OTHER LAW OR ORDINANCE.

NOTES: 1. SIGN SETBACK REQUIREMENTS SHALL BE IN ACCORDANCE WITH CITY OF SCOTTSDALE STREET GEOMETRIC DESIGN MANUAL DESIGN. 2. SIGN INSTALLATION MUST COMPLY WITH APPROVED SUBMITTALS.

14'-8"
10'-0"
CITY OF SCOTTSDALE, ARIZONA

DATE 9/13/11

- COPY ONLY
- NO SIGN IN NACS
- "HALO" ILLUMINATION ONLY



INTERNALLY ILLUMINATED (FLOURESCENT TUBES)
ALUMINUM CONSTRUCTION
PUSH-THRU COPY THROUGH ROUTED TEXT OPENING
LETTER FACES PAINTED MANOR HOUSE
CABINET PAINTED SISEL

WHITE "HALO"
STONE VENEER OVER MASONRY
ONLY



GROUND SIGN

SIGN BASE TO BE ILLUMINATED BY GROUND MOUNTED LIGHT FIXTURES

THE SUMMIT AT SCOTTSDALE

A Primary Project Identification Ground Sign
SCALE 1/2"=1'-0"





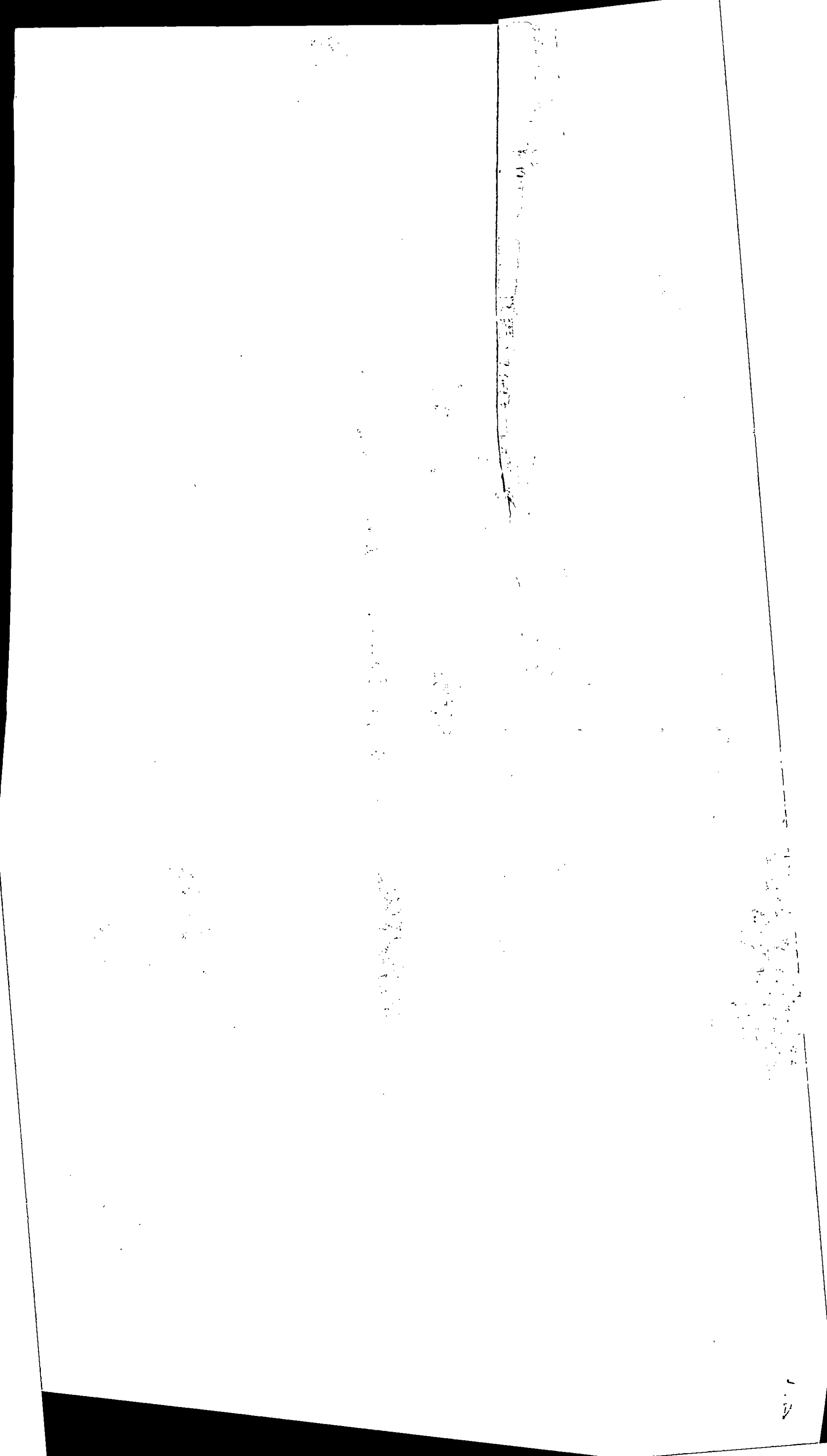
Site Plan - Monument Sign Location Plan

SCALE NTS

PERMIT NUMBER
CITY OF SCOTTSDALE

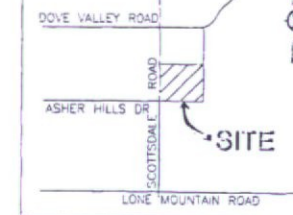
DATE

MMIT
-SCOTTSDALE-



ALTA/ACSM SURVEY

OF A PORTION OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
NOT TO SCALE

DEI
PROFESSIONAL SERVICES, L.L.C.
4225 N. 24th Street, Suite 100
Phoenix, Arizona 85018
Phone: (602) 954-2228
Fax: (602) 954-2227

1982-2000
18
YEARS OF EXCELLENCE
DEI Professional Services, L.L.C.



ALTA/ACSM SURVEY
DONAHUE SCHRIEBER REALTY GROUP
SCOTTSDALE, ARIZONA

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 14, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION BEARS NORTH 00 DEGREES 01 MINUTES 33 SECONDS EAST, 2642.13 FEET;

THENCE NORTH 00 DEGREES 01 MINUTES 33 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 347.73 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 27 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 75.00 FEET TO A POINT ON THE EASTERN RIGHT OF WAY OF SCOTTSDALE ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE NORTH 00 DEGREES 01 MINUTES 33 SECONDS EAST, ALONG SAID EASTERN RIGHT OF WAY, A DISTANCE OF 1294.47 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 27 SECONDS EAST, LEAVING SAID EASTERN RIGHT OF WAY, A DISTANCE OF 1230.00 FEET;

THENCE SOUTH 00 DEGREES 01 MINUTES 33 SECONDS WEST, A DISTANCE OF 712.69 FEET;

THENCE SOUTH 89 DEGREES 57 MINUTES 17 SECONDS WEST, A DISTANCE OF 409.98 FEET;

THENCE SOUTH 00 DEGREES 02 MINUTES 43 SECONDS EAST, A DISTANCE OF 79.00 FEET;

THENCE SOUTH 89 DEGREES 57 MINUTES 17 SECONDS WEST, A DISTANCE OF 401.17 FEET;

THENCE SOUTH 00 DEGREES 01 MINUTES 33 SECONDS WEST, A DISTANCE OF 550.00 FEET;

THENCE SOUTH 89 DEGREES 57 MINUTES 17 SECONDS WEST, A DISTANCE OF 269.95 FEET;

THENCE NORTH 00 DEGREES 01 MINUTES 33 SECONDS EAST, A DISTANCE OF 47.64 FEET;

THENCE SOUTH 89 DEGREES 57 MINUTES 17 SECONDS WEST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

NOTES

1. THE LOCATION OF UNDERGROUND UTILITIES AS DEPICTED HEREON IS BASED ON RECORD INFORMATION PROVIDED TO THE SURVEYOR BY LOCAL AGENCIES OF JURISDICTION AND ON RECOVERABLE FIELD LOCATED SURFACE FEATURES OF THOSE UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE AND POSSIBLY INCOMPLETE. NO EXCAVATIONS WERE MADE TO LOCATE BURIED UTILITIES DURING THE PROGRESS OF OR FOR THE PURPOSE OF THIS SURVEY.
2. THE SURVEYOR'S REVIEW OF DOCUMENTS REFERENCED IN THE TITLE REPORT AS SCHEDULE "B" ITEMS IS LIMITED TO THE SURVEYOR'S SCOPE-OF-SERVICES AS IDENTIFIED IN THE CERTIFICATION HEREON. ADDITIONALLY THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSIONAL CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN CONSULTATION WITH QUALIFIED LEGAL COUNSEL RELATIVE TO THE INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.
3. SCHEDULE B ITEMS 1-4, AND 10-11 ARE BEYOND THE REVIEW AND SCOPE OF THIS SURVEY.
4. THIS SURVEY IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY # 226-100-1274947 DATED APRIL 20, 2000 AT 7:30 A.M.
5. PURSUANT TO TABLE "A", ITEM 12, NO ADDITIONAL REQUIREMENTS HAVE BEEN MADE BY THE CLIENT FOR THIS SURVEY.
6. PURSUANT TO TABLE "A", ITEM 14, AND TO THE BEST OF MY KNOWLEDGE, THE SURVEYOR HAS NOT OBSERVED EVIDENCE OF EARTH MOVING WORK OR SITE CONSTRUCTION UNDERWAY OR RECENTLY COMPLETED (EXCEPT AS SHOWN HEREON.) THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED CONTRACTORS AND CANNOT ACCURATELY IDENTIFY RECENT CONSTRUCTION. INTERESTED AND AFFECTED PARTIES SHOULD SEEK CONSULTATION FROM A REGISTERED CONTRACTOR OR OTHER QUALIFIED PARTY.
7. PURSUANT TO TABLE "A", ITEM 15, THE SURVEYOR HAS NOT BEEN INFORMED OF ANY CHANGES IN THE PROPOSED RIGHTS OF WAY BY TITLE INFORMATION OR CLIENT KNOWLEDGE ON WHICH THIS SURVEY IS BASED. ADDITIONALLY, ANY CHANGES IN RIGHTS OF WAY, WHICH HAVE ALREADY OCCURRED, SHOULD BE VERIFIED BY ADDITIONAL TITLE SEARCH. TO THE BEST OF MY KNOWLEDGE, THE SURVEYOR HAS NOT OBSERVED ANY RECENT STREET OR SIDEWALK CONSTRUCTION. THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED CONTRACTORS AND CANNOT ACCURATELY IDENTIFY RECENT CONSTRUCTION. INTERESTED AND AFFECTED PARTIES SHOULD SEEK CONSULTATION FROM A REGISTERED CONTRACTOR OR OTHER QUALIFIED PARTY.
8. PURSUANT TO TABLE "A", ITEM 16, THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED TO IDENTIFY EVIDENCE WHICH WOULD INDICATE ADVERSE ENVIRONMENTAL CONDITIONS OF SITE. INTERESTED OR AFFECTED PARTIES SHOULD SEEK CONSULTATION BY AN ENVIRONMENTAL ENGINEERING CONSULTANT OR OTHER QUALIFIED PROFESSIONAL.
9. THERE ARE NO BUILDINGS LOCATED ON THE SUBJECT PROPERTY.
10. (5) THE PROPERTY IS SUBJECT TO TERMS AND CONDITIONS OF LOT SPLIT APPROVAL PER DOC. 99-0807248, OF OFFICIAL RECORDS.
11. (7) THE PROPERTY IS SUBJECT TO TERMS AND CONDITIONS OF OPERATION AND EASEMENT AGREEMENT PER DOC. 99-0807251, OF OFFICIAL RECORDS.
12. (8) THE PROPERTY IS SUBJECT TO TERMS AND CONDITIONS OF SITE DEVELOPMENT AGREEMENT PER DOC. 99-0807252, OF OFFICIAL RECORDS.
13. (9) THE PROPERTY IS SUBJECT TO TERMS AND CONDITIONS OF REPURCHASE AGREEMENT PER DOC. 99-0807253, OF OFFICIAL RECORDS.
14. THIS SURVEY CONTAINS TABLE "A" ITEMS 1-4, 6, 8, AND 10-13.

LEGEND

- LIGHT POLE
- ✱ EXIST. WATER VALVE
- ⊗ WATER METER
- ⊕ EXIST. FIRE HYDRANT
- ⊕⊕ EXIST. SANITARY SEWER MANHOLE
- ⊕ CATCH BASIN
- ⊕ DRY WELL
- ⊕ FD BC IN HH
- ⊕ FOUND BC FLUSH
- (M) MEASURED INFORMATION
- (R) RECORD INFORMATION
- SET 1/2" REAR
- FD 1/2" REAR UNLESS OTHERWISE NOTED
- ⊕ ELECTRIC BOX
- (5) SCHEDULE B ITEM AND NUMBER
- ⊕ DESERT VEGETATION

FLOODZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C0820E, DATED DECEMBER 3, 1993, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

ZONING:

ZONED C-2 ESL	
MAXIMUM BUILDING HEIGHT=	35'
MAXIMUM COVERAGE=	N/A
FRONT SETBACK=	40'
SIDE SETBACK=	50'
REAR SETBACK=	50'
STREET SIDE SETBACK=	40'

ZONING:

ZONED R1-43 ESL	
MAXIMUM BUILDING HEIGHT=	35'
MAXIMUM COVERAGE=	N/A
FRONT SETBACK=	40'
SIDE SETBACK=	20'
REAR SETBACK=	35'
STREET SIDE SETBACK=	20'

PLEASE CONTACT CITY OF SCOTTSDALE PLANNING AND ZONING DEPARTMENT FOR ALL VARIANCES OF WHAT IS SHOWN HEREON.

SITE AREA

PARCEL CONTAINS 1,165,540.2 SQUARE FEET OR 26.76 ACRES, NET

SURVEYORS CERTIFICATE

TO: DONAHUE SCHRIEBER REALTY GROUP, L.P., A DELAWARE LIMITED PARTNERSHIP, KOLL DEVELOPMENT CO. AND FIRST AMERICAN TITLE INSURANCE COMPANY:

I, JASON R. KACK, HEREBY CERTIFY THAT THIS SURVEY, MADE BY ME OR UNDER MY DIRECTION, ON MAY 16, 2000, WAS MADE ON THE GROUND AS PER THE FIELD NOTES SHOWN ON THIS SURVEY AND CORRECTLY SHOWS (i) THE BOUNDARY AND AREAS OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION, AND TYPE OF BUILDINGS AND IMPROVEMENTS THEREON AND THE DISTANCE THEREFROM TO THE NEAREST EXTERIOR PROPERTY LINES OF THE SUBJECT PROPERTY; (ii) THE LOCATIONS OF ALL RIGHTS-OF-WAY, EASEMENTS, AND OTHER MATTERS OF RECORD AFFECTING OR BENEFITING THE SUBJECT PROPERTY; (iii) THE LOCATIONS OF THE PARKING AREAS ON THE SUBJECT PROPERTY AND SHOWING THE NUMBER OF PARKING SPACES PROVIDED THEREBY; (iv) ALL ADJUTING DEDICATED PUBLIC STREETS PROVIDING ACCESS TO THE SUBJECT PROPERTY, TOGETHER WITH THE WIDTH AND NAME THEREOF; AND (v) ALL OTHER SIGNIFICANT ITEMS ON THE SUBJECT PROPERTY, AS SHOWN.

I ALSO HEREBY CERTIFY THAT EXCEPT AS SHOWN AS HEREON, THERE ARE NO (i) ENCROACHMENTS UPON THE SUBJECT PROPERTY BY IMPROVEMENTS ON ADJACENT PROPERTIES; AND (ii) ENCROACHMENTS ON ADJACENT PROPERTIES, STREETS OR ALLEYS BY IMPROVEMENTS ON THE SUBJECT PROPERTY. I ALSO HEREBY CERTIFY THAT UNLESS SHOWN HEREON, ALL BUILDINGS AND STRUCTURES LIE WHOLLY WITHIN ALL APPLICABLE BUILDING SETBACK LINES, IF ANY, BASED UPON DATA OBTAINED FROM LOCAL AGENCY PLANNING DEPARTMENT OFFICIALS AND DO NOT VIOLATE ANY HEIGHT OR LOCATION RESTRICTIONS SET FORTH IN ANY PRELIMINARY TITLE REPORT AND ITS UNDERLYING DOCUMENTS. I ALSO HEREBY CERTIFY THAT (i) THERE ARE NO VIOLATIONS OF ANY ZONING ORDINANCES AFFECTING THE PROPERTY AND ALL ZONING CLASSIFICATIONS AND RESTRICTIONS ARE SHOWN ON THE SURVEY, AND (ii) THIS MAP AND SURVEY IN WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1997, AND MEETS THE REQUIREMENTS FOR A URBAN SURVEY.

(signature)
JASON R. KACK

No: 33315
Date: 5/18/00

REVISIONS	

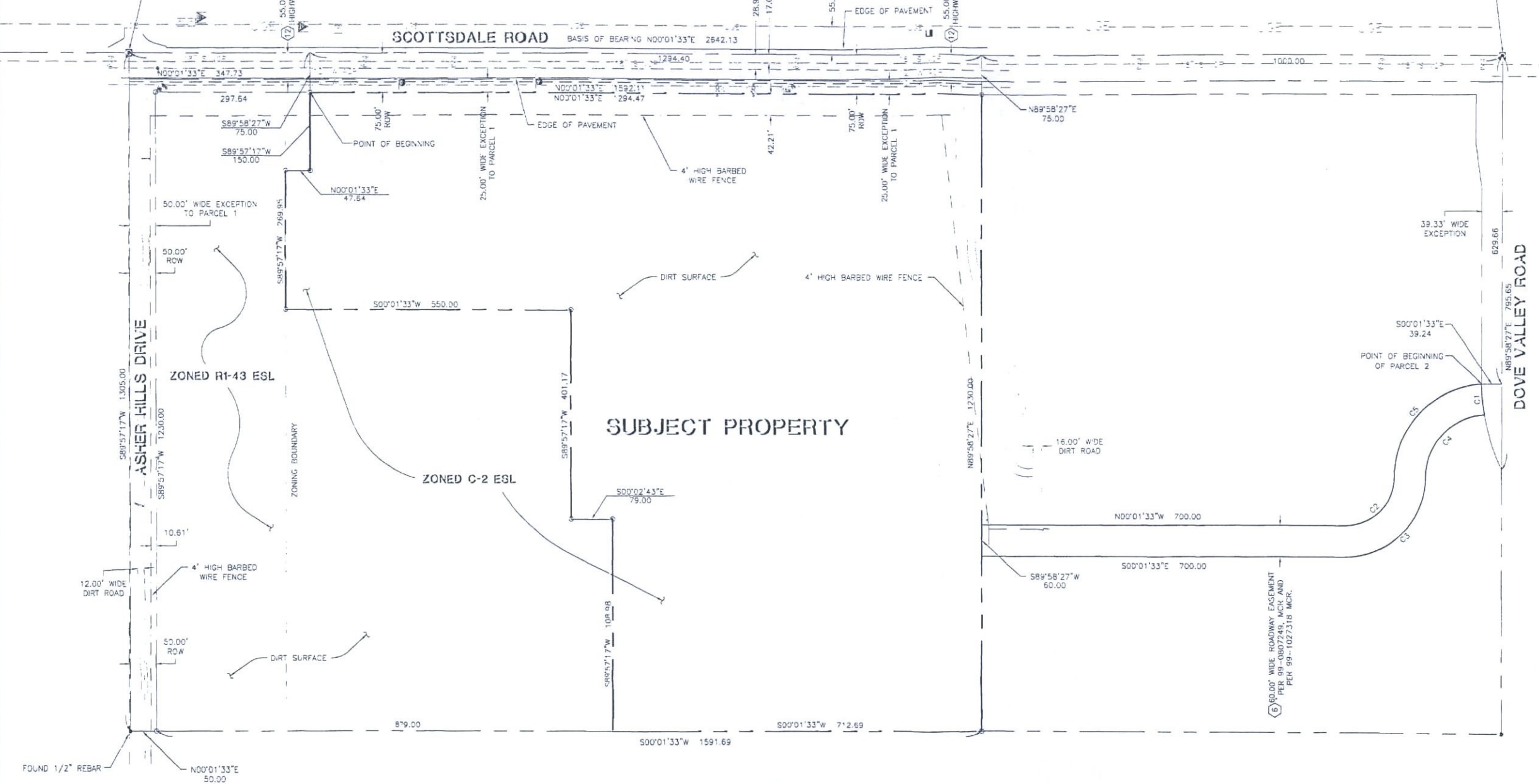
DATE:	5/18/00
PROJ. NO.:	9155
DESIGN:	
DRAWN:	JAK
CHECK:	JRK
SCALE:	
CAD FILE:	5/18/00

ALTA/ACSM SURVEY
No. 33315
5/18/00
Page 2 of 2
DSRG PARCEL



WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 4 EAST
POINT OF COMMENCEMENT

NORTHWEST CORNER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 4 EAST



SUBJECT PROPERTY

ZONED R1-43 ESL

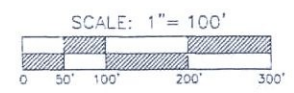
ZONED C-2 ESL

ASHER HILLS DRIVE

DOVE VALLEY ROAD

SCOTTSDALE ROAD

NO.	DELTA	RADIUS	LENGTH
C1	8°27'21"	407.00	60.07
C2	90°00'00"	95.00	149.23
C3	90°00'00"	155.00	243.47
C4	85°54'34"	120.00	179.93
C5	85°27'41"	180.00	268.48



DELTA
PROFESSIONAL
SERVICES, L.L.C.
2223 N. 24th Street, Suite 200
Phoenix, Arizona 85016
Phone: (602) 944-2018
FAX: (602) 944-2018

1982-2000
18
YEARS OF
EXCELLENCE
DEI Professional
Services, L.L.C.



ALTA/ACSM SURVEY
DONAHUE SCHRIEBER REALTY GROUP
SCOTTSDALE, ARIZONA

REVISIONS

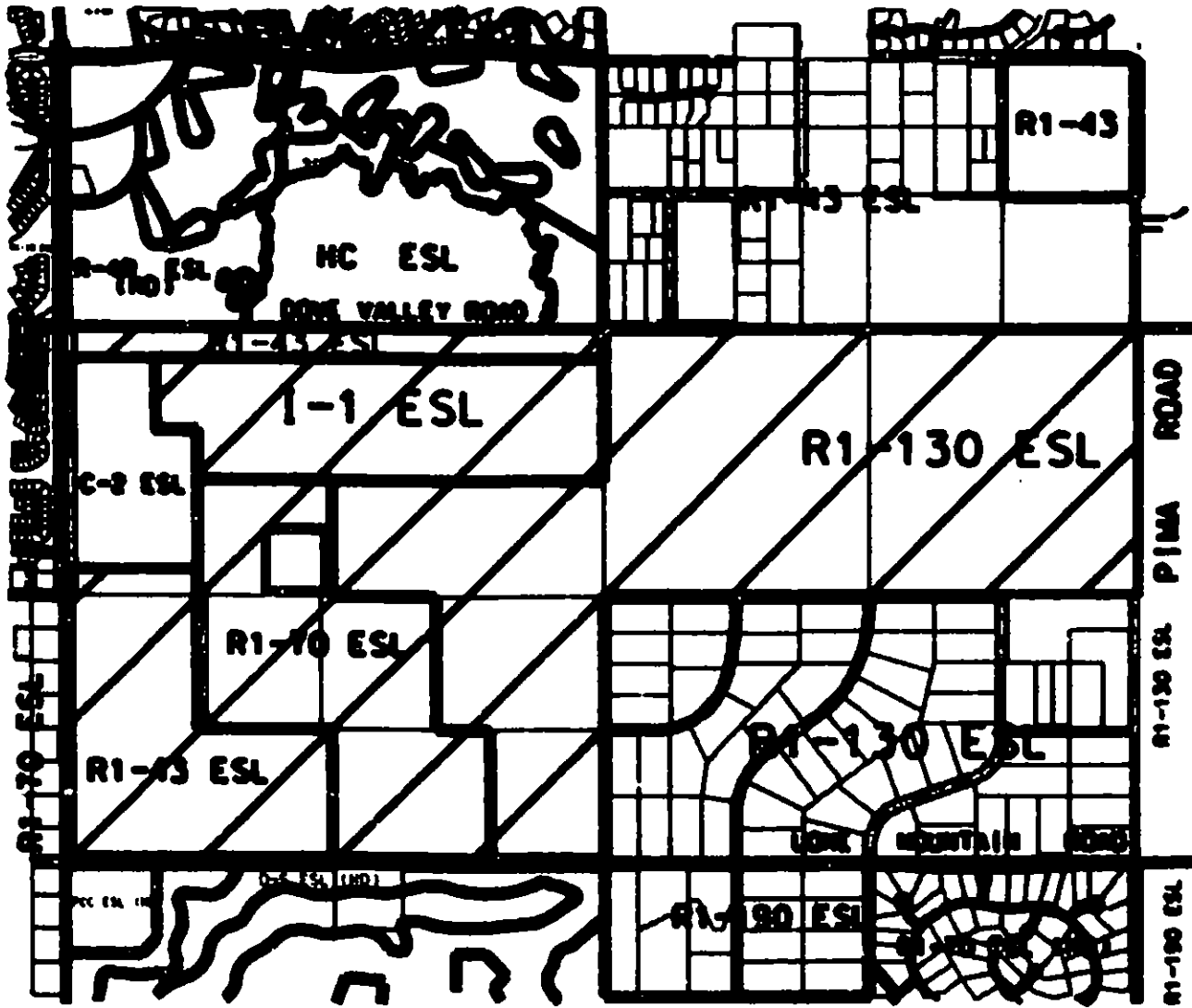
NO.	DATE	DESCRIPTION

DATE: 5/16/00
PROJ. NO.: 99155
DESIGN:
DRAWN: JAH
CHECK: JJK
SCALE: 1"=100'
CAD FILE: 9155e02

ALTA/ACSM SURVEY



EXISTING



15-ZN-97 5-GP-97 13-UP-97



REQUESTS REZONING FROM R1-43 ESL, R1-70 ESL, R1-130 ESL,
AND I-1 ESL TO R1-43 ESL, R1-18 ESL, R1-10 ESL, R1-7 ESL,
R-4R ESL, COS ESL AND O-S ESL

ATTACHMENT #2

87-20-1984

113-Z-84

OCT 6 - '83 - 9 15

ORDINANCE NO. 1611

BILL HENRY, COUNTY RECORDER

FEE 245 PGS

AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, STATE OF ARIZONA, PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES AND AMENDMENTS THERETO, BY ANNEXING THERETO CERTAIN TERRITORY CONTIGUOUS TO THE EXISTING CITY LIMITS OF SCOTTSDALE AND DECLARING AN EMERGENCY.

ORDINANCE (C)

WHEREAS, a petition has been presented in writing to the Mayor and Council of the City of Scottsdale, Arizona, signed by the owners of more than one-half in value of the real and personal property as would be subject to taxation by the City of Scottsdale in the event of annexation within the territory and land hereinafter described as shown by the last assessment of said property, which said territory is contiguous to the City of Scottsdale, and not now embraced within its limits, asking that the property more particularly hereinafter described be annexed to the City of Scottsdale, and to extend and increase the corporate limits of the City of Scottsdale so as to embrace the same; and

WHEREAS, the Mayor and Council of the City of Scottsdale Arizona, are desirous of complying with said petition and extending and increasing the corporate limits of the City of Scottsdale to include said territory; and

WHEREAS, said petition sets forth a true and correct description of all the exterior boundaries of the entire area proposed to be annexed to the City of Scottsdale and had attached thereto at all times an accurate map of the territory desired to be annexed; and

WHEREAS, no additions or alterations increasing the territory sought to be annexed have been made after the said petition had been signed by any owner of real and personal property in such territory; and

WHEREAS, certain portions of the territory sought to be annexed have been deleted by the said Mayor and Council, and, therefore, the territory sought to be annexed has been reduced in area to the territory hereinafter described;

WHEREAS, proper and sufficient certification and proof of the foregoing facts are now on file in the office of the City Clerk of the City of Scottsdale, Arizona, together with the original petition referred to herein,

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, Arizona, as follows:

SECTION 1. That the following described territory be, and the same hereby is annexed to the City of Scottsdale, and that the present corporate limits be, and the same hereby are, extended and increased to include the following described territory contiguous to the present City limits, to-wit:

[Handwritten signatures and initials]

BEGINNING at a point on the existing City Limits of the City of Scottsdale, Arizona, said point being the northeast corner of Section 24, Township 4 North, Range 5 East of the Gila and Salt River Meridian, said point also being the southwest corner of Section 18, Township 4 North, Range 6 East of the Gila and Salt River Meridian;

THENCE, Easterly along the south line of said Section 18 to a point of intersection with a line lying 55.00 feet east of and parallel with the west line of said Township 4 North, Range 6 East;

THENCE, North along said line lying 55.00 feet east of and parallel with the west line of said Township 4 North, Range 6 East to a point on the north line of Section 6, of said Township 4 North, Range 6 East; said point also being on the south line of Section 36, Township 5 North, Range 5 East of the Gila and Salt River Meridian;

THENCE, Easterly along the south line of said Section 36 to the southeast corner of said Section 36, said southeast corner also being the southwest corner of Section 31, Township 5 North, Range 6 East;

THENCE, Easterly along the south line of said Section 31 to a point of intersection with a line lying 55.00 feet east of and parallel with the west line of said Township 5 North, Range 6 East;

THENCE, North along said line lying 55.00 feet east of and parallel with the west line of said Township 5 North, Range 6 East to a point on the north line of Section 18 of said Township 5 North, Range 6 East, said point also being on the south line of Section 7, of said Township 5 North, Range 6 East, of the Gila and Salt River Meridian;

THENCE, Continuing North along a line lying 55.00 feet east of and parallel with the west line of said Township 5 North, Range 6 East to a point of intersection with a line lying 33.00 feet north of and parallel with the south line of said Section 7, Township 5 North, Range 6 East of the Gila and Salt River Meridian;

THENCE, Westerly along said line lying 33.00 feet north of and parallel with the south line of said Section 7 to a point on the west line of said Township 5 North, Range 6 East;

THENCE, Westerly along a line lying 33.00 feet north of and parallel with the south lines of Sections 12, 11, 10 and 9 of Township 5 North, Range 5 East to a point of intersection with the west line of Section 9 of said Township 5 North, Range 5 East;

THENCE, Southerly along said west line to the southwest corner of said Section 9, said southwest corner also being the northwest corner of Section 16, Township 5 North, Range 5 East;

THENCE, Southerly along the west line of said Section 16 to the southwest corner of said Section 16, said southwest corner also being the northeast corner of Section 20, Township 5 North, Range 5 East;

THENCE, Westerly along the north line of said Section 20 to the northwest corner of said Section 20;

THENCE, Southerly along the west line of said Section 20 to the west quarter corner of said Section 20, said west quarter corner also being the east quarter corner of Section 19, Township 5 North, Range 5 East;

THENCE, Westerly along the East-West Midsection line of said Section 19 to a point of intersection with a line lying 65.00 feet east of and parallel with the west line of Township 5 North, Range 5 East;

17
THENCE, Northerly along said line lying 65.00 feet east of and parallel with the west line of Township 5 North, Range 5 East to a point of intersection with a line lying 33.00 feet north of and parallel with the south line of Section 7, Township 5 North, Range 5 East;

THENCE, Westerly along said line lying 33.00 feet north of and parallel with the south line of said Section 7 to a point on the west line of said Township 5 North, Range 5 East of the Gila and Salt River Meridian;

THENCE, Westerly along a line lying 33.00 feet north of and parallel with the south lines of Sections 12, 11, and 10, Township 5 North, Range 4 East of the Gila and Salt River Meridian to a point of intersection with the North-South midsection line of Section 10, Township 5 North, Range 4 East;

THENCE, Southerly along the North-South midsection line of said Section 10 to the south quarter corner of said Section 10, said south quarter corner also being the north quarter corner of Section 15, Township 5 North, Range 4 East;

THENCE, Southerly along the North-South midsection line of said Section 15 to the south quarter corner of said Section 15, said south quarter corner also being the north quarter corner of Section 22, Township 5 North, Range 4 East;

THENCE, Southerly along the North-South midsection line of said Section 22 to a point of intersection with a line lying 40.00 feet north of and parallel with the south line of said Section 22, Township 5 North, Range 4 East;

THENCE, Westerly along a line lying 40.00 feet north of and parallel with the south line of said Section 22, Township 5 North, Range 4 East to a point of intersection with the Northerly prolongation of the west line of the east half of the northwest quarter of Section 27, Township 5 North, Range 4 East;

THENCE, Southerly along said west line and its northerly prolongation thereof to a point of intersection with the East-West midsection line of Section 27, Township 5 North, Range 4 East;

THENCE, Easterly along the East-West midsection line of said Section 27 to the center of said Section 27, Township 5 North, Range 4 East;

THENCE, Southerly along the North-South midsection line of said Section 27 to a point of intersection with a line lying 55.00 feet north of and parallel with the south line of said Section 27;

THENCE, Westerly along a line lying 55.00 feet north of and parallel with the south line of Sections 27, 28 and 29, Township 5 North, Range 4 East to a point of intersection with a line lying 55.00 feet west of and parallel with the east line of said Section 29;

THENCE, Southerly along a line 55.00 feet west of and parallel with the east line of Sections 29 and 32, Township 5 North, Range 4 East to a point of intersection with the south line of Township 5 North, Range 4 East of the Gila and Salt River Meridian;

THENCE, continuing southerly along the extension of the aforementioned line to a point of intersection with the existing City of Phoenix Limits Line, by Phoenix Ordinance No. G-1829, said City of Phoenix Limits Line lying 65.00 feet south of and parallel with the north line of Township 4 North, Range 4 East of the Gila and Salt River Meridian;

THENCE, Easterly along the said existing City of Phoenix City Limits Line to a point of intersection with the southerly prolongation of the west line of Section 35, Township 5 North, Range 4 East, of the Gila and Salt River Meridian;

THENCE, Northerly along said southerly prolongation of the west line of said Section 35, said southerly prolongation also being the existing Scottsdale City Limits, by Scottsdale Annexation Ordinance No. 1446 to the southwest corner of said Section 35;

THENCE, Easterly along the south line of said Section 35, said south line also being the said existing City Limits Line by Annexation Ordinance No. 1446, to a point on the south line of said Section 35, said point also being the northwest corner of Section 2, Township 4 North, Range 4 East of the Gila and Salt River Meridian;

THENCE, Easterly along the north lines of Sections 2 and 1, Township 4 North, Range 4 East, of the Gila and Salt River Meridian, said north lines also being the said existing Scottsdale City Limits, by Annexation Ordinance No. 1446, to the northeast corner of Township 4 North, Range 4 East;

THENCE, Easterly along the north lines of Sections 6 and 5, Township 4 North, Range 5 East of the Gila and Salt River Meridian, said north lines also being the said existing Scottsdale City Limits, by Annexation Ordinance No. 1446 to a point on the north line of said Section 5, said point being the southwest corner of Section 32, Township 5 North, Range 5 East of the Gila and Salt River Meridian;

THENCE, Northerly along the west line of said Section 32, said west line also being the existing City of Scottsdale City Limits, by Scottsdale Annexation Ordinance No. 1432, to the northwest corner of said Section 32, said northwest corner of Section 32 also being the southeast corner of Section 30, Township 5 North, Range 5 East of the Gila and Salt River Meridian;

THENCE, Westerly along the south line of said Section 30 and said existing City Limits, by Annexation Ordinance No. 1432, to the south quarter corner of said Section 30;

THENCE, Northerly along the North-South Mid-Section Line of said Section 30, said Mid-Section line also being the said existing City Limits Line, by Annexation Ordinance No. 1432, to the north quarter corner of said Section 30;

THENCE, Easterly along the north lines of Sections 30, 29, 28 and 27 of Township 5 North, Range 5 East of the Gila and Salt River Meridian, said north lines also being the said existing City Limits Line, by Annexation Ordinance No. 1432, to the northeast corner of said Section 27;

THENCE, Southerly along the east lines of Sections 27 and 34, Township 5 North, Range 5 East of the Gila and Salt River Meridian, said east lines also being the said existing City Limits Line, by Annexation Ordinance No. 1432, to the southeast corner of said Section 34;

THENCE, Easterly along the north line of Section 2, Township 4 North, Range 5 East, said north line also being the said existing City Limits Line, by Annexation Ordinance No. 1432, to the northeast corner of said Section 2;

THENCE, Southerly along the east line of said Section 2, said east line also being the said existing City Limits Line, by Annexation Ordinance No. 1432, to the southeast corner of said Section 2;

Thence, Westerly along the south line of said Section 2, said south line also being the existing City Limits Line, by Annexation Ordinance No. 1432, to the south quarter corner of said Section 2, said south quarter corner also being the north quarter corner of Section 11, Township 4 North, Range 5 East of the Gila and Salt River Meridian;

THENCE, Southerly along the North-South Mid-Section Line of said Section 11 said North-South Midsection Line also being the said existing City Limits Line by Annexation Ordinance No. 1432, to the south quarter corner of said Section 11;

THENCE, West along the south line of said Section 11, said south line also being the said existing City Limits Line by Annexation Ordinance No. 1432 to the southwest corner of said Section 11, said southwest corner also being the northeast corner of Section 15, Township 4 North, Range 5 East of the Gila and Salt River Meridian;

THENCE, Southerly along the east line of said Section 15, said east line also being the said existing City Limits Line, by Annexation Ordinance No. 1432, to the southeast corner of said Section 15, said southeast corner of Section 15 also being the northwest corner of Section 23, Township 4 North, Range 5 East of the Gila and Salt River Meridian;


THENCE, Easterly along the north lines of Sections 23 and 24, Township 4 North, Range 5 East of the Gila and Salt River Meridian, said north lines also being the existing City Limits Line of the City of Scottsdale, by Annexation Ordinance No. 169 to the northeast corner of said Section 24, and the point of beginning.

SECTION 2. That a copy of this ordinance, together with an accurate map of the territory hereby annexed to the City of Scottsdale, certified by the Mayor of said City, be forthwith filed and recorded in the office of the County Recorder of Maricopa County, Arizona.

SECTION 3. WHEREAS, it is necessary for the preservation of the peace, health and safety of the City of Scottsdale that this ordinance become immediately effective, an emergency is declared to exist, and this ordinance shall be effective immediately upon its passage and adoption.

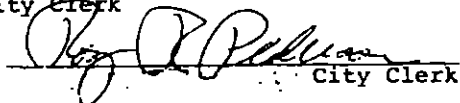
PASSED AND ADOPTED by the Council of the City of Scottsdale, Arizona, this 4th day of October, 1983.

APPROVED this 4th day of October, 1983.


Herbert R. Drinkwater, Mayor

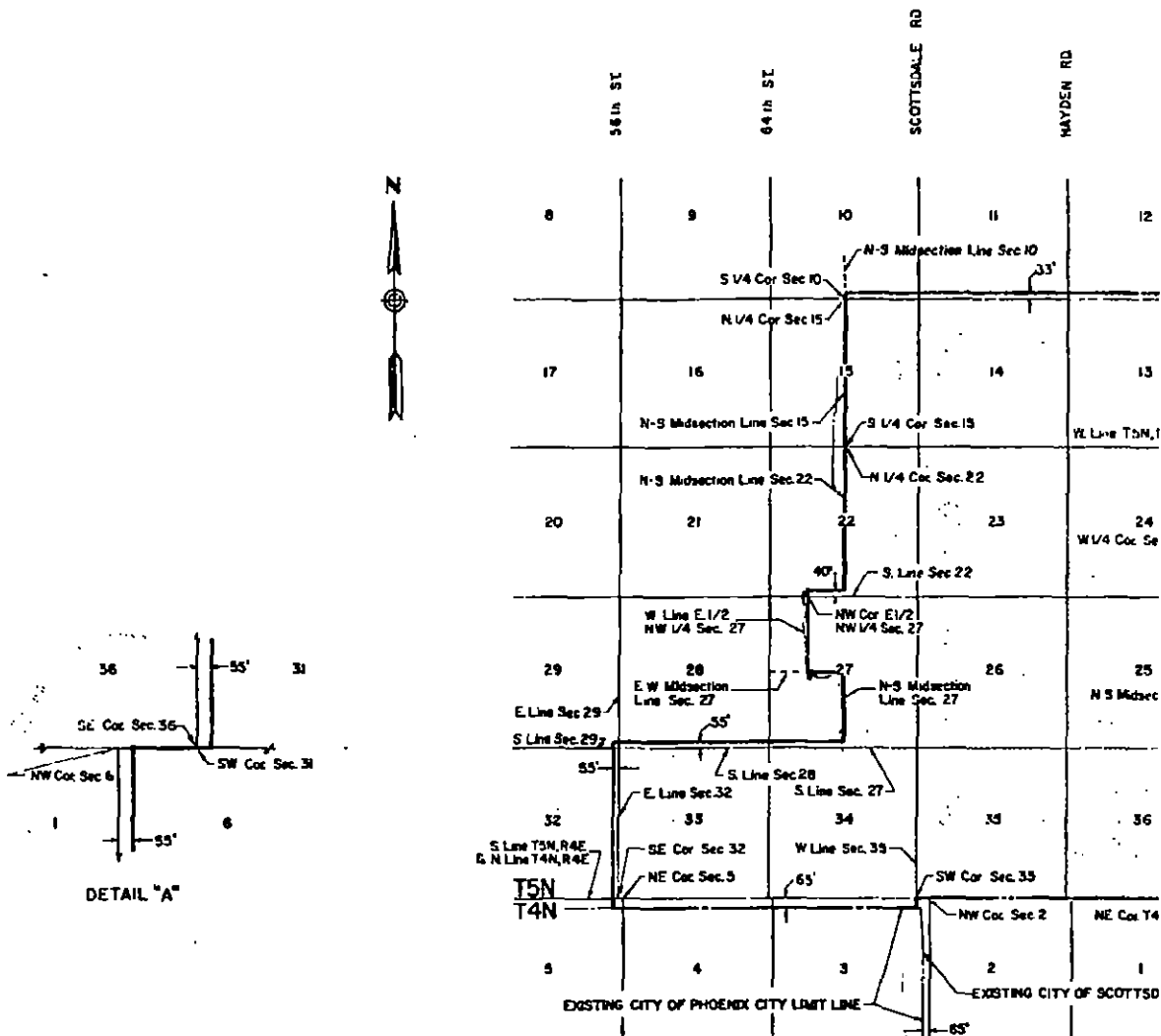
ATTEST:

Roy R. Pederson,
City Clerk



City Clerk


APPROVED AS TO FORM:


Richard Filler, City Attorney



I, Herbert R. Drinkwater, Mayor of the City of Scottsdale, Arizona, do hereby certify that the foregoing Annexation Map No. 83-A is a true and correct map of territory annexed under and by virtue of the petition of the real and personal property owners in the said territory and by Ordinance No. 1611 on the 4th day of October, 1983, annexing the territory described in Ordinance No. 1611 and as shown on said map as a part of the territory to be included within the corporate limits of the City of Scottsdale, Arizona.


Herbert R. Drinkwater, Mayor

ATTEST

Roy R. Pederson, City Clerk

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OCT 6 - '83 - 9 15

ORDINANCE NO. 1611

BILL HENRY, COUNTY RECORDER

FEE 2450 PGS

AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, STATE OF ARIZONA, PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES AND AMENDMENTS THERETO, BY ANNEXING THERETO CERTAIN TERRITORY CONTIGUOUS TO THE EXISTING CITY LIMITS OF SCOTTSDALE AND DECLARING AN EMERGENCY.

ORDINANCE (00)

WHEREAS, a petition has been presented in writing to the Mayor and Council of the City of Scottsdale, Arizona, signed by the owners of more than one-half in value of the real and personal property as would be subject to taxation by the City of Scottsdale in the event of annexation within the territory and land hereinafter described as shown by the last assessment of said property, which said territory is contiguous to the City of Scottsdale, and not now embraced within its limits, asking that the property more particularly hereinafter described be annexed to the City of Scottsdale, and to extend and increase the corporate limits of the City of Scottsdale so as to embrace the same; and

WHEREAS, the Mayor and Council of the City of Scottsdale Arizona, are desirous of complying with said petition and extending and increasing the corporate limits of the City of Scottsdale to include said territory; and

WHEREAS, said petition sets forth a true and correct description of all the exterior boundaries of the entire area proposed to be annexed to the City of Scottsdale and had attached thereto at all times an accurate map of the territory desired to be annexed; and

WHEREAS, no additions or alterations increasing the territory sought to be annexed have been made after the said petition had been signed by any owner of real and personal property in such territory; and

WHEREAS, certain portions of the territory sought to be annexed have been deleted by the said Mayor and Council, and, therefore, the territory sought to be annexed has been reduced in area to the territory hereinafter described;

WHEREAS, proper and sufficient certification and proof of the foregoing facts are now on file in the office of the City Clerk of the City of Scottsdale, Arizona, together with the original petition referred to herein,

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, Arizona, as follows:

SECTION 1. That the following described territory be, and the same hereby is annexed to the City of Scottsdale, and that the present corporate limits be, and the same hereby are, extended and increased to include the following described territory contiguous to the present City limits, to-wit:

[Handwritten signatures and initials]

BEGINNING at a point on the existing City Limits of the City of Scottsdale, Arizona, said point being the northeast corner of Section 24, Township 4 North, Range 5 East of the Gila and Salt River Meridian, said point also being the southwest corner of Section 18, Township 4 North, Range 6 East of the Gila and Salt River Meridian;

THENCE, Easterly along the south line of said Section 18 to a point of intersection with a line lying 55.00 feet east of and parallel with the west line of said Township 4 North, Range 6 East;

THENCE, North along said line lying 55.00 feet east of and parallel with the west line of said Township 4 North, Range 6 East to a point on the north line of Section 6, of said Township 4 North, Range 6 East; said point also being on the south line of Section 36, Township 5 North, Range 5 East of the Gila and Salt River Meridian;

THENCE, Easterly along the south line of said Section 36 to the southeast corner of said Section 36, said southeast corner also being the southwest corner of Section 31, Township 5 North, Range 6 East;

THENCE, Easterly along the south line of said Section 31 to a point of intersection with a line lying 55.00 feet east of and parallel with the west line of said Township 5 North, Range 6 East;

THENCE, North along said line lying 55.00 feet east of and parallel with the west line of said Township 5 North, Range 6 East to a point on the north line of Section 18 of said Township 5 North, Range 6 East, said point also being on the south line of Section 7, of said Township 5 North, Range 6 East, of the Gila and Salt River Meridian;

THENCE, Continuing North along a line lying 55.00 feet east of and parallel with the west line of said Township 5 North, Range 6 East to a point of intersection with a line lying 33.00 feet north of and parallel with the south line of said Section 7, Township 5 North, Range 6 East of the Gila and Salt River Meridian;

THENCE, Westerly along said line lying 33.00 feet north of and parallel with the south line of said Section 7 to a point on the west line of said Township 5 North, Range 6 East;

THENCE, Westerly along a line lying 33.00 feet north of and parallel with the south lines of Sections 12, 11, 10 and 9 of Township 5 North, Range 5 East to a point of intersection with the west line of Section 9 of said Township 5 North, Range 5 East;

THENCE, Southerly along said west line to the southwest corner of said Section 9, said southwest corner also being the northwest corner of Section 16, Township 5 North, Range 5 East;

THENCE, Southerly along the west line of said Section 16 to the southwest corner of said Section 16, said southwest corner also being the northeast corner of Section 20, Township 5 North, Range 5 East;

THENCE, Westerly along the north line of said Section 20 to the northwest corner of said Section 20;

THENCE, Southerly along the west line of said Section 20 to the west quarter corner of said Section 20, said west quarter corner also being the east quarter corner of Section 19, Township 5 North, Range 5 East;

THENCE, Westerly along the East-West Midsection line of said Section 19 to a point of intersection with a line lying 65.00 feet east of and parallel with the west line of Township 5 North, Range 5 East;

THENCE, Northerly along said line lying 65.00 feet east of and parallel with the west line of Township 5 North, Range 5 East to a point of intersection with a line lying 33.00 feet north of and parallel with the south line of Section 7, Township 5 North, Range 5 East;

THENCE, Westerly along said line lying 33.00 feet north of and parallel with the south line of said Section 7 to a point on the west line of said Township 5 North, Range 5 East of the Gila and Salt River Meridian;

THENCE, Westerly along a line lying 33.00 feet north of and parallel with the south lines of Sections 12, 11, and 10, Township 5 North, Range 4 East of the Gila and Salt River Meridian to a point of intersection with the North-South midsection line of Section 10, Township 5 North, Range 4 East;

THENCE, Southerly along the North-South midsection line of said Section 10 to the south quarter corner of said Section 10, said south quarter corner also being the north quarter corner of Section 15, Township 5 North, Range 4 East;

THENCE, Southerly along the North-South midsection line of said Section 15 to the south quarter corner of said Section 15, said south quarter corner also being the north quarter corner of Section 22, Township 5 North, Range 4 East;

THENCE, Southerly along the North-South midsection line of said Section 22 to a point of intersection with a line lying 40.00 feet north of and parallel with the south line of said Section 22, Township 5 North, Range 4 East;

THENCE, Westerly along a line lying 40.00 feet north of and parallel with the south line of said Section 22, Township 5 North, Range 4 East to a point of intersection with the Northerly prolongation of the west line of the east half of the northwest quarter of Section 27, Township 5 North, Range 4 East;

THENCE, Southerly along said west line and its northerly prolongation thereof to a point of intersection with the East-West midsection line of Section 27, Township 5 North, Range 4 East;

THENCE, Easterly along the East-West midsection line of said Section 27 to the center of said Section 27, Township 5 North, Range 4 East;

THENCE, Southerly along the North-South midsection line of said Section 27 to a point of intersection with a line lying 55.00 feet north of and parallel with the south line of said Section 27;

THENCE, Westerly along a line lying 55.00 feet north of and parallel with the south line of Sections 27, 28 and 29, Township 5 North, Range 4 East to a point of intersection with a line lying 55.00 feet west of and parallel with the east line of said Section 29;

THENCE, Southerly along a line 55.00 feet west of and parallel with the east line of Sections 29 and 32, Township 5 North, Range 4 East to a point of intersection with the south line of Township 5 North, Range 4 East of the Gila and Salt River Meridian;

THENCE, continuing southerly along the extension of the aforementioned line to a point of intersection with the existing City of Phoenix Limits Line, by Phoenix Ordinance No. G-1829, said City of Phoenix Limits Line lying 65.00 feet south of and parallel with the north line of Township 4 North, Range 4 East of the Gila and Salt River Meridian;

THENCE, Easterly along the said existing City of Phoenix City Limits Line to a point of intersection with the southerly prolongation of the west line of Section 35, Township 5 North, Range 4 East, of the Gila and Salt River Meridian;

THENCE, Northerly along said southerly prolongation of the west line of said Section 35, said southerly prolongation also being the existing Scottsdale City Limits, by Scottsdale Annexation Ordinance No. 1446 to the southwest corner of said Section 35;

THENCE, Easterly along the south line of said Section 35, said south line also being the said existing City Limits Line by Annexation Ordinance No. 1446, to a point on the south line of said Section 35, said point also being the northwest corner of Section 2, Township 4 North, Range 4 East of the Gila and Salt River Meridian;

THENCE, Easterly along the north lines of Sections 2 and 4, Township 4 North, Range 4 East of the Gila and Salt River Meridian, said north lines also being the said existing Scottsdale City Limits, by Annexation Ordinance No. 1446, to the northeast corner of Township 4 North, Range 4 East;

THENCE, Easterly along the north lines of Sections 6 and 5, Township 4 North, Range 5 East of the Gila and Salt River Meridian, said north lines also being the said existing Scottsdale City Limits, by Annexation Ordinance No. 1446 to a point on the north line of said Section 5 said point being the southwest corner of Section 32, Township 5 North, Range 5 East of the Gila and Salt River Meridian;

THENCE, Northerly along the west line of said Section 32, said west line also being the existing City of Scottsdale City Limits, by Scottsdale Annexation Ordinance No. 1432, to the northwest corner of said Section 32 said northwest corner of Section 32 also being the southeast corner of Section 30, Township 5 North, Range 5 East of the Gila and Salt River Meridian;

THENCE, Westerly along the south line of said Section 30 and said existing City Limits, by Annexation Ordinance No. 1432, to the south quarter corner of said Section 30;

THENCE, Northerly along the North-South Mid-Section Line of said Section 30, said Mid-Section line also being the said existing City Limits Line, by Annexation Ordinance No. 1432, to the north quarter corner of said Section 30;

THENCE, Easterly along the north lines of Sections 30, 29, 28 and 27 of Township 5 North, Range 5 East of the Gila and Salt River Meridian, said north lines also being the said existing City Limits Line, by Annexation Ordinance No. 1432, to the northeast corner of said Section 27;

THENCE, Southerly along the east lines of Sections 27 and 34, Township 5 North, Range 5 East of the Gila and Salt River Meridian, said east lines also being the said existing City Limits Line, by Annexation Ordinance No. 1432, to the southeast corner of said Section 34;

THENCE, Easterly along the north line of Section 2, Township 4 North, Range 5 East, said north line also being the said existing City Limits Line, by Annexation Ordinance No. 1432, to the northeast corner of said Section 2;

THENCE, Southerly along the east line of said Section 2, said east line also being the said existing City Limits Line, by Annexation Ordinance No. 1432, to the southeast corner of said Section 2;

Thence, Westerly along the south line of said Section 2, said south line also being the existing City Limits Line, by Annexation Ordinance No. 1432, to the south quarter corner of said Section 2, said south quarter corner also being the north quarter corner of Section 11, Township 4 North, Range 5 East of the Gila and Salt River Meridian;

THENCE, Southerly along the North-South Mid-Section Line of said Section 11 said North-South Midsection Line also being the said existing City Limits Line by Annexation Ordinance No. 1432, to the south quarter corner of said Section 11;

THENCE, West along the south line of said Section 11, said south line also being the said existing City Limits Line by Annexation Ordinance No. 1432 to the southwest corner of said Section 11, said southwest corner also being the northeast corner of Section 15, Township 4 North, Range 5 East of the Gila and Salt River Meridian;

THENCE, Southerly along the east line of said Section 15, said east line also being the said existing City Limits Line, by Annexation Ordinance No. 1432, to the southeast corner of said Section 15, said southeast corner of Section 15 also being the northwest corner of Section 23, Township 4 North, Range 5 East of the Gila and Salt River Meridian;


THENCE, Easterly along the north lines of Sections 23 and 24, Township 4 North, Range 5 East of the Gila and Salt River Meridian, said north lines also being the existing City Limits Line of the City of Scottsdale, by Annexation Ordinance No. 169 to the northeast corner of said Section 24, and the point of beginning.

SECTION 2. That a copy of this ordinance, together with an accurate map of the territory hereby annexed to the City of Scottsdale, certified by the Mayor of said City, be forthwith filed and recorded in the office of the County Recorder of Maricopa County, Arizona.

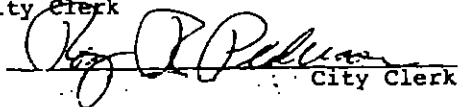
SECTION 3. WHEREAS, it is necessary for the preservation of the peace, health and safety of the City of Scottsdale that this ordinance become immediately effective, an emergency is declared to exist, and this ordinance shall be effective immediately upon its passage and adoption.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Arizona, this 4th day of October, 1983.

APPROVED this 4th day of October, 1983.

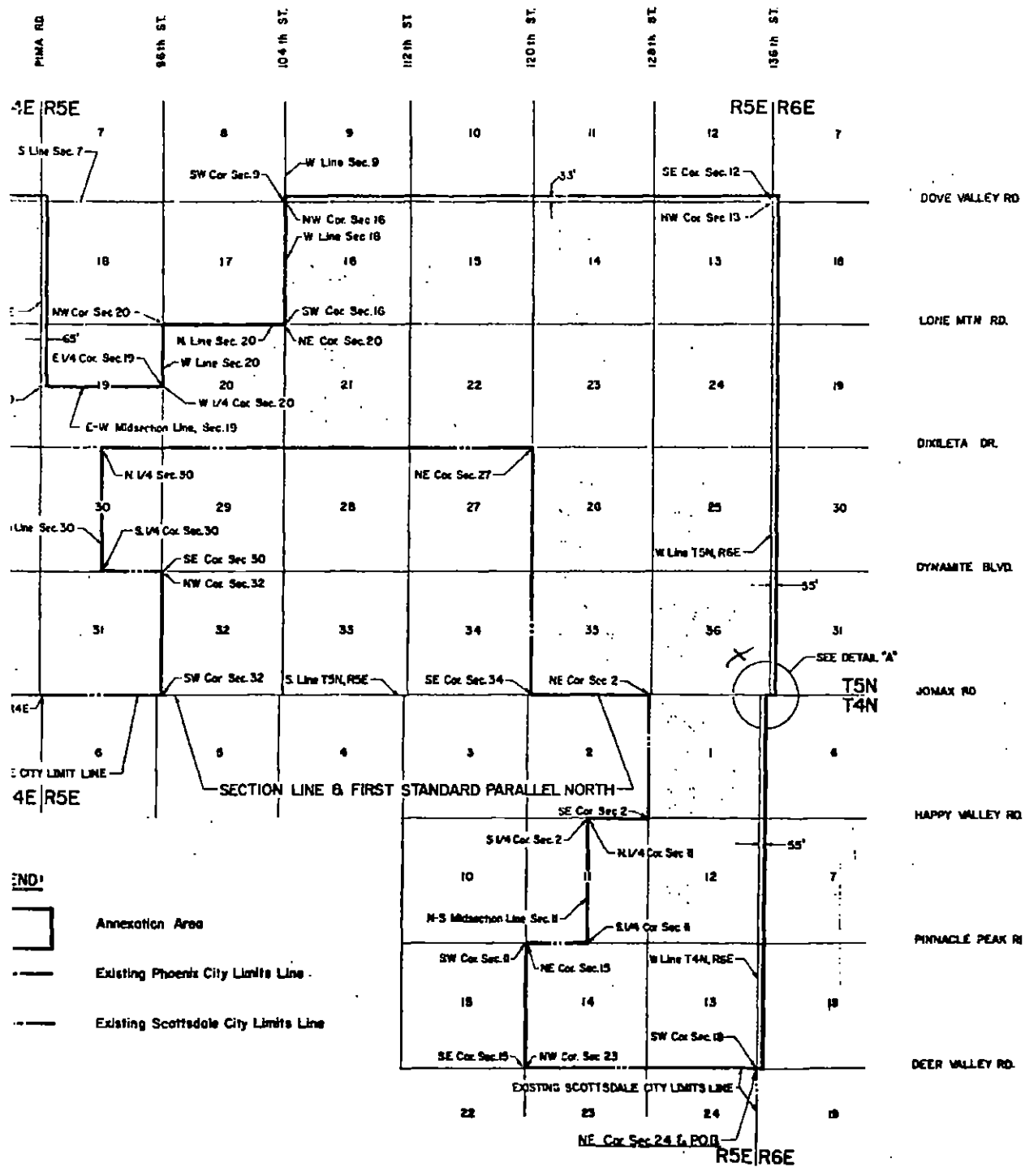

Herbert R. Drinkwater, Mayor

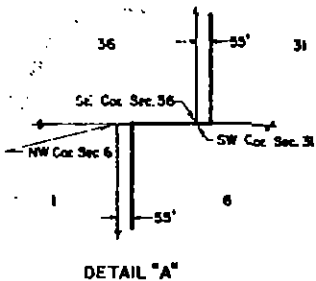
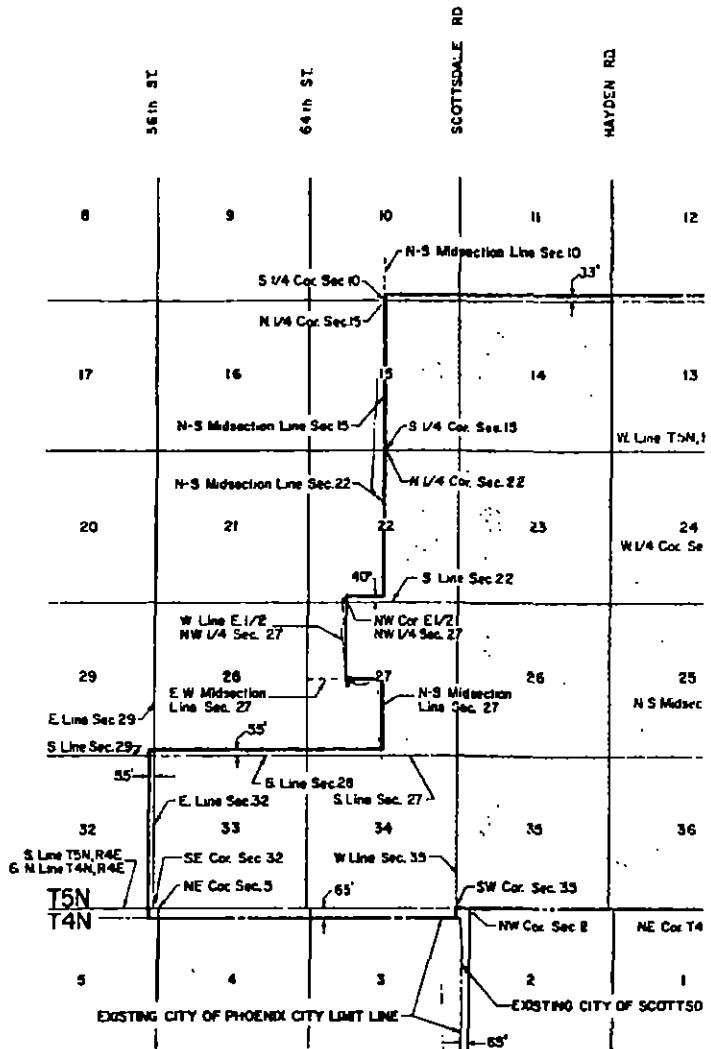
ATTEST:
Roy R. Pederson,
City Clerk


City Clerk

APPROVED AS TO FORM:


Richard Filler, City Attorney





I, Herbert R. Drinkwater, Mayor of the City of Scottsdale, Arizona, do hereby certify that the foregoing Annexation Map No 83-A is a true and correct map of territory annexed under and by virtue of the petition of the real and personal property owners in the said territory and by Ordinance No 1611 on the 4th day of October, 1983, annexing the territory described in Ordinance No. 1611 and as shown on said map as a part of the territory to be included within the corporate limits of the City of Scottsdale, Arizona.

Herbert R. Drinkwater
Herbert R. Drinkwater, Mayor

ATTEST
Roy R. Pederson
Roy R. Pederson, City Clerk

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CITY COUNCIL ACTION REPORT



TO: MAYOR AND CITY COUNCIL DATE: 01/15/85
FROM: COMMUNITY DEVELOPMENT/PROJECT REVIEW
SUBJECT: CASE 113-Z-84 - COUNCIL INITIATIVE -
FOOTHILLS REZONING

James Roberts

Neal Pascoe

STAFF

AGENDA
ITEM NO.

RECOMMENDATION

It is recommended that the City Council:

- 1) concur with the recommendation of the Planning Commission and APPROVE the portion of Case 113-Z-84, a Council Initiative to rezone 22+ square miles in the Foothills Area in conformance with the Foothills Plan, pertaining to parcels E and F per the attached map; and
- 2 CONTINUE the portion of Case 113-Z-84 pertaining to parcels A, B, C, and D to March 5, 1985.

The Zoning staff concurs with the Planning Commission recommendation.

FACTS

1. Relationship of Request to General Plan

 X Conforms Marginal Does Not Conform

2. Prior Zoning History:

The property was adopted per County Zoning upon annexation in 1984.

3. One person spoke in favor and eight people spoke in opposition; approximately 100 people appeared in opposition.

Case 113-Z-84 is a Council Initiative to rezone approximately 22 square miles in an area bounded by 56th Street on the west, Dove Valley Road on the north, 136th Street on the east, and Deer Valley Road on the south to conform to the recently approved Foothills Plan. Of the 22 square miles, 19.5 acres have City zoning which reflects the County zoning at the time of annexation. The area is identified on the attached map as parcels A, B, C, and D. The parcels are currently zoned R1-43, a density higher than called for by the Foothills Plan, and the parcels would all be downzoned to R1-70 (parcels A & B), to R1-130 (parcel C), and R1-190 (parcel D). Parcel E contains 2 square miles and is currently zoned County Rural-43. City zoning would replace the existing County zoning, and the property would be downzoned to R1-130 with the Hillside overlay. Parcel F is half of a square mile and is currently zoned County Rural-190. Approval on this parcel would retain the base zoning, but change from County Rural-190 to City R1-190 with the Hillside overlay.

The request strictly conforms to the Foothills Plan and will assist in the the implementation of that plan. The public input and planning activity that produced the plan also support the proposal. The staff recommended approval per the attached map.

APPROVED

CITY COUNCIL ACTION REPORT

Case 113-Z-84

Page 2

Eight people spoke in opposition at the January 8, 1985 Planning Commission meeting citing economic loss, inappropriateness of the Foothills Plan, and assurances made by the City at the time of annexation as reasons for concern. The Commission voted 3-2, Mr. Hawkins and Mr. Wood dissenting, to forward parcels E and F to the City Council with a recommendation for approval subject to the stipulations and continued parcels A, B, C, and D to February 26, 1985. This request has been reviewed by and has the concurrence of the Development Team.

Tommy J. Davis
Assistant City Manager

Attachments: #1-Planning Commission Report 1/8/85
#2-Zoning Map
#3-Foothills Plan

APPROVED

CITY COUNCIL ACTION REPORT

TO: MAYOR AND CITY COUNCIL DATE: 03/05/85
 FROM: COMMUNITY DEVELOPMENT/PROJECT REVIEW
 SUBJECT: CASE 113-Z-84 AND ORDINANCE NO. 1699 -
COUNCIL INITIATIVE - FOOTHILLS REZONING

James Roberts
 Dal Pascoe
 STAFF

AGENDA
 ITEM NO. _____

RECOMMENDATION

It is recommended that the City Council:

- 1) APPROVE as recommended by the Planning Commission Case 113-Z-84, a request by Council Initiative to rezone certain properties within the area of the Foothills Plan, per the attached map, and
- 2) ADOPT Ordinance No. 1699 affirming the rezoning.

The Zoning staff concurs with the Planning Commission recommendation.

FACTS

1. Relationship of Request to General Plan:

 X Conforms Marginal Does Not Conform

2. Prior Zoning History of Parcel:

The property was adopted per County zoning upon annexation in 1984.

3. Five people spoke in favor and fourteen spoke in opposition. Approximately sixty people appeared in opposition.

Case 113-Z-84 was originally a request to rezone 22+ square miles in an area bounded by Dove Valley Road on the north, 136th Street on the east, Deer Valley Road on the south, and 56th Street on the west to conform to the recently approved Foothills Plan. The Planning Commission forwarded 2.5 square miles of the request to the City Council on January 8, 1985. The City Council subsequently approved R1-130 HD/HC and R1-190 HD/HC zoning on parcels E and F, respectively, on January 15, 1985. The remainder of the request was continued by the Planning Commission for further study.

The remaining 19.5 square miles have City zoning which reflects the County zoning at the time of annexation. The area is identified on the attached map as parcels, A, B, C, and D. These parcels are currently zoned R1-43, a density higher than recommended by the Foothills Plan, and would be rezoned to R1-70 (parcels A and B), R1-130 (parcel C), and R1-190 (parcel D).

The request strictly conforms to the Foothills Plan and will assist in the the implementation of that plan. The public input and planning activity that produced the plan also support the proposal. The staff recommended approval per the attached map.

Fourteen people spoke in opposition at the February 26, 1985 Planning Commission meeting. The Commission voted unanimously to forward the case to

APPROVED

CITY COUNCIL ACTION REPORT

Case 113-Z-84

Page 2

the City Council with a recommendation for approval per the attached map. This request has been reviewed by and has the concurrence of the Development Team.

The form of the attached ordinance has been reviewed by and has the concurrence of the City Attorney.

Tommy J. Davis
Assistant City Manager

Attachments: #1-Planning Commission Report 2/26/85
#2-Zoning Map
#3-General Plan
#4-Addendum Report

APPROVED

CITY COUNCIL ACTION A . JAT

TO: MAYOR AND CITY COUNCIL DATE 03/05/85
 FROM: COMMUNITY DEVELOPMENT/PROJECT REVIEW
 SUBJECT: CASE 113-Z-84 AND ORDINANCE NO. 1699 -
 COUNCIL INITIATIVE - FOOTHILLS REZONING

James Robert

Neal Pascoe

STAFF

AGENDA
ITEM NO.**RECOMMENDATION**

It is recommended that the City Council:

- 1) APPROVE as recommended by the Planning Commission Case 113-Z-84, a request by Council Initiative to rezone certain properties within the area of the Foothills Plan, per the attached map, and
- 2) ADOPT Ordinance No. 1699 affirming the rezoning.

The Zoning staff concurs with the Planning Commission recommendation.

FACTS

1. Relationship of Request to General Plan:

 X Conforms Marginal Does Not Conform

2. Prior Zoning History of Parcel:

The property was adopted per County zoning upon annexation in 1984.

3. Five people spoke in favor and fourteen spoke in opposition. Approximately sixty people appeared in opposition.

Case 113-Z-84 was originally a request to rezone 22+ square miles in an area bounded by Dove Valley Road on the north, 136th Street on the east, Deer Valley Road on the south, and 56th Street on the west to conform to the recently approved Foothills Plan. The Planning Commission forwarded 2.5 square miles of the request to the City Council on January 8, 1985. The City Council subsequently approved R1-130 HD/HC and R1-190 HD/HC zoning on parcels (E) and (F) respectively, on January 15, 1985. The remainder of the request was continued by the Planning Commission for further study.

The remaining 19.5 square miles have City zoning which reflects the County zoning at the time of annexation. The area is identified on the attached map as parcels A, B, C, and D. These parcels are currently zoned R1-43, a density higher than recommended by the Foothills Plan, and would be rezoned to R1-70 (parcels (A) and (B), R1-130 (parcel (C), and R1-190 (parcel (D)).


The request strictly conforms to the Foothills Plan and will assist in the the implementation of that plan. The public input and planning activity that produced the plan also support the proposal. The staff recommended approval per the attached map.

Fourteen people spoke in opposition at the February 26, 1985 Planning Commission meeting. The Commission voted unanimously to forward the case to

APPROVED

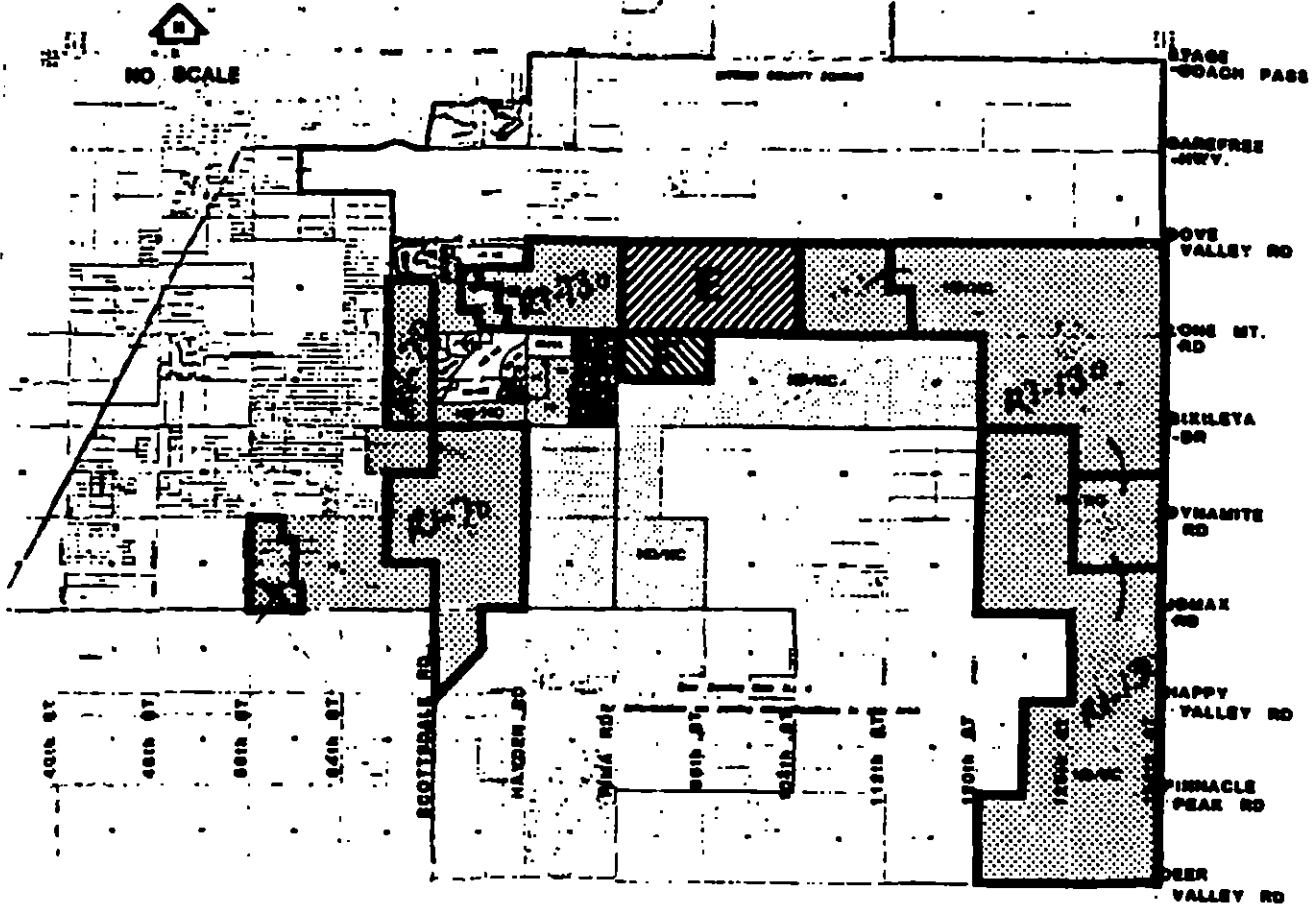
the City Council with a recommendation for approval per the attached map. This request has been reviewed by and has the concurrence of the Development Team.

The form of the attached ordinance has been reviewed by and has the concurrence of the City Attorney.



Tommy J. Davis
Assistant City Manager

Attachments: #1-Planning Commission Report 2/26/85
#2-Zoning Map
#3-General Plan
#4-Addendum Report
#5-Ordinance #1699



 E - R1-150 HD/MC

 F - R1-100 HD/MC

I HEREBY CERTIFY THAT THE ZONING SHOWN ON THIS MAP WAS ADOPTED BY ORDINANCE NO. 1688 AN ORDINANCE OF THE CITY OF SCOTTSDALE, ARIZONA ON THE 28th DAY OF JAN., 1985.


 ATTEST: DEPUTY CITY CLERK


 MAYOR

ZONING MAP NO. 612

ORDINANCE NO. 1699

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, AZ, AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO THAT ZONING SHOWN ON ZONING MAP NO. 614 : AND DECLARING AN EMERGENCY.

WHEREAS, Zoning Case No. 113-Z-84 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 thereupon have been completed, and

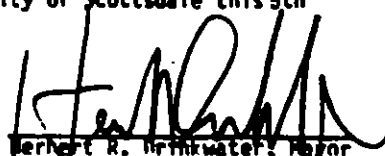
WHEREAS, the Council of the City of Scottsdale instructed the Zoning staff to prepare an ordinance and map changing the zoning on the property described in Application No. 113-Z-84 as requested by the applicant, and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale be amended to conform with the aforesaid decision of the Scottsdale City Council;


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 as shown on the attached Zoning Map No. 614, which map together with all notations, references and other information shown thereon is incorporated as a part of this ordinance and shall have the same force and effect as if fully set forth herein.

WHEREAS, the immediate operation of the provisions of this ordinance is necessary for the preservation of the public peace, health, safety and welfare, an EMERGENCY is hereby declared to exist and this ordinance shall be in full force and effect from and after its final passage and adoption by the City Council.

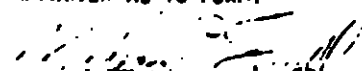
PASSED AND ADOPTED by the Council of the City of Scottsdale this 5th day of March 1985.


Herbert R. Hinkwater, Mayor

Attest:
Roy R. Pederson, City Clerk

By: 
Betty Warren, Deputy City Clerk

APPROVED AS TO FORM:


William E. Farrell, City Attorney

TO: DEVELOPMENT REVIEW BOARD **DATE:** 5/17/2001
FROM: COMMUNITY DEVELOPMENT
SUBJECT: CASE 6-MS-2000

REQUEST: Approve Master Sign Program
PROJECT NAME: The Summit at Scottsdale
LOCATION: NEC Ashler Hills Drive & Scottsdale Road

DEVELOPER/OWNER: Koll Development Co./Donahue Schriber Realty Group
ARCHITECT/DESIGNER: Nelsen Architects, Inc.
ENGINEER: DEI Professional Services
APPLICANT/COORDINATOR: George Melara/Nelsen Architects, Inc.
Address: 7031 E. Camelback Rd. #100
Scottsdale AZ 85251
Phone: 480-949-6800

STAFF RECOMMENDATION: APPROVE subject to the following stipulations:

1. An addition change or modification to this master sign program requires Development Review approval.
2. No signage above roofline.
3. No temporary or portable signage permitted.
4. Neon color to be low intensity (4500 white).

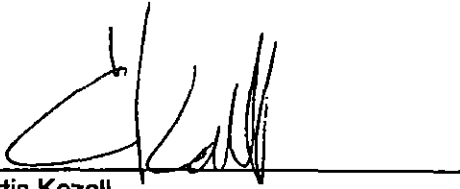
DISCUSSION:

The request is to establish a master sign program for the "Summit at Scottsdale", a new retail complex located at the north east corner of Scottsdale Rd. and Ashler Hills Rd. The project consists of a variety of single tenant, multi tenant, and pad buildings within a building district identification format. The anchor and minor anchor tenants are located in the "Foothill" district. The inline retail tenant buildings are designated as the "Wash" district, and the pad buildings located in the "Desert" district. These particular districts pertain to the location and tenant occupancy size within the Summit at Scottsdale development. Signage guidelines for this project will be established to address the sign type, size, color, and location for the project identification as well as the tenant signage.

Project identification signs for The Summit at Scottsdale will consist of two freestanding signs utilizing a stone veneer base with a integrated light tan color background with dark brown reverse channel letters attached. The sign copy will be illuminated with a low intensity "white halo". The sign structure will not exceed five (5) feet in height and sixteen (16) feet in horizontal dimension. One sign will be located on Scottsdale Road; the other will be located on Ashler Hills Road.

Signage for all tenants within the Summit will consist of individual metal reverse channel letters utilizing a backlit white "halo" illumination. Letter height will range from sixty (60) inches for

the anchor tenant to twenty-four (24) inches in height for the shop and pad tenants. No signage will be located on the west building elevation, with the exception of the major and minor tenant which are located at the east end of the project. Letter color will consist of four (4) muted, non reflective finishes. National tenants may use their established corporate color and type style. All tenant identification signage shall be located in a sign band above all storefronts, and will be centered horizontally and vertically. No sign shall exceed seventy (70) percent of the length of the tenant's space.



Curtis Kozall
Sign Inspector
480-312-7034

ATTACHMENTS:

- #1-Project Narrative
- #2-Aerial
- #3-Zoning Map
- #4-Site Plan
- #5-Elevations & Sign Details
- #6-Master Sign Program



Q.S.
56-45

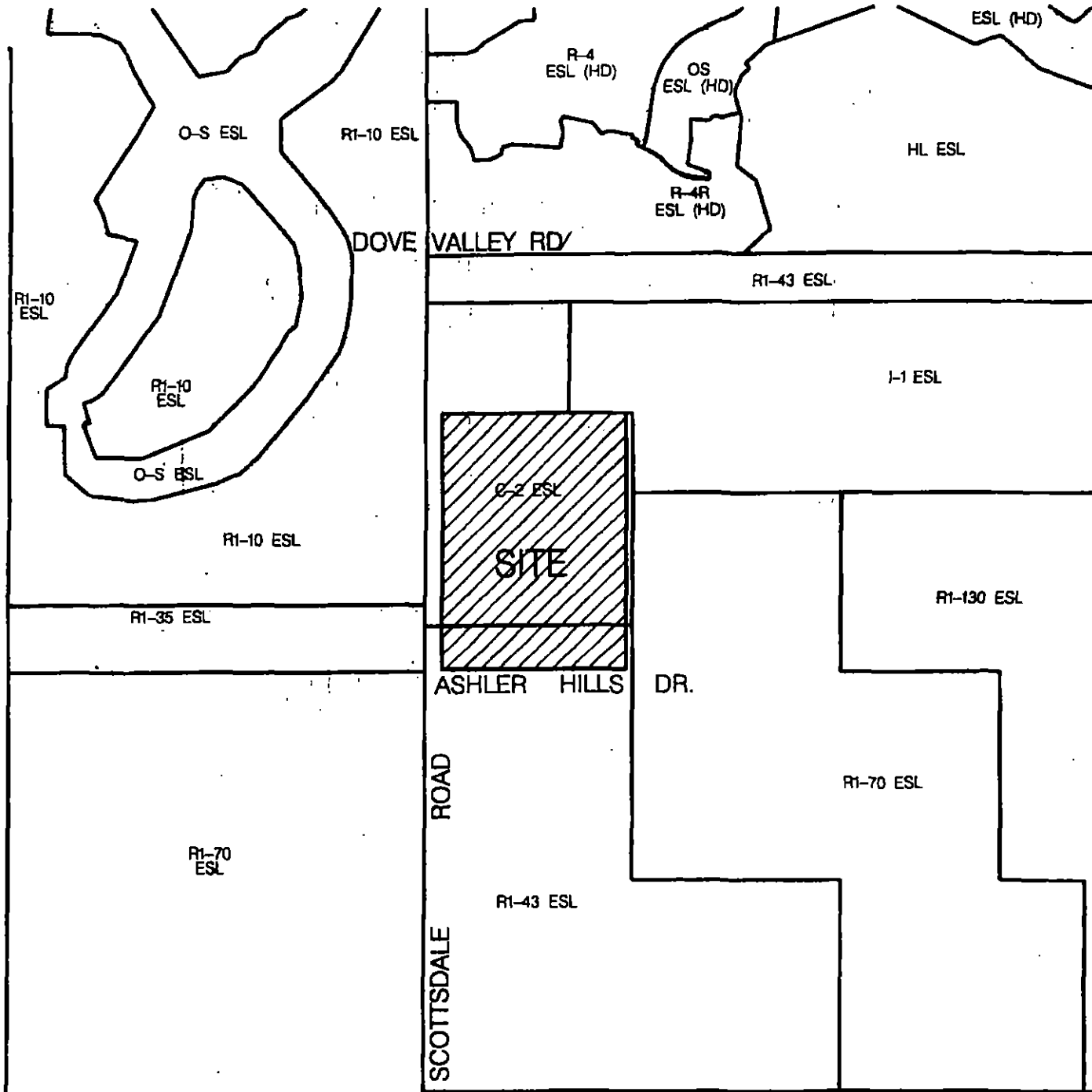
G.I.S. ORTHOPHOTO 1999



THE SUMMIT AT
SCOTTSDALE

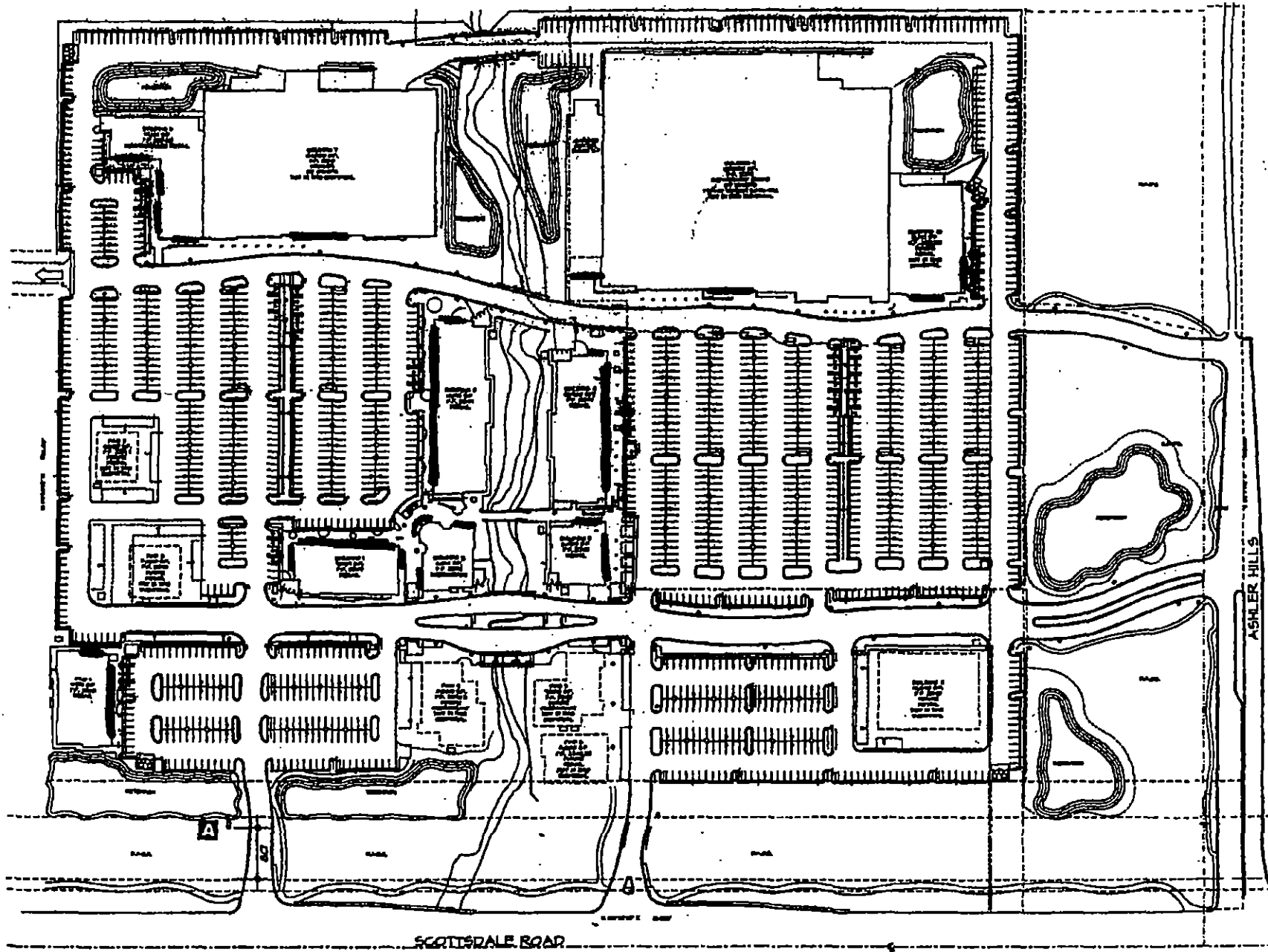
6-MS-00

ATTACHMENT #2



6-MS-00
ATTACHMENT #3

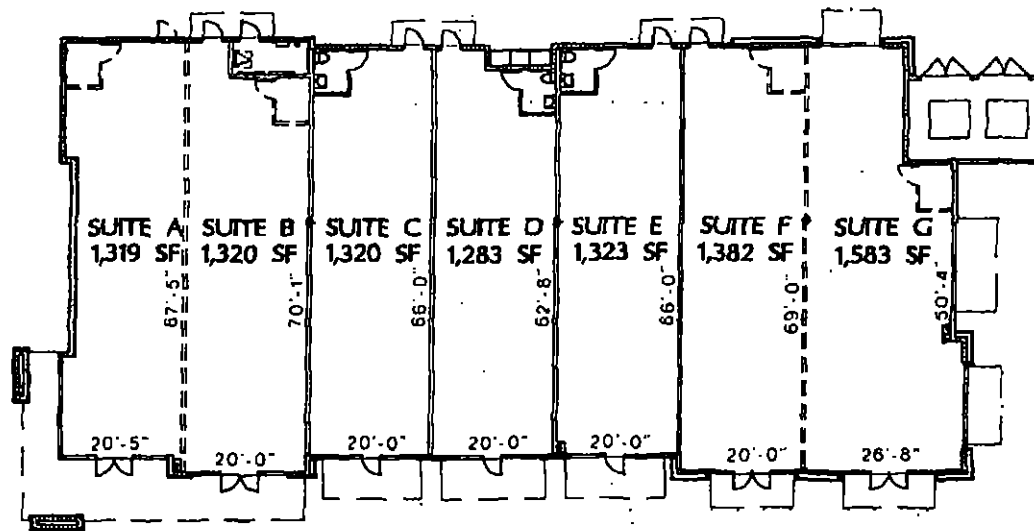




Site Plan - Monument Sign Location Plan

SCALE NTS

Nov. 1, 2000



**NELSEN
ARCHITECTS, INC.**
SCOTTSDALE AUSTIN

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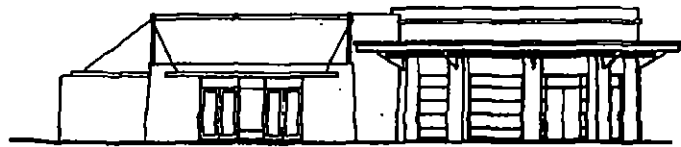
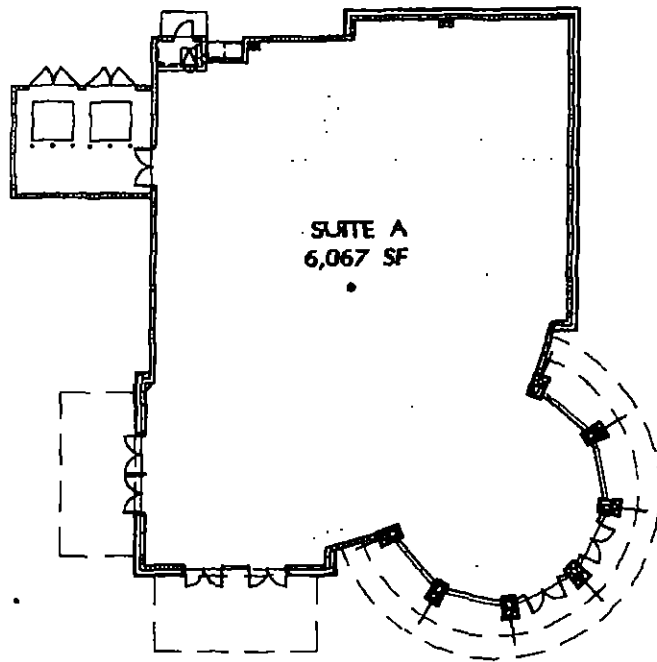
BUILDING 1
32607 N. SCOTTSDALE ROAD

3/2/00

6-MS-00

0 5' 15' 30'

THE SUMMIT
AT SCOTTSDALE



N NELSEN ARCHITECTS, INC.
SCOTTSDALE AUSTIN

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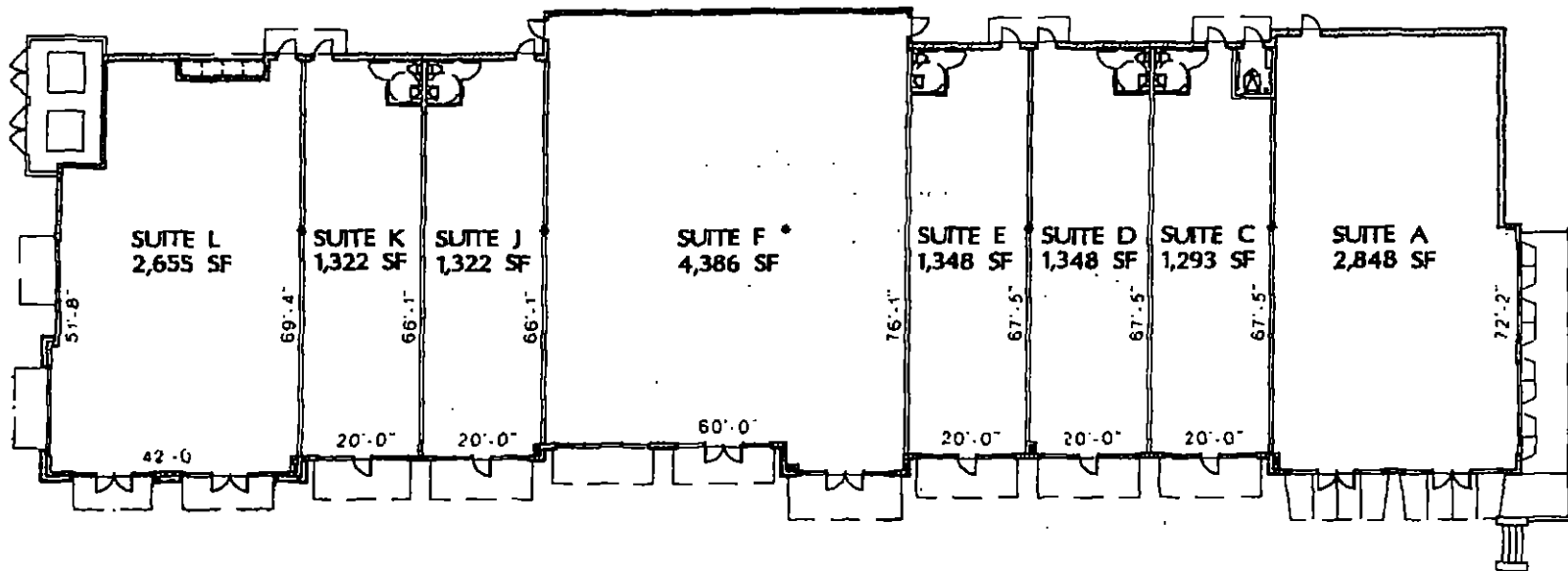
BUILDING 2
32527 N. SCOTTSDALE ROAD

3/2/00



6-MS-00

THE SUMMIT
AT SCOTTSDALE



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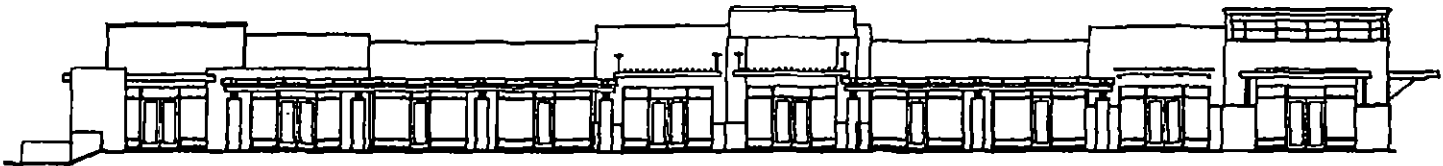
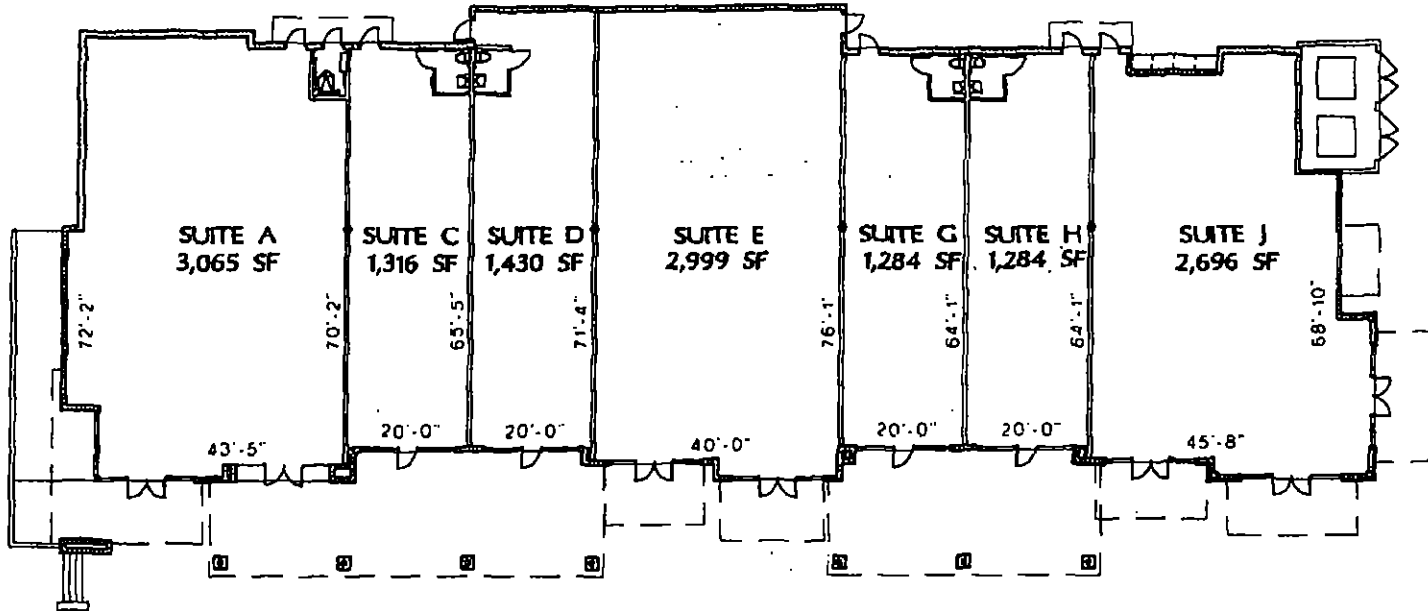
BUILDING 3
32531 N. SCOTTSDALE ROAD.

3/2/00

0 5' 15' 30'

6-MS-00

THE **SUMMIT**
AT SCOTTSDALE

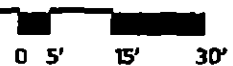


NELSEN ARCHITECTS, INC.
SCOTTSDALE AUSTIN

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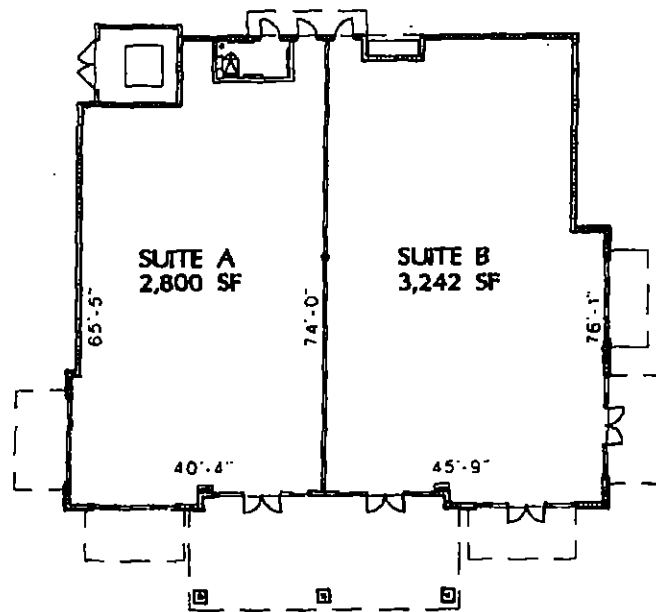
BUILDING 4
32421 N. SCOTTSDALE ROAD

3/2/00



THE SUMMIT
AT SCOTTSDALE

6-MS-00



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ARCHITECTS, INC.**
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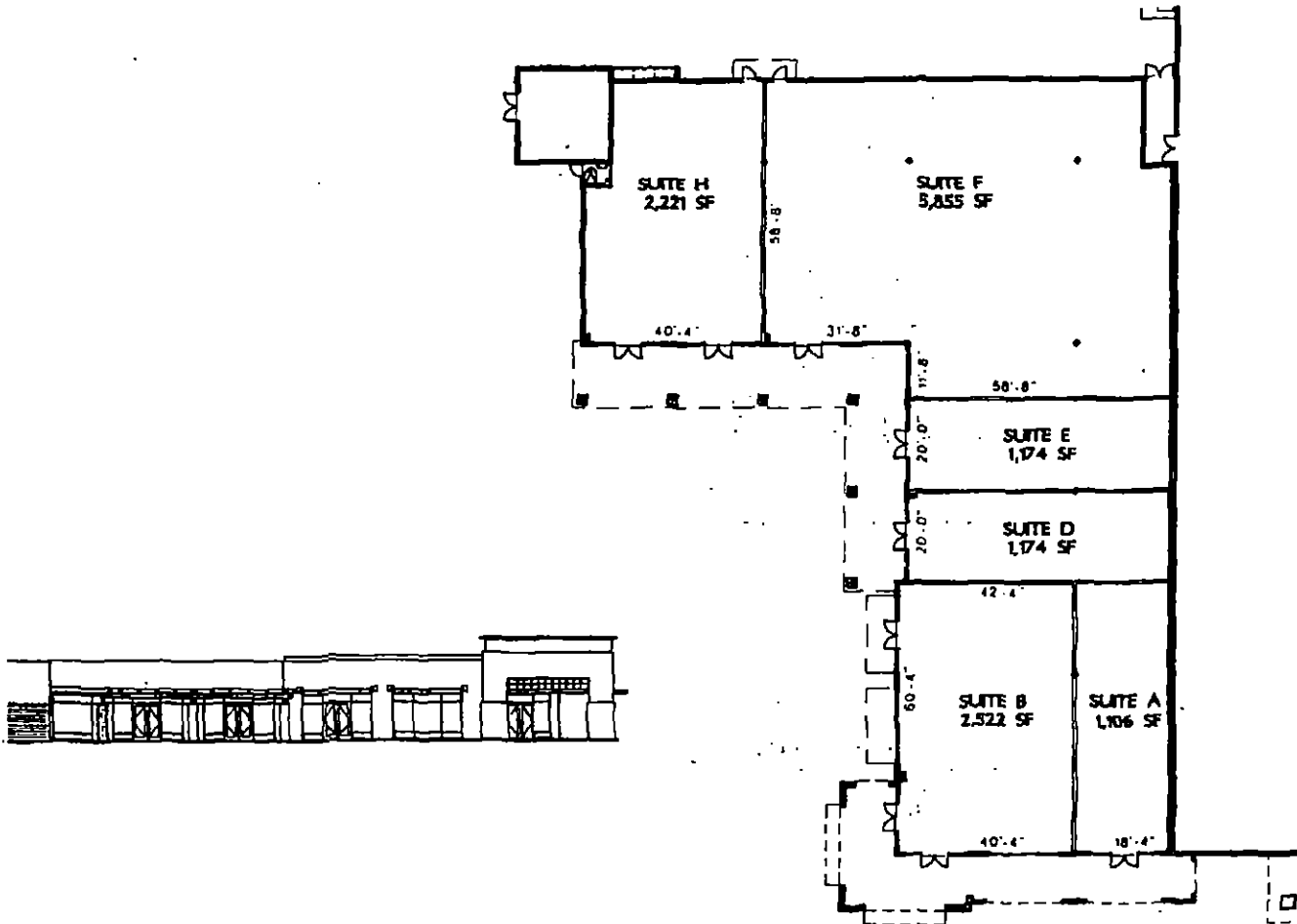
BUILDING 5
32415 N. SCOTTSDALE ROAD

3/2/00

0 5' 15' 30'

6-MS-00

THE **SUMMIT**
AT SCOTTSDALE



NELSEN ARCHITECTS, INC.
SCOTTSDALE AUSTIN

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BUILDING 6
32619 N. SCOTTSDALE ROAD

3/2/00



6-MS-00

THE SUMMIT
AT SCOTTSDALE

Tenant Signs

"Footfall Starter" Building Wall Signs
 Tenants with less than 3,000 square feet

Primary sign: One (1) sign per building.

Secondary sign: End cap spaces only, one (1) sign on separate elevation.

Primary and secondary signs: Tenant name and logo only.
 No tag lines or product names.

Single Occupancy Building
 Primary sign: 24" maximum letter height, 50 square foot maximum sign area.
 Secondary sign: 18" maximum letter height, 35 square foot maximum sign area.
 Sign length not to exceed 60% of lease frontage width.

Multiple Occupancy Building
 Primary sign: 18" maximum letter height, 35 square foot maximum sign area.
 Secondary sign: End cap spaces only, 12" maximum letter height, 25 square foot maximum sign area.
 Sign length not to exceed 70% of lease frontage width.

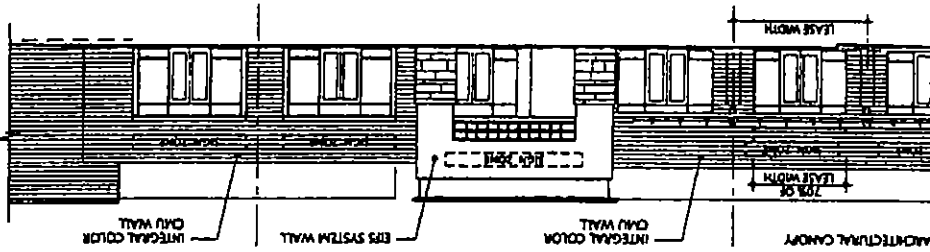
Reverse channel letters with halo-lit (white) illumination.

No exposed neon.

Refer to Sign Colors on page 5.

Per project architect's drawings, subject to Owner's approval.

6 - West Elevation



Building 6 - North Elevation

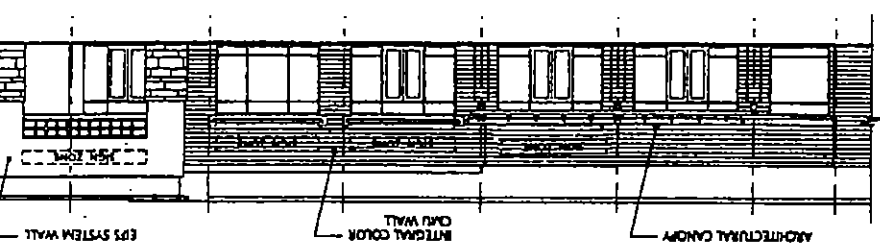
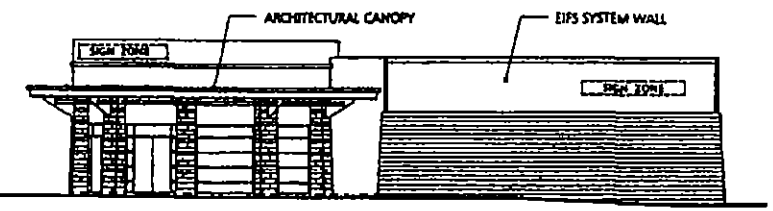
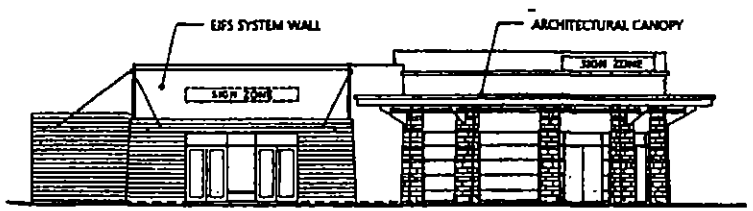


Exhibit E	Tenant Signs
Sign Type	"Wash District" Building Wall Signs Single Occupancy Building Tenants with 3,000 square feet and above
Quantity	Primary sign: One (1) per building. Secondary sign: Two (2) per building on separate elevations.
Copy	Primary and secondary signs: Tenant name and logo only. No tag lines or product names.
Sign Area	Primary sign: 24" maximum letter height, 50 square feet maximum sign area. Secondary sign: 18" maximum letter height, 35 square feet maximum sign area.
Lighting	Reverse channel letters with halo-lit (white) illumination. No exposed neon.
Color	Refer to Sign Colors on page 5.
Location	Per project architect's drawings, subject to Owner's approval. No signs on west building elevation facing Scottsdale Road.

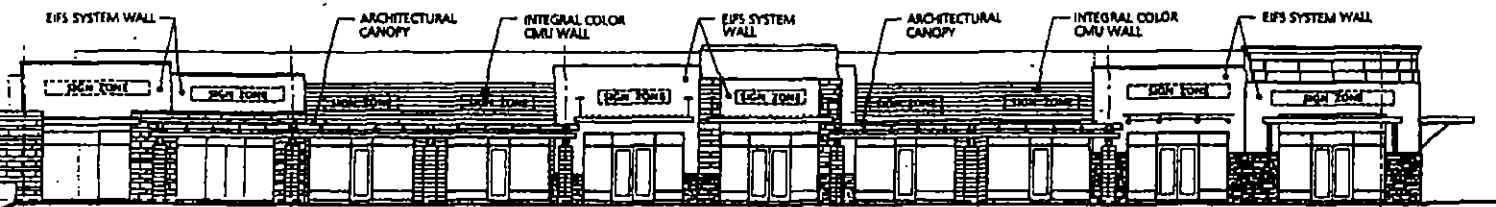


Building 2 - North Elevation

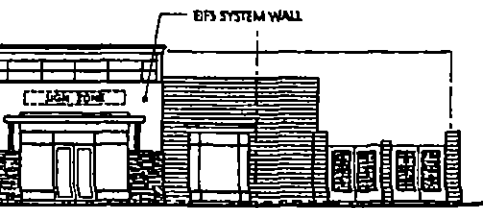


Building 2 - East Elevation

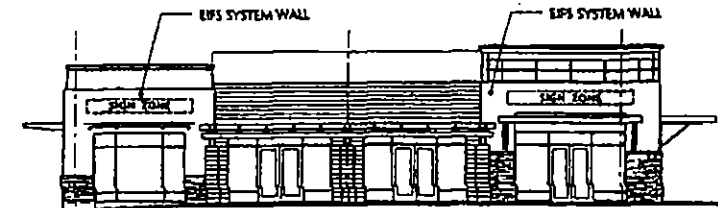
Tenant Signs (continued)



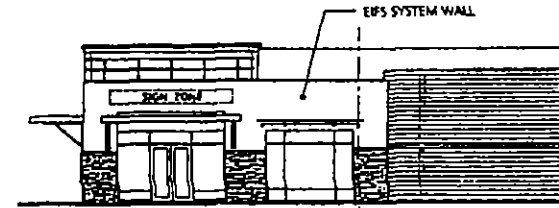
4 - South Elevation



4 - East Elevation

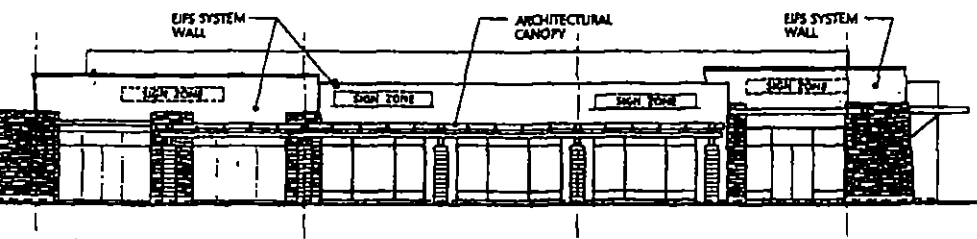


Building 5 - South Elevation

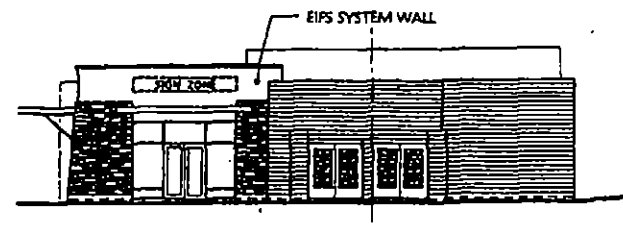


Building 5 - East Elevation

Exhibit H	Tenant Signs
Sign Type	Desert District Building Wall Signs Multiple Occupancy Building
Quantity	Primary sign: One (1) per tenant. Secondary sign: End cap spaces only, one (1) per tenant on separate elevation.
Copy	Primary and secondary signs: Tenant name and logo only. No tag lines or product names.
Sign Area	Primary sign: 24" maximum letter height, 50 square feet maximum sign area. Secondary sign: 18" maximum letter height, 35 square feet maximum sign area. Sign length not to exceed 70% of storefront lease width.
Lighting	Reverse channel letters with halo-lit (white) illumination. No exposed neon.
Color	Refer to Sign Colors on page 5.
Location	Per project architect's drawings, subject to Owner's approval. No signs on west building elevation facing Scottsdale Road.



1 - South Elevation



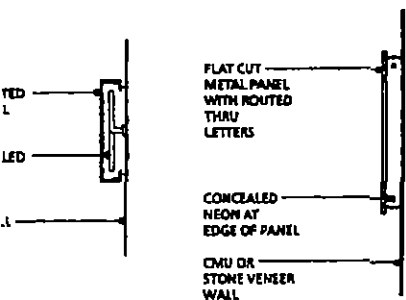
Pod 1 - East Elevation

Exhibit I Tenant Signs

Type Sign Lighting Options

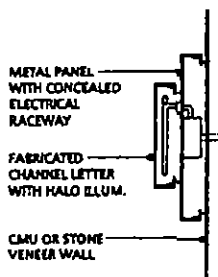
Tenant may select from one of the following options, based on the store location in the Center and architectural conditions at the sign location. Refer to elevations for individual building wall conditions. (See Exhibits B thru H.)

Option A
Condition B
CMU or Stone Veneer Wall



Option 1
METAL PANEL WITH ROUTED LETTERS AND CONCEALED NEON ILLUMINATION

Option 2



INDIVIDUAL HALO ILLUMINATED LETTERS MOUNTED TO METAL PANEL WITH CONCEALED ELECTRICAL RACEWAY

Option 3

Exhibit J Miscellaneous Tenant Signage

Sign Type

Blade Sign

Quantity

One (1) per tenant as prescribed by Owner. All blade signs shall be purchased from Owner's designated sign company.

Copy

Tenant name and optional logo.

Sign Area

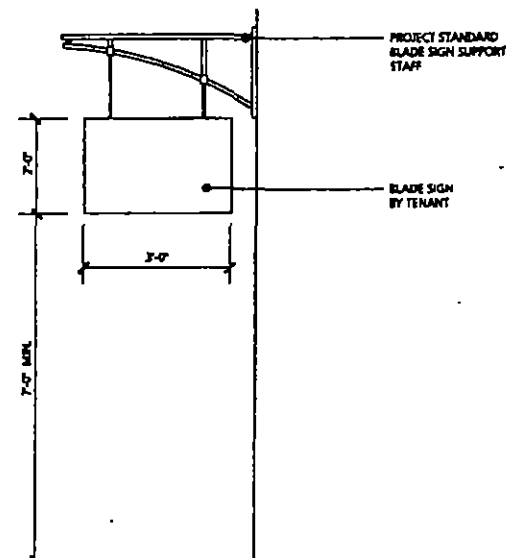
2' x 3' panel suspended from project standard staff or from canopy soffit, 6' maximum sign area.

Lighting

Non-illuminated.

Location

Adjacent to tenant entry within storefront lease width. Per project architect's drawings, subject to Owner's approval.





MASTER SIGN PROGRAM

THE SUMMIT AT SCOTTSDALE

Development Review # -DR- 1 -MS- Zoning G2 / R1-43

DESIGN CRITERIA FOR:

- Minor Tenant _____
- Pad Tenant _____
- Major Tenant _____
- Other TENANT DIRECTIONAL -TYPE "B"

DESIGN CRITERIA FOR:

COPY

	INDIVIDUAL LETTERS	PANEL CABINET
Color:	ICI # 198 "MANOR HOUSE"	ICI # 616 "SISAL"
Height:	3"	6"
Length:	2'3"	2'9"
Material:	VINYL	METAL
Number of Lines:	5	5
Total Height of Lines:	3'3"	3'3"

LETTER STYLE

	INDIVIDUAL LETTERS	CABINET
Color:		
Height:		
Length:		
Material:		

(Specifications continued on back - Please Turn over)

SPECIFICATIONS

ILLUMINATION (Lighting)

	INDIVIDUAL LETTERS	CABINET
Internal:		
Backlit/ Halo:		
Neon Color:		

INDIRECT

Ground:	✓ MINI FLOOD LIGHT	
Aerial:		

LOCATION

Vertical:		
Horizontal:	✓	

RETURNS

Color:	N/A	
Size:		

TRIM CAP

Color:	N/A	
Size:		

LOGOS

Color:	N/A	
Size:		

OTHER

MASTER SIGN PROGRAM

THE SUMMIT AT SCOTTSDALE

Development Review # - DR - 1 - MS - Zoning C-2 / R1-43

DESIGN CRITERIA FOR:

- Minor Tenant _____
- Pad Tenant _____
- Major Tenant _____
- Other PRIMARY PROJECT IDENTIFICATION GRAND SIGN -TYPE "A"

DESIGN CRITERIA FOR:

COPY

	INDIVIDUAL LETTERS	CABINET
Color:	<u>ICI #198 "MANOR HOUSE"</u>	<u>ICI #610 "SISAL"</u>
Height:	<u>1-6" CAPITAL LETTER HGT.</u>	<u>2-6"</u>
Length:	<u>7-6"</u>	<u>10-0"</u>
Material:	<u>METAL</u>	<u>METAL</u>
Number of Lines:	<u>2</u>	
Total Height of Lines:	<u>1-7"</u>	

LETTER STYLE

	INDIVIDUAL LETTERS	CABINET
Color:		
Height:		
Length:		
Material:		

(Specifications continued on back - Please Turn over)

SPECIFICATIONS

ILLUMINATION (Lighting)

	INDIVIDUAL LETTERS	CABINET
Internal:	"AT SCOTTSDALE"	
Backlit/ Halo:	"THE SUMMIT"	
Neon Color:	WHITE	

INDIRECT

Ground:	SIGN BASE	
Aerial:		

LOCATION

Vertical:		
Horizontal:	✓ MINI FLOOD LIGHTS	

RETURNS

Color:	TO MATCH FACE	
Size:		

TRIM CAP

Color:	N/A	
Size:		

LOGOS

Color:	N/A	
Size:		

OTHER



SOUTH WEST CORNER OF SCOTTSDALE ROAD AND THE PROPOSED
ASHLER HILLS ROAD LOOKING NORTH



SOUTH WEST CORNER OF SCOTTSDALE ROAD AND THE PROPOSED
ASHLER HILLS ROAD LOOKING NORTHEAST



NELSEN
ARCHITECTS, INC.
SCOTTSDALE AUSTIN

7081 E. CAMELBACK ROAD, SUITE 100, SCOTTSDALE, AZ 85251
PHONE (480) 949-8800 FAX (480) 949-8801

THE SUMMIT
AT SCOTTSDALE

217-PA-2000



SOUTH WEST CORNER OF SCOTTSDALE ROAD AND THE PROPOSED
ASHLER HILLS ROAD LOOKING WEST



SOUTH WEST CORNER OF SCOTTSDALE ROAD AND THE PROPOSED
ASHLER HILLS ROAD LOOKING SOUTH



NELSEN
ARCHITECTS, INC.
SCOTTSDALE, ARIZONA

7081 E. CAMELBACK ROAD, SUITE 100, SCOTTSDALE, AZ 85251
PHONE (480) 848-8800 FAX (480) 848-8801

THE SUMMIT
AT SCOTTSDALE

2/2-PA-2000



NORTHWEST CORNER OF SITE AT
NORTHWEST ENTRY LOOKING NORTH



NORTHWEST CORNER OF SITE AT
NORTHWEST ENTRY LOOKING SOUTH



**NELSEN
ARCHITECTS, INC.**
SCOTTSDALE AUSTIN

7081 E. CAMELBACK ROAD, SUITE 100, SCOTTSDALE, AZ 85261
PHONE (480) 948-8800 FAX (480) 948-6801

THE SUMMIT
AT SCOTTSDALE

212-PA-2000



VIEW FROM CENTRAL WASH LOOKING EAST



VIEW FROM CENTRAL WASH LOOKING WEST



**NELSEN
ARCHITECTS, INC.**
SCOTTSDALE, ARIZONA

7051 E. CAMELBACK ROAD, SUITE 100, SCOTTSDALE, AZ 85261
PHONE (480) 948-6800 FAX (480) 948-6801

THE **SUMMIT**
AT SCOTTSDALE

Handwritten notes: 2/12, RD, 2000

REQUEST: Approve Master Sign Program
PROJECT NAME: The Summit at Scottsdale
LOCATION: NEC Ashler Hills Drive & Scottsdale Road

DEVELOPER/OWNER: Koll Development Co./Donahue Schriber Realty Group
ARCHITECT/DESIGNER: Nelsen Architects, Inc.
ENGINEER: DEI Professional Services
APPLICANT/COORDINATOR: George Melara/Nelsen Architects, Inc.
Address: 7031 E. Camelback Rd. #100, Scottsdale AZ
85251
Phone: 480-949-6800

STAFF RECOMMENDATION: APPROVE subject to the following stipulations:

1. An addition change or modification to this master sign program requires Development Review approval.
2. No signage above roofline.
3. No temporary or portable signage permitted.
4. Neon color to be low intensity (4500 white).

DISCUSSION:

The request is to establish a master sign program for the "Summit at Scottsdale", a new retail complex located at the north east corner of Scottsdale Rd. and Ashler Hills Rd. The project consists of a variety of single tenant, multi tenant, and pad buildings within a building district identification format. The anchor and minor anchor tenants are located in the "Foothill" district. The inline retail tenant buildings are designated as the "Wash" district, and the pad buildings located in the "Desert" district. These particular districts pertain to the location and tenant occupancy size within the Summit at Scottsdale development. Signage guidelines for this project will be established to address the sign type, size, color, and location for the project identification as well as the tenant signage.

Project identification signs for The Summit at Scottsdale will consist of a freestanding structure utilizing a stone veneer base with a integrated light tan color background with dark brown reverse channel letters attached. The sign copy will be illuminated with a low intensity "white halo". The sign structure will not exceed five (5) feet in height and sixteen (16) feet in horizontal dimension. One sign will be located on Scottsdale Road, and one located on Ashler Hills Road.

Signage for all tenants within the Summit will consist of individual metal reverse channel letters utilizing a backlit white "halo" illumination. Letter height will range from sixty (60) inches for the anchor tenant to twenty-four (24) inches in height for the shop and pad tenants. No signage will be located on the west building elevation, with the exception of the major and minor tenant which are located at the east end of the project. Letter color will consist of four (4) muted, non reflective finishes. National tenants may use their established corporate color and type style. All tenant

identification signage shall be located in a sign band above all storefronts, and will be centered horizontally and vertically. No sign shall exceed seventy (70) percent of the length of the tenant's space.

Curtis Kozall
Sign Inspector
480-312-7034

ATTACHMENTS: #1-Project Narrative
#2-Aerial
#3-Zoning Map
#4-Site Plan
#5-Elevations & Sign Details
#6-Master Sign Program

TO: DEVELOPMENT REVIEW BOARD DATE: 1/20/2000
FROM: PROJECT COORDINATION
SUBJECT: CASE 118-DR-99

REQUEST: Approve Site Plan & Elevations for a Retail Center
PROJECT NAME: The Summit @ Scottsdale
LOCATION: NEC Ashler Hills Drive & Scottsdale Road

DEVELOPER/OWNER: Koll Development Co./Donahue Schriber Realty Group
ARCHITECT/DESIGNER: Nelsen Architects, Inc.
ENGINEER: CEI Professional Services
APPLICANT/COORDINATOR: George Melara/Nelsen Architects, Inc.

STAFF RECOMMENDATION: APPROVE subject to the attached stipulations.

DISCUSSION: The request is for site plan and elevation approval of a new commercial development on Scottsdale Road between Ashler Hills Drive and Dove Valley Road. The site is approx. 45 acres and located at the NEC of Scottsdale and Ashler Hills. A majority of the site is zoned C-2 and has been since annexation. This site also includes about nine acres of R1-43 zoned property at the southern end of the site. The residentially zoned property is intended to buffer the commercial uses from the adjacent Whisper Rock master planned golf and residential community to the south. The Whisper Rock development is also to the east of the site. North of the commercial site is more undeveloped commercial and industrial property. North of that is Dove Valley Road and the Winfield development. To the west, across Scottsdale Road is Terra Vita.

The Summit of Scottsdale development plan proposes approx. 325,000 s.f. of retail space. Multiple buildings are spread throughout the site, none of which are closer than 150 feet to Scottsdale Road. A 100-foot scenic corridor will be dedicated along Scottsdale Road. The plan provides an additional 50-foot setback before any building or parking. This results in a minimum 150-foot buffer along Scottsdale Road. In addition, substantial open space and natural area open space is provided within the buffers on the south and west portions of the site.

A majority of the retail space is located in large box users positioned at the back of the site. A Target store and grocery store are the two big box tenants. Due to the depth of the parcel, these larger buildings maintain a setback from Scottsdale Road of over 800 feet. Overall slope of the property is between 2 - 5 percent and slopes from east to west. This enables the larger buildings to be tucked back and down into the site, diminishing their height and visual impact on adjacent properties. Other retail and restaurant buildings are located through out the site and orientated in a manner that follow the contours of the site and preserve the natural wash that bisects the site.

Access to the site comes from two primary drives, one at Ashler Hills and another at Dove Valley. A cross-access easement has been provided by the property owner to the north to allow access to the Dove Valley intersection. Two more site driveways are located along the frontage. Pedestrian connections are provided throughout the site and additional pedestrian connections have been stipulated which connect the retail development to adjacent residential projects as well as the public trail within Scottsdale Road.

APPROVED AS AMENDED BY DRB 1/20/2000 - TK

The proposed design character of the site stresses limited building height, massing and horizontal features creating what the applicant calls an "Arizona Craftsman Style". Building materials reflect a sturdy, durable quality suitable to the desert. Indigenous stone and integral colored concrete block dominate the elevations with plaster surfaces and wood accenting the elevations. Steel canopies and metal overhangs address solar exposure and articulate pedestrian connections within the site. Building colors include a number of desert earthtones with slight variations in intensity and hue to create further interest.

Landscape for the site consists of indigenous materials either relocated from on-site or supplemented with like and kind. Dense landscape edges within the parking lot break the parking areas into smaller parking fields. These separate parking fields help step the parking with the changing topography and reduce the depth and scale of the site. The proposed lighting design incorporates limited lighting on the eastern side of the site in the service areas and in pedestrian areas. Low level pole mounted lighting is provided within the parking fields. The lighting plan has been reviewed by the City's lighting consultant and stipulations have been added accordingly.

This application is for approval of the site plan and buildings identified as buildings 1-7 and 9-11 (bldg. 8 was removed). The Pad sites 1-8 will require separate Board approval. Therefore, the applicant has submitted a Design Guidelines Booklet for the pad buildings. The booklet sets the tone for applying individual creativity to the Pad sites while maintaining coherent consistent results. Approval of this case will result in approval of the Design Guidelines as well, except as modified by stipulation.

KEY ISSUES: The applicant has conducted extensive neighborhood meetings to share this plan with area residents.


Tom Riel
Project Coordination Manager
480-312-7069

ATTACHMENTS:

- #1-Aerial
- #2-Zoning Map
- #2A-Context Map
- #3-Site Plan
- #4-7 Landscaping Plan
- #8-Revegetation
- #9-NAOS
- #10-Scenic Corridor
- #11-19 Elevations
- #20-Field Colors
- #21-Material Legend
- #22-25 Perspectives
- #26-28 Site Cross Section
- #29-Details
- #30-33 Floor Plans
- #34-36 Grading & Drainage
- #67-Project Narrative
- A-Stipulations
- B-Ordinance Requirements



City of **Scottsdale**

PROJECT NARRATIVE

1
STEP ONE

<input type="checkbox"/> Rezoning	<input type="checkbox"/> Other
<input type="checkbox"/> Use Permit	
<input checked="" type="checkbox"/> Development Review	
<input type="checkbox"/> Master Sign Programs	
<input type="checkbox"/> Variance	

Case # 1309-PA-99

Project Name The Summit @ Scottsdale

Location N.E.C. Ashler Hills Dr. & Scottsdale Rd.

Applicant Nelson Architects, Inc.

SITE DETAILS

Proposed/Existing Zoning: C-2, R1-43

Use: Commercial

Parcel Size: 47.35 acres

Gross Floor Area Total Units: +/- 325,000 sf

Floor Area Ratio Density: +/- .16

Parking Required: 1778

Parking Provided: 1793

Of Buildings: 16

Height: varies 24'-26'

Setbacks: N-+/- 14' S-+/- 3/2'

E-+/- 64' W-+/- 175'

In the following space please describe the project or the request:

-See attached-

Project Narrative The Summit at Scottsdale

The Summit at Scottsdale is located in North Scottsdale on ± 45 acres of property on the North-East corner of Ashler Hills Drive and Scottsdale Road. The ± 45 acres are comprised of approximately ± 9 acres of R1-43 ESL and ± 36 acres of C2-ESL zoning. The site slopes at a rate of 2% from the east to the west. The site has a wash that runs east to west that bisects the site in two. The wash falls under the 404 permit process. A final application has been submitted to the U.S. Army Corp. of Engineers.

A community outreach program has been undertaken over the last several months to engage a dialogue and gathering information and input from the community and various interest groups; Terraviva, Whisper Rock, Coalition of Pinnacle Peak, The Great Sonoran and the City of Scottsdale.

The Summit at Scottsdale is envisioned as a Lifestyle Community Center of about $\pm 325,000$ s.f. of retail. We have maintained the wash and used it as an organizing element to create three zones comprised of The General Merchandise District, the Grocery/Services District and the Specialty/Restaurant District. The project is served exclusively from Scottsdale Road.

The overall concept for the Summit at Scottsdale is to create an upscale pedestrian environment that is sensitive to the Sonoran Desert. We believe we have achieved this by applying design solutions in a sensitive way to blend with the desert environment.

Approximately ± 11 acres are designated as N.A.O.S. to create meaningful open space. This is achieved by placing the majority of the open space along the southern portion of the site and along Scottsdale Road. This will allow us to create a significant scenic view corridor that varies in dimension from 150' minimum to $\pm 400'$ maximum in some areas. In conjunction with minimizing the visual impact we have placed Target to the far south and the Grocery Store back away 850' from our right of way and 870' from back of curb at Scottsdale Road. We have aligned the buildings in such a way that they are tucked into the hillside, further diminishing their height and visual impact to the adjacent properties to the east. The rest of the buildings are smaller in depth and follow the natural contour of the site and terrace to create a unique site specific pedestrian experience. The buildings range in height from 16' to 24' predominantly, this is smaller than the 30' allowable height in residential zoning.

The landscaping for the project will consist of undisturbed indigenous plantings, revegetated specimen planting, and a more formal shade and color landscape treatment at parking areas and buildings. The development of a 'parking room' concept to break down the scale of the parking fields into smaller scaled parking areas, is brought about by the projects organization about the central wash, with parking bisected into two principal areas. Dense landscaping partitions within parking fields are contemplated to reduce the depth and scale. Illumination levels will be minimized and fixtures will be shielded. Lighting design will incorporate low-height solutions for eastern (service) areas, pedestrian scale solutions at perimeter of parking areas and buildings, and lighting (at lower than building height) at parking areas.

The design character for the Summit at Scottsdale is to conform to the projects "Arizona Craftsman Style". There is an emphasis on reducing building heights and massing. The expression of the horizontal qualities of the desert are applied to building and materials, site walls, landscape, trellises, roof extensions, and canopies that link the outdoor terraces and pedestrian walks. Building materials are sturdy, durable and suitable for the harsh desert climate. Indigenous stone and integral color concrete block predominate with exterior plaster and heavy timber define the exterior palette of materials. These materials are reminiscent of lodge buildings in Arizona. Steel and metal are used to articulate connections. The building color palette will include a number of desert colors with slight variation in intensity and hue discernible at close proximity and diffusing at a distance.



PROJECT DATA SHEET
RESIDENTIAL/COMMERCIAL
 PLANNING AND
 COMMUNITY DEVELOPMENT
 DEPARTMENT
 PROJECT REVIEW

1
STOP SHOP

D.R. NO. 118 DR 99 DATE: 11/8/99 ZONING: R1-43 ESL GZ ESL OS: _____

PROPOSED USE: Lifestyle Community Retail Center

ADDRESS/LEGAL DESCRIPTION

TO BE COMPLETED BY APPLICANT:		CALCULATIONS	TO BE COMPLETED BY CITY:	
COMMERCIAL	RESIDENTIAL		COMMERCIAL	RESIDENTIAL
1,960,117 sq ft	XXXXXX	Net lot area	202 = 1,448,206 (3197)	
XXXXXX		Gross lot area	Approx 2,100,000	
1,568,094 sq ft	XXXXXX	Gross floor area allowed	1,318,560	
323,700 sq ft	XXXXXX	Gross floor area provided	323,700	
18,817,123	XXXXXX	Building volume allowed	15,822,720	
5,200,000	XXXXXX	Building volume provided	Approx. 7,500,000	
XXXXXX		Number of units or lots	—	
XXXXXX		Density allowed	—	
XXXXXX		Density provided	—	
XXXXXX		Minimum lot size allowed	—	
XXXXXX		Minimum lot size provided	—	
36'		Building height allowed	36' (From Natural Grade)	
28-36' varies		Building height provided	24' max up to 36' (Natural Grade)	
323,700		Net floor area	—	
1778		Parking spaces required	Approx 1600 (Based on phone)	
1793		Parking provided on-site		
0		Parking provided off-site		
1793		Total parking provided	Approx 1650	
305,728 sq ft		Open space required	196 323,047 on 36'	
546,447 sq ft		Open space provided		
152,889 sq ft		Front open space required	161,523	
233,952 sq ft		Front open space provided	233,952	
99,764 sq ft		Parking lot landscaping required	99,764 (continuous full block)	
103,634 sq ft		Parking lot landscaping provided	91,705 (REVISED!)	

SET BACKS

REQUIRED	PROVIDED	(INDICATE N.S.E.W)	REQUIRED	PROVIDED
35'	+/- 175'	FRONT (W)	FOS	157' (max)
50'	+/- 64'	REAR (E)	50'	64'
0'	+/- 14'	LEFT SIDE (N)	0'	14'
0'	+/- 3/2'	RIGHT SIDE (S)	FOS	62' x 62' / 300' (after ROW)
1778	1793	PARKING ()	35' from Row	150' +

**BOLD & STRIKE THROUGH TEXT INDICATES REVISIONS AS APPROVED BY DRB & STAFF ON
1/20/2000
STIPULATIONS**

**BUILDING ELEVATIONS AND SITE PLANS APPROVED BY THE DEVELOPMENT REVIEW BOARD MUST
BE BUILT PER THE APPROVED PLANS WITH THE MODIFICATIONS PER THE FOLLOWING
STIPULATIONS TO OBTAIN BUILDING PERMIT AND/OR CERTIFICATE OF OCCUPANCY.**

SITE AND BUILDING DESIGN:

1. *Future phases and development of this project shall conform to the submitted "Design Guidelines for Ped Buildings", except as modified by these stipulations, to the satisfaction of City staff.*
2. *The developer shall revise the proposed REAR elevations for the ~~Target~~ building building number 9, 1, 4, 6, 7, AND 11 through additional variation in the roofline. The revised building elevations shall be subject to Development Review Board study session approval, prior to the final plans submittal.*
3. ~~Prior to the final plans submittal, the developer shall revise the proposed wash facing elevations for all buildings adjacent to the wash running through the center of the site, incorporate the details and articulation proposed on the north elevation of building number 3, to the satisfaction of Community Development staff. The revised building elevations shall be subject to Development Review Board study session approval.~~
4. ~~Prior to the final plans submittal, the developer shall provide revised elevations of buildings 6, 7, 9, and 10 to the Community Development staff. The proposed trellis feature on the fronts of these buildings shall be extended to enhance the pedestrian environment, to the satisfaction of Community Development Staff. The trellis of building number 10 shall wrap around and extend down the south side of the building, to the satisfaction of Community Development staff.~~
5. *Shopping carts, dollies, flatbed carts, etc. shall be stored in designated storage areas, which shall be screened by masonry walls to match the building, to the satisfaction of City staff. Alternative types of cart screening proposed by the developer shall be subject to Community Development staff approval prior to final plans submittal. With the final plans submittal the developer shall provide the location, wall height, and other details of the cart storage areas, to the satisfaction of Final Plans staff.*
6. *Special paving shall be provided at crosswalk locations as proposed on the submitted site plan, and for all pedestrian circulation routes through the parking fields. The developer shall revise the proposed plans accordingly.*
7. *Rip rap, if proposed, shall be indigenous to the site, and shall be treated with a desert varnish (color or equivalent).*

- ~~8. With the final plans submittal, the developer shall provide a plan identifying all boulders larger than four (4) feet in diameter and all bedrock outcrops, to the satisfaction of Final Plans staff. Boulders meeting the Scottsdale Zoning Ordinance definition of boulder feature shall be protected in conformance with Scottsdale Zoning Ordinance provisions, to the satisfaction of City staff.~~
9. With the final plans submittal, the developer shall provided documents, to the satisfaction of Final Plans staff, noting the portion of the parcel with the R1-43 district designation shall permanently serve as NAOS and open space for this C-2 district portion of the parcel. The documents shall be recorded with the Maricopa County Recorders Office prior to the final plans approval of the first phase of the project, to the satisfaction of Final Plans staff.
10. The portion of the property designated as R1-43 district shall not be lot split away from the remainder of the property designated C-2, to the satisfaction of City staff.
- ~~11. Prior to the final plans submittal the developer shall provide details of the "Garden Center" enclosure. No chain link or similar material shall be used. The enclosure material shall be opaque, and shall be subject to the approval of Community Development Staff.~~
12. The final site plan shall show, and the developer shall dedicate an easement to the city, identifying one-hundred (100) foot wide scenic corridor easement along Scottsdale Road, to the satisfaction of Final Plans staff. The width of the scenic corridor shall be measured from the property line after required dedications, and no stormwater storage may be constructed within the scenic corridor, to the satisfaction of City staff.
13. Along, and measured from the east boundary of required 100' scenic corridor, the developer shall provide an additional fifty (50) feet of landscape buffer, as proposed on the submitted site plans, to the satisfaction of Final Plans staff.
14. Refuse enclosure shall be screened by material compatible with the building materials. Colors and texture to match the building, both sides.
15. Modify refuse enclosures as required by the Sanitation Division.
16. No exterior vending or display shall be allowed.
17. Storage of miscellaneous materials shall be contained completely within the buildings, to the satisfaction of City staff. Exterior storage within and below minimum 6-foot high masonry walls, may be permitted, subject to the approval of the Development Review Board.
- ~~18. Provide sealant on the brick to prevent efflorescence.~~
19. Flagpoles, if provided, shall be one piece conical tapered.
- ~~20. Drives and parking areas to be treated for dust control.~~

21. Exterior speakers or public address, if proposed, shall be low level and shall not be audible off site as determined by City staff.

22. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

23. LOADING DOCKS ON THE EAST SIDE OF BUILDINGS 6, 7 AND 9 SHALL BE SCREENED FROM VIEW, AS APPROVED BY STAFF.

BUILDING ELEVATIONS:

1. All roof top mechanical equipment shall be completely screened by parapet walls or within roof structure.
2. All ground mounted mechanical equipment shall be completely screened by screen walls with color and texture to match the building.
3. Roof mounted communication equipment, including satellite dishes, shall be completely screened by the parapet walls or free standing screen walls subject to Project Review approval.
4. Ground mounted communication equipment, including satellite dishes, shall be completely screened by freestanding screen walls subject to Project Review approval.

ROOF ACCESS

1. No exterior visible ladders allowed.

ROOF DRAINAGE:

1. Provide interior roof drainage system (overflow scuppers are permitted).
2. If provided indicate location and design of scuppers, and integrate with the architectural design.

ON-SITE LIGHTING:

1. All building mounted security lighting shall be full cutoff type fixtures, to the satisfaction of City staff.
2. The applicant shall provide a revised photometric point-by-point analysis which includes :
 - 2.1 A vertical footcandle (FC) reading of 1.9 meters above grade around the perimeter of the entire property, at the property line, as set forth in the IESNA publication, "RP-33 Lighting for Exterior Environments".
 - 2.1.1. Maintained average horizontal footcandle (FC) at grade for the parking lot (this should not exceed 2.0 FC) CONSISTENT WITH THE REVISED LIGHTING PLAN
 - 2.1.2. Maintained maximum horizontal FC at grade in the parking lot (this should not exceed 8.0 FC) CONSISTENT WITH THE REVISED LIGHTING PLAN

21. Exterior speakers or public address, if proposed, shall be low level and shall not be audible off site as determined by City staff.
22. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.
23. **LOADING DOCKS ON THE EAST SIDE OF BUILDINGS 6, 7 AND 8 SHALL BE SCREENED FROM VIEW, AS APPROVED BY STAFF.**

BUILDING ELEVATIONS:

1. All roof top mechanical equipment shall be completely screened by parapet walls or within roof structure.
2. All ground mounted mechanical equipment shall be completely screened by screen walls with color and texture to match the building.
3. Roof mounted communication equipment, including satellite dishes, shall be completely screened by the parapet walls or free standing screen walls subject to Project Review approval.
4. Ground mounted communication equipment, including satellite dishes, shall be completely screened by freestanding screen walls subject to Project Review approval.

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 - 2.1. A vertical footcandles (FC) reading of 1.9 meters above grade around the perimeter of the entire property, at the property line, as set forth in the IESNA publication, "RP-33 Lighting for Exterior Environments".
 - 2.1.1. Maintained average horizontal footcandles (FC) at grade for the parking lot
(this should not exceed 2.0 FC) **CONSISTENT WITH THE REVISED LIGHTING PLAN**
 - 2.1.2. Maintained maximum horizontal FC at grade in the parking lot
(this should not exceed 8.0 FC) **CONSISTENT WITH THE REVISED LIGHTING PLAN**

APPROVED AND SIGNED BY

6

1 - TK

2.2. A summary section with the following information :

2.2.1. Maintained minimum horizontal FC at grade in the parking lot **CONSISTENT WITH THE REVISED LIGHTING PLAN**

2.2.2. Maximum : minimum uniformity ratio at grade for the parking lot **CONSISTENT WITH THE REVISED LIGHTING PLAN**

3. **LIGHTS ON THE REAR ELEVATIONS OF BUILDINGS 6, 7, 9 AND 10 SHALL BE SCREENED AND CUT OFF TYPE AND SHALL BE MOUNTED BELOW THE HEIGHT OF THE SCREEN WALL TO MINIMIZE THE IMPACT ON PROPERTIES TO THE EAST TO BE APPROVED BY PROJECT COORDINATION STAFF.**

4. Provide manufacturer cut-sheets, including full catalog numbers, for luminaire types: SA, SA-1, SA-2 and SB for staff review and approval.

5. Use of the Kastrup luminaire requires separate approval. The applicant shall submit an electronic or hard copy photometric file for the Kastrup luminaire, listing a summary of the Candela's in 5-degree increments, from 0 - 180 degrees.

6. If lighting is proposed for the two driveways on the west side of the project, it shall be included in the above mentioned point-by-point analysis.

7. The lighting plan calls out for a 15-foot pole. A maximum of 16-foot pole is allowed, as measured from grade to bottom of luminaire.

SIGNS:

1. Provide note on final documents: Signs require separate approvals and permits.

2. A Master Sign Program shall be approved by the Development Review Board prior to the issuance of a sign permit for multi-tenant buildings.

3. No signs may be permitted on property zoned R1-43 unless a separate Community Sign District has been established through the City's sign permitting process.

BICYCLE/EQUESTRIAN:

1. A bike lane shall be included within the Scottsdale Road improvements and shall be approved by Project Review, and is to be shown on the engineering improvement plans.

2. A public use trail shall be provided within the required 15-foot public use easement along the Scottsdale Road scenic corridor frontage. Location of the trail shall be coordinated with the City's Trails Coordinator and is to be shown on the final site plan landscape, and improvement plans as approved by Project Review.

3. Trails and paths shall be consistent with Section 3.4 and 7.3 of the Design Standards and Policies Manual for the City of Scottsdale.
4. The developer shall include bike rack cut sheets / details with the final plans submittal. The bike rack design shall be subject to Final Plans staff approval. Contact the City Bicycle Coordinator for the approved rack design, or for alternative rack design approval.
5. A path connection shall be provided within the wash that bisects the site connecting the public use path within the Scottsdale Road scenic corridor to the restaurant/patio building site adjacent to the wash.

WALL DESIGN:

1. All screen and perimeter walls shall be 6 or 8-inch masonry block and shall match building texture and color, both sides.
2. The perimeter wall and landscaping shall be required to be completed as part of the phase one development and no Certificate of Occupancy shall be issued until perimeter wall and landscape improvements are complete.
3. No chain link fencing shall be allowed.
4. Dooley wall fencing shall not be allowed for walls.

LANDSCAPING:

1. Major tree theme shall incorporate the existing theme of the neighboring properties.
2. Trees shall be provided as noted on the landscape plan proposed at Development Review Board (15 gallon minimum, 660 trees minimum) of which 50% shall be mature as defined in Article III of the Zoning Ordinance or larger. ~~This number of trees required does not include existing trees to remain in place undisturbed, nor existing or proposed cacti.~~
3. Provide low water consumptive plant materials.
4. Incorporate existing vegetation into the landscape design.
5. Provide only plant material indigenous to this site within revegetation areas, to the satisfaction of City staff.

6. Non-indigenous plant materials, which have the potential to exceed 20 feet in height, are not to be introduced on site.
7. Areas in decomposed granite without plant materials/groundcovers shall not exceed dimensions of more than 7 feet in any one direction, measured between plant canopies and/or coverage.
8. Upon removal of the salvageable native plants the salvage contractor shall submit a completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Planning Inspector within 3 months from the beginning of salvage operations and/or prior to issuance of the Certificate of Occupancy.
9. Sight distance triangles shall be shown on final plans for driveways from commercial sites and any intersections. Area within the safety triangle is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within the safety triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line elevation.
10. No turf areas are to be provided, as noted on the proposed landscape plans.
11. Retention/detention basin depth shall be measured to top of existing grade. Maximum 3 feet water depth allowed. Greater depths shall require Project Review staff approval.
12. Maximum 10:1 width to depth ratio with a 4:1 maximum slope for retention/detention basins. Depth ratios and slopes greater than this shall require Project Review staff approval prior to final plan approval.
13. Retention/detention basins shall be constructed solely from the approved civil plans and shall be rounded and undulate to match the surrounding topography. **DESIGN OF THE RETENTION BASINS SHALL BE INTEGRATED WITH THE LANDSCAPING.** Any alteration of the approved design (additional fill, boulders, etc.) shall require additional final plans staff review and approval.
14. All roadway medians, including alterations to existing medians, required of this project shall be shown on the final landscape plan submittal and shall be landscaped and maintained by project's owner for a period of three years from final acceptance by the Transportation Maintenance Division.
15. All rights-of-way adjacent to this property shall be landscaped and maintained by the property owner.

IRRIGATION:

1. At the time of final irrigation plan submittal the applicant shall identify the location of backflow preventors and the means of screening to be provided.
2. A temporary irrigation system is required in revegetated NAOS areas. This system shall be disconnected once the plant material is established and shall not exceed a period of three years.

NATURAL AREA OPEN SPACE (NAOS):

1. The developer shall provide plans, details, methodologies, etc. for placing additional trees within the undisturbed NAOS areas, as proposed, to the satisfaction of Final Plans staff. The methodology for introducing trees into NAOS areas, including the specific locations and number of trees to be planted, shall be subject to the approval of Final Plans staff. The areas disturbed by the relocation and planting of these trees may, as determined by Final Plans staff, may be treated as revegetated NAOS areas.
2. Areas of riprap or other concrete drainage structures or improvements shall not be included as NAOS easements, to the satisfaction of City staff.

**TRAFFIC STIPULATION REQUIREMENTS
CIRCULATION AND REFUSE****ROADWAY, INTERSECTION, AND ACCESS DESIGN:**

1. The northern site driveway on Scottsdale Road shall be located approximately 1320 feet north of the Ashler Hills Drive centerline (measured to the driveway and street centerlines). Full site access shall be provided at this location. The developer shall provide pavement widening as necessary to accommodate left-turn access at this location. The design shall be subject to staff approval at the time of final plan review. The driveway shall be designed in general conformance with city of Scottsdale Type CH-2, Standard Detail #2257.
2. The southern site driveway on Scottsdale Road shall be located approximately 660 feet north of the Ashler Hills Drive centerline (measured to the driveway and street centerlines-as shown on the site plan). This driveway shall be located a minimum distance of 500 feet from the northern site driveway. Left-in, right-in, and right-out access shall be provided at this location. The driveway design shall prohibit the left-out movement. The developer shall provide pavement widening as necessary to accommodate the left-turn access at this location. The design shall be subject to staff approval at the time of final plan review. The driveway shall be designed in general conformance with city of Scottsdale Type CH-1, Standard Detail #2257.
3. The developer shall construct a right-turn deceleration lane on Scottsdale Road at both site driveways and Ashler Hills Drive in conformance with city standards.
4. The site driveway on Ashler Hills Drive shall be designed in general conformance with city of Scottsdale Type CH-1, Standard Detail #2257.
5. One-way ingress and egress lanes shall be a minimum width of 16 feet (excluding any curb and gutter).

6. The developer shall dedicate a cross-access easement to provide access from the adjacent parcel to the north to the northern site driveway on Scottsdale Road and to Ashler Hills Drive.
7. DRB approval is contingent on the following: 1) The applicant/developer agrees to hold the City of Scottsdale harmless and agrees to defend and indemnify the City of Scottsdale in any litigation concerning access and/or the Empies' property interest; 2) The applicant/developer must provide one of the following to the City prior to construction of the road: a) Title insurance for the City of Scottsdale guaranteeing title in fee simple subject to such exceptions compatible with use as a public right-of-way as the City approves in writing; or b) consent of Empies; or c) court order resolving property rights; OR D) SOON OTHER ACCESS FOR PUBLIC USES AS MAY BE ACCEPTABLE TO CITY STAFF.

INTERNAL CIRCULATION:

1. The minimum internal parking aisle width shall be 24 feet.
2. The major access aisles that align with site driveways on Scottsdale Road and Ashler Hills Drive shall be a minimum width of 30 feet.
3. The internal circulation shall be designed to accommodate emergency and service vehicles with a minimum outside turning radius of 45 feet and inside radius of 25 feet.
4. FAST FOOD Drive-thru buildings shall have a minimum 120 feet of queuing distance provided.
5. A temporary paved connection from Dove Valley Road to the approved driveway location shall MAY be provided as part of the Phase 1 development.

OTHER:

1. All circulation elements shall be in conformance with the Summit at Scottsdale Traffic Impact Study and the approved Whisper Rock Master Circulation Plan.
2. The developer shall construct sidewalk along at least one side of each site driveway on Scottsdale Road and Ashler Hills Drive connecting to the on-site pedestrian circulation system.
3. The developer shall construct sidewalk or similar pedestrian connections along at least one side of cross-access easement on the property to the north providing a connection to Dove Valley Road, AT SUCH TIME AS WHEN THE CONNECTON IS PROVIDED
4. Sidewalk shall be provided along the front of the major buildings along the eastern side of the site. Sidewalk shall also be provided to connect each pad building to the major building area. The design and location shall be subject to approval by city staff at the time of final plan review.

STRIPING AND SIGNAGE PLAN:

1. A detailed striping and signage plan is required to be submitted with final plans. It shall include the following:
 - a) All existing improvements and striping within 300 feet of limits of construction.
 - b) All signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.
2. All on-site parking lot striping shall be shown with the paving plans.

SIGHT DISTANCE:

1. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
2. Sight distance easements shall be dedicated oversight distance triangles.
3. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Procedures, published January 1994.

REFUSE COLLECTION:

1. Refuse enclosures shall be constructed to City of Scottsdale's standards (details available upon request). Refuse locations as shown on the current site plan may not be acceptable.
2. An area 14' x 30' long shall be provided for approach to refuse enclosures with slope constant with enclosure floor (to facilitate container pick-up).
3. Refuse enclosures are required as follows:
 - Commercial Building Space: One for 0 to 20,000 s.f.
Two for 20,001 to 40,000 s.f.
Three for 40,001 to 60,000 s.f., etc.

For larger sites, an additional enclosure shall be required for each building space increase up to 20,000 s.f., as shown above.

- Restaurants: One per restaurant

4. Enclosures must:
 - Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - Be positioned to facilitate collection without "backtracking."
 - Be easily accessible by a simple route.
 - Not require backing more than 35 feet.
 - Not be located on dead-end parking aisles.
5. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.
6. Underground vault-type containers are not allowed.

DRAINAGE AND FLOOD CONTROL STIPULATIONS

1. **COMPLIANCE.** The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design, reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

DRAINAGE REPORT AND PLAN

1. **MASTER DRAINAGE REPORT.** The developer shall submit a master drainage report and plan to the Community Development Division, subject to city staff approval. The master drainage report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the master drainage report and plan shall:
 - a. Include a complete description of requirements relating to project phasing.
 - b. Identify the timing of and parties responsible for construction of all storm water management facilities.
2. **APPROVAL OF THE MASTER DRAINAGE REPORT.** Before master drainage report approval by the Community Development Division, the developer shall, when requested by city staff, submit two (2) hard copies and one (1) disc copy of the complete master drainage report.
3. **IMPROVEMENT PLAN SUBMITTAL.** Before the improvement plan submittal to Quality Assurance and Compliance Division, the developer shall have obtained approval of the master drainage report.

4. **FINAL DRAINAGE REPORT.** With the final improvement plans submittal, the developer shall submit a final drainage report and plan, subject to review and approval by the Quality Assurance and Compliance Division. Before the approval of final improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) disc copy of the complete final drainage. In addition, the final drainage report and plan shall:
- a. Demonstrate consistency with the approved master drainage plan and report for this site.
 - (1) Any design that modifies the approved master drainage report requires from the developer a site specific addendum to the final drainage report and plan, subject to review and approval by city staff.
 - (2) Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
 - b. Provide final calculations and detailed analysis that demonstrate consistency with the conceptual drainage plan and report accepted by City staff.
 - c. Provide a thorough analysis for this site, including all upstream drainage areas. Show all upstream contributing basin areas, including calculations and analysis for the peak runoff entering the site. Include a discussion of how grading, drainage and finished floor elevations will be affected by development.
 - d. Discuss how storm water storage basins will be drained, (by gravity out-fall, pump, etc.) Provide bleed-off calculations that demonstrate the discharge rate and time to drain.
5. **STORM WATER STORAGE REQUIREMENT.** Prior to final plan approval, the developer shall submit a final drainage report and plan, including calculations for the storm water storage volume required, V_r , and volume provided, V_p , using the 100-year, 2-hour storm event.
- a. Storage basin capacity SHALL NOT BE REDUCED by proposed landscaping improvements.
 - b. Storage basin design shall incorporate significant landscaping requirements.
6. **BASIN CERTIFICATION.** Before the City will issue Letters of Acceptance for maintenance of any public utilities, storm water storage basins constructed for this site shall be verified by as-built survey. The volume of storm water storage provided shall be certified:
- a. As equal to or greater than design volumes required in the approved final drainage report and on the approved final improvement plans, and shall meet or exceed the required volume per City Ordinance.
 - b. In writing by a registered professional civil engineer, using as-built data from a registered land surveyor.

7. **STORM WATER STORAGE ON PAVED SURFACES.** Up to 50% percent of required storm water storage may be provided in parking areas when the following conditions are met:
 - a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.
8. **BASIN CONFIGURATION.** Basin side slopes shall not exceed 4:1, and the basin depth shall not exceed 3 feet.
9. **BASIN OUT-FALL AND DRAIN TIME.** Storm water storage basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36-hours.
10. **POINT OF OUT-FALL.** Demonstrate that historical flow through the site has been maintained and that storm water runoff exiting this site has a safe place to flow.
11. **RELATIONSHIP TO ABUTTING PROPERTY.** Contours or sufficient spot elevations shall be shown on the grading and drainage plan and on all abutting properties and or rights of way, and shall clearly demonstrate elevations of natural ground and or proposed structures and finished grades, existing and proposed walls or retaining walls, and shall be sufficient to reflect the impact of development on the abutting properties and existing improvements.
13. **UTILITY CONFLICT COORDINATION** The final improvement plans that are submitted to Project Review shall contain a completed No Conflict Title Block on the cover sheet and be accompanied by a completed and signed No Conflict form from every affected utility company. Final improvement plans will not be accepted by the city without this documentation.
13. **GRADING AND DRAINAGE PLAN.** A site specific grading and drainage plan shall be submitted to Project Review. The grading and drainage plan shall include, but not be limited to the following:
 - a. Benchmark datum shall be based on North American Datum of 1988 (NAD 1988). Prior to submittal of improvement plans to Project Review, benchmark datum not in compliance with NAD 1988 shall be submitted to Project review and shall be subject to approval by city staff.
 - b. Show all easements and tracts.
 - c. Clearly show all phasing lines and limits of construction.
 - d. Show all drainage facilities including, but not limited to point(s) of roof out-fall, channels, wash corridors, culverts, storm drain pipe, weirs, rip rap, and storm water storage basins (with storage volume required, V_r , and storage volume provided, V_p , noted on the improvement plans).

- e. Show $Q_{(100)}$ at culvert inlets, where wash corridors converge, and at storm water entrances/end point of the parcel boundaries.
- f. Show extents of areas inundated due to a 100-year storm event.
- g. Show top of curb elevations in front of each lot, at grade breaks and at intersection corners.

14. UNDERGROUND STORM WATER STORAGE. Underground storm water storage is not permitted.

OFF-SITE RUNOFF:

1. CONVEYANCE OF PEAK DISCHARGE. All developments shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.

FLOODPLAIN:

1. FLOOD INSURANCE RATE MAP. The final drainage report shall include an exhibit that indicates where the site lies within the FEMA designated areas and shall define all pertinent FEMA designations.

BRIDGES:

1. BRIDGES. All drainage crossings, including any configuration of box culverts or pipes which span 20 feet or more (as measured along the roadway centerline) shall submit the following:
 - a. Two separate copies of the construction plans.
 - b. Vicinity map and precise description of location.
 - c. Names and addresses of developer, contractor, and engineer.
 - d. Associated "DR" or "PP" number.

DRAINAGE STRUCTURES/CHANNELS:

1. RETAINING WALLS. RETAINING WALLS. Provide a structural design report for retaining walls, if applicable, including but not limited to, scouring analysis and calculations for active forces based on an associated geotechnical analysis of the soils and soils condition.
2. EROSION CONTROL. The final drainage report shall include calculations for rip-rap lined channels and rip-rap outlet structures using the design criteria for characteristic sizing, gradation, thickness and filter-blanket requirements from the Drainage Design Manual for Maricopa County, Volume II, Section 6.5.3.

DRAINAGE EASEMENTS:

1. **DEDICATIONS.** Drainage and flood control easements shall be dedicated to the city to the limits of inundation for all vista corridor washes (where $Q = 750$ cfs), for all washes having a capacity of 50 cfs, and for all FEMA regulatory floodways to the extent of the 100 year base flood elevation.
 - a. All drainage and flood control easements, including easements for storm water storage, shall be dedicated with maintenance responsibility specified to be that of the property owner.
 - b. Before any building permit is issued for the site, all drainage and flood control easements determined necessary due to final design analysis and proposed improvements, shall be dedicated to the city.

GRADING & DRAINAGE REQUIREMENTS:

1. **EPA.** The EPA requires that all construction activities that disturb five or more acres obtain coverage under the NPDES General Permit for Construction Activities. Completion of a Notice of Intent (NOI) and preparation of a Storm Water Pollution Prevention Plan (SWPPP) are required by EPA. A copy of the NOI must accompany final plan submittal to the city before final plans are approved. Contact Region 9 of the U.S. Environmental Protection Agency, (415) 744-1500 EPA, Arizona Department of Environmental Quality at (602) 207-4574, or at the web site <http://www.epa.gov/region9>. NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100.
2. **SECTION 404 PERMITS.** Before the City issues development permits for a project, the developer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
3. **DUST CONTROL PERMITS.** Prior to the start of grading on sites 1/10 acre or larger, a Dust Control Permit (earth moving equipment permit) must be obtained from Maricopa County Division of Air Pollution Control. Call the county (507-6727) for fees and application information.

WATER AND WASTEWATER STIPULATIONS**WATER and WASTEWATER:**

1. **COMPLIANCE.** The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance Requirements, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

2. **MASTER WATER /AND WASTE WATER PLAN AND REPORT.** The developer shall submit a master water and waste water plan and report subject to review and approval by the Community Development Division. The master water and waste water plan and report shall conform to the Design Standards and Policies Manual - Master Plan.
 - a. Include a complete description of requirements relating to project phasing.
 - b. Identify the timing of and parties responsible for construction of all water and waste water facilities.
 - c. Any design that modifies the approved master report and plan requires from the developer a site specific addendum to the report and plan, subject to review and approval by city staff.
3. **APPROVED MASTER REPORTS AND PLANS.** Before the improvement plan submittal to the Quality Assurance and Compliance Division, the developer shall have obtained approval of the master water and waste water report and plan.
4. **WATER SOURCES.** The water system shall be designed to provide two (2) sources of water to the developed site.
5. **PRIVATE SEWER SYSTEM.** On-site sanitary sewer shall be privately owned and maintained.
6. **HORIZONTAL CLEARANCE.** Minimum distance from outside of waterline pipe to outside of sanitary sewer pipe is six (6') feet.
7. **CLEARANCE FROM WALLS.** In cases where there are property walls and utility easement conflicts, the following shall apply:
 - a. All walls parallel to the easement shall be set such that the face of the wall is at a six (6') feet from the outside diameter of the water or sewer line.
 - b. All walls set across or perpendicular to utility lines shall be designed with gates or removable wall panel to allow service or emergency access.
8. **SERVICE CONNECTIONS TO THE MAIN.** Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.
9. **WATER AND SEWER NEEDS REPORT.** A completed Water and Sewer Needs Report shall be submitted for review with the final improvements plans. Approval will not be given for improvement plans until the Water and Sewer Needs Report is approved by Project Review.

EASEMENTS:

1. **DEDICATIONS.** All water line easements shall be dedicated to the City prior to the issuance of permits.
2. **LOCATION & CLEARANCE.** Privately owned sanitary sewer shall not run parallel within the waterline easement.

THE DEVELOPMENT REVIEW BOARD

Some Things You Should Know About the Development Review Board:

- Review of development proposal by the Development Review Board is the first step toward obtaining a building permit.
- Development Review Board approval expires ONE YEAR from the date of approval if a building permit has not been issued - unless a different expiration date is made a condition of the approval.

ORDINANCE REQUIREMENTS

Some Things You Should Know About Ordinance Requirements:

- Some of the Ordinance requirements that may be relevant to your project are included in the following pages as helpful information.
- There may be some Ordinance requirements, which apply to your project that, are not included here.
- City staff and the Development Review Board do not have the authority to "waive" Ordinance requirements.
- Any appeals must be made in writing to the CITY CLERK'S OFFICE.

STIPULATIONS

Stipulations are staff recommendations, which, after ratification by the Development Review Board, become development requirements.

ENGINEERING ORDINANCE REQUIREMENTS

ALL STIPULATIONS FROM THE ASSOCIATED REZONING OR USE PERMIT CASES CONTINUE TO APPLY.

DRAINAGE AND FLOOD CONTROL:

1. **STORM WATER STORAGE REQUIREMENT.** Storm water storage is required on-site for all site runoff generated by a 2-hour, 100-year frequency design storm.
2. **HISTORICAL FLOW.** Off-site runoff must enter and exit the site as it did historically.
3. **STORM WATER DISCHARGE.** Storm water storage basins should be designed to meter flow to historic out-fall point. Where no out-fall exists (or metering is not possible), other methods of discharge may be considered.
4. **STORM WATER RUNOFF.** Storage basins must drain completely within 36-hours.
5. **BASIN LOCATION.** Storm water storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
6. **STREET CROSSINGS.** Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will be no greater than 1 foot.
7. **SECTION 404 PERMITS.** Approval from the Army Corps of Engineers under the conditions of SECTION 404 PERMIT is required where proposed construction is adjacent to or within major washes.
8. **DEDICATIONS AND EASEMENTS.** All vista corridor easements, drainage easements and easements for storm water storage shall be dedicated to the city as drainage and flood control easements, with maintenance the responsibility of the owner.

REFUSE REQUIREMENTS:

1. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
2. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 312-6600.

STREET LIGHTS:

1. Public streetlights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. No building permits may be issued until all street light arrangements (including fee requirements) have been made.

PUBLIC TRAIL:

1. A minimum 15-foot wide public access easement shall be dedicated along the site frontage on Scottsdale Road within the scenic corridor. The developer shall construct an urban shared-use trail within this easement in conformance with the Design Standards and Policies Manual Section 7.3. The developer shall be responsible for providing maintenance and signing as directed by the city's Parks/Trails Planning Office (312-2408). The final alignment shall be subject to approval by the city's Parks/Trails Planner or designee prior to dedication and acceptance.

PARKING LOTS:

1. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

TRAFFIC ORDINANCE REQUIREMENTS:

1. Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	EDGEPATH/ SIDEWALKS
Scottsdale Road	Major Arterial	75' half	55' CL-BC ^A	Vertical	8' Sidewalk
Ashlar Hills Drive	Major Collector	45' half	35' CL-BC ^B	Roll	5' Sidewalk

- A. At the direction of city staff, before any building permit is issued for the site, the developer shall not construct the street improvements specified by the table above, but shall make an in lieu payment to the city. Before any final plan approval, the developer shall submit an engineer's estimate for plan preparation, design and construction costs of a major arterial half street, including 2 lanes of pavement with curb and gutter, half median improvements (curb, gutter and landscaping), and any required drainage structures. The in lieu payment shall be based on this estimate, plus five percent (5%) contingency cost and other incidental items, as determined by city staff. The developer shall obtain letter from the city's Transportation Department that outlines an agreement between the developer and the city with respect to method of satisfying the required Scottsdale Road street improvements. This letter shall be submitted with the final plan submittal.
 - B. Prior to any final plan approval, the developer shall submit a plan identifying the proposed design for the Ashler Hills Drive construction. The design shall identify the right-of-way, cross section, and any phased or interim improvements. This plan shall be subject to staff review and approval.
2. The developer shall be responsible for 75 percent of all costs associated with design and construction of traffic signals at the following locations: Scottsdale Road and Ashler Hills Drive.

ENGINEERING WATER & SEWER ORDINANCE REQUIREMENTS

WATER DEVELOPMENT ORDINANCE

1. **HEALTH AND SAFETY REQUIREMENTS.** The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.
2. **DEVELOPMENT FEES.** The developer shall pay a Water Development Fee and Water Resources Development Fee for City water supply in accordance with City Ordinance. This fee shall be paid at the time, and as a condition of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the City water system. All questions may be referred to Water Resources at 312-5650.
3. **WATER METER FEES.** Prior to the issuance of any building permit, the developer shall pay a Water Meter Fee for connection to the City water system in accordance with City Ordinance.

SEWER DEVELOPMENT ORDINANCE

1. **DEVELOPMENT FEE.** The developer shall pay a Sewer Development Fee for City sewer service in accordance with City Ordinance. This fee shall be paid at the time, and as a condition of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the City sewer system. All questions may be referred to Water Resources at 312-6660.

2. **GREASE INTERCEPTORS.** Grease interceptors shall be provided at restaurant connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

FINAL PLANS SUBMITTAL REQUIREMENTS

1. Plans shall be submitted on the following paper sizes:
 - a) Architectural Plans: 11" x 17" minimum, up to 30" x 42" maximum
 - b) Landscaping/Irrigation Plans: 24" x 36"
 - c) Civil Plans: 24" x 36"
2. Provide intent as to maintenance responsibility of all landscape areas. Provide note on the landscape plans.
3. Provide a landscape plan of all existing trees and/or cactus for staff analysis of trees and/or cactus to remain or to be transplanted. Indicate size and specimen.
4. Provide the necessary design documents and plans as established for the "Environmentally Sensitive Lands District".
5. Provide a schedule indicating the timing on installation of all improvements required by planning.
6. Provide a contour map of the existing topography.
7. Provide a site plan with the following information:
 - a) Zoning of property, and adjacent properties.
 - b) Vicinity map.
 - c) Property lines and dimensions, street names, centerline of street.
 - d) Setback of structures - front, side, rear.
 - e) Parking lot dimensions - stall width and length, driveway width, parking angle.
 - f) Location and details of refuse enclosure & bicycle racks.
 - g) Parking calculations required/provided.
 - h) Location of handicap parking spaces & van accessible spaces.
 - i) All development on adjacent property within 50 feet of this project.
8. Provide building elevations with the following information:
 - a) Height of building (see Section 3.100 of the Zoning Ordinance for definition of building height) above finished floor/natural grade.
 - b) Label colors of all exterior materials (matching those approved at Development Review Board).

9. Provide landscaping and irrigation plans with the following information:
- a) Plant palette (type, size, quantity)
 - b) Retention/detention basin slope
 - c) Perimeter wall elevations with the following information:
 - i) Height of perimeter wall above finished grade (both interior and exterior).
 - ii) Colors of all exterior materials (as required by Sec. 7.854 E of the Zoning Ordinance/matching those approved by Development Review Board).
 - d) Provide catalog cut sheets of all on-site lighting fixtures in common areas.
10. Obtain a native plant permit for disturbance of any protected plants on the site by submitting the following: Ⓞ
- a) Completed Native Plant Narrative & Application form
 - b) Three copies of the site plan indicating the location by tag number of each plant protected per the native plant ordinance.
 - c) Three copies of the numbered plant inventory corresponding to the tag numbers on the site plan, indicating the following:
 - i) plant type
 - ii) plant size in caliper inches
 - iii) plant condition
 - iv) whether the plant will remain in place, be relocated, or be destroyed
 - d) Location of plant nursery
 - e) Copy of vicinity map indicating the location of the project
 - f) Copy of Natural Area Open Space exhibit if applicable for the site
 - g) A copy of the 'Arizona Department of Agriculture Notice of Intent to Clear Land' form, issued through the State's Native Plant section at (602) 542-3282.
 - h) Letter of authorization from the property owner or authorized agent identifying the approved salvage contractor and verifying that all salvaged plants are to be incorporated in landscaping and used back on site.
 - i) Upon tagging the plants in accordance with Sec. 48-116 of the Scottsdale Revised Code, contact the City's Native Plant Officer at 994-7080 for inspection and permit approval.
- Ⓞ The submittal for native plant permit approval is in addition to the native plant submittal required for DR approval

FINAL PLANS ORDINANCE REQUIREMENTSSCREENING:

1. The height of the parapet or other screening device shall be (equal to or higher/minimum 1 foot higher) than the height of the air conditioning unit or other mechanical appurtenances.
2. All equipment, utilities, or other appurtenances attached to the building shall be an integral part of the building design in terms of form, color and texture.
3. Parking lot to be screened from abutting streets with landscaping and NAOS areas.

BUILDING HEIGHT:

1. The building height shall be measured from natural grade in conformance with the ESL Ordinance. With the final plans submittal the developer shall provide height analysis for each building and pad, including finished floor and pad heights, building elevations, and natural grade and contour information, to the satisfaction of Final Plans staff.

OPEN SPACE & NAOS:

1. With the final plans submittal, the developer shall provide a slope analysis for the gross parcel (R1-43 district, C-2 district, and all existing and proposed right of way) to the satisfaction of Final Plans staff. The area of slope measurement shall be based upon 100' runs, to the satisfaction of City staff.
2. Monument signs shall not be included in areas of NAOS. With the final plans submittal, the developer shall provide a maintenance access route to the sign and a minimum of 5 feet surrounding the sign which shall not be dedicated as NAOS, to the satisfaction of Final Plans staff.
3. With the final plans submittal, the developer shall provide detailed graphics and calculations for parking lot landscape required and provided.
4. All areas calculated as NAOS shall be a minimum of 30 feet in width, except along roadsides where it may be reduced to 20 feet. Any alterations to this shall be approved by Project Coordination staff.
5. All areas calculated as undisturbed NAOS shall be left untouched, except that additional plant materials, indigenous to the site only, may be introduced to NAOS as approved by the Project Review staff in compliance with Section 7.583.D.1 of the Zoning Ordinance.
6. FINAL PLANS SHALL NOT BE APPROVED until a protection program indicating construction boundaries, and techniques used to insure that NAOS is not disturbed during construction, has been submitted and field approved by Project Review staff.

LANDSCAPING:

1. A minimum of 1/3 of the required landscaped area for the parking lot for more than 20 cars shall be in planting areas distributed throughout the lot rather than on the perimeter. Planting areas shall have a minimum width of 7 feet and a minimum area of 120-square feet per Section 9.106 of the Zoning Ordinance.
2. *In conformance with the Scottsdale Zoning Ordinance, the maximum separation between landscape islands is 15 stalls. The developer shall provide additional landscape islands as necessary for conformance, to the satisfaction of Final Plans staff. Only landscape areas meeting the Scottsdale Zoning Ordinance minimums for width and area, as determined by City staff, shall be considered parking lot landscape islands.*
3. All plant materials in right-of-way shall be on the Department of Water Resources (DWR) low water plant list for the Phoenix Active Management Area (AMA).
4. Provide documentation required for issuance of a Native Plant Permit as required in Chapter 46 of City Code and outlined in Section 7.500 of the Zoning Ordinance. The Native Plant Permit is a separate submittal and approval. (See page 7 of this section for specific submittal requirements). Contact the City's Native Plant Officer at 964-7080 to initiate the process.
5. Fountains, if proposed, shall comply with the requirements of Sec. 49-80 of the City Code.
6. Prior to the establishment of water service, non-residential projects with an estimated annual water demand of ten (10) acre-feet or more shall submit a conservation plan in conformance with Section 49-82 of the City Code to the Water Conservation Office.
7. Provide 6-inch vertical concrete curb between any driveways or parking areas and landscape areas. *(bri)*

GRADING:

1. Prior to final plans submittal a grading report shall be submitted indicating methods and sequencing of grading, proposed locations for stockpiling or disposing of unused materials, and plans for minimizing wind and water erosion on graded areas during development and construction.
2. Cuts and fills exceeding limits outlined in Sec. 204 of the Design Guidelines & Policies for Environmentally Sensitive Lands shall require Development Review Board approval.

OTHER:

1. *With the initial final plans submittal, the developer shall provide an accounting of required parking based upon the known tenants and proposed building sizes. At the time of each building, tenant improvement and for phase final plans submittal, the developer shall provide an update to the required parking calculations for the center, to the satisfaction of City staff.*
2. *Provide 4% of required parking as handicap parking spaces. A minimum of one of every eight required accessible space is required to be van accessible per Section 9.106 of the Zoning Ordinance.*
3. *Accessible stalls shall be distributed throughout the site based upon the parking requirements of the adjacent building (or pod), to the satisfaction of City staff.*
4. *Provide one bicycle parking space per each 10 required vehicle parking spaces per Section 9.103 of the Zoning Ordinance.*
5. *Bicycle stalls shall be distributed throughout the site based upon the parking requirements of the adjacent building (or pod), to the satisfaction of City staff.*

29
 CCTV CAMERA AND MOUNTING BRACKETS. FOR INSTALLATION AND PAINTING INFORMATION SEE

30
 40

30
 1C

TOP OF PARAPET
 EL=25'-4"

22'-9"

32
 5

23'-4"

22'-8"

23'-4"

8'-8"

16'-3"

12'-0"

T/O RAMSCOT
 EL=12'-9"

T/O RAMSCOT
 EL=11'-4"

7
 25

TYP

1C
 30

7
 34

7E
 33

7E
 33

9A
 33

18
 34

18
 33

7E
 33

39
 30

7C
 30

39
 4

7C
 30

39
 30

7C
 39

1A
 30

7C
 39

1A
 30

7C
 39

34
 53

7E
 33

34
 30

7E
 33

9A
 33

34
 30

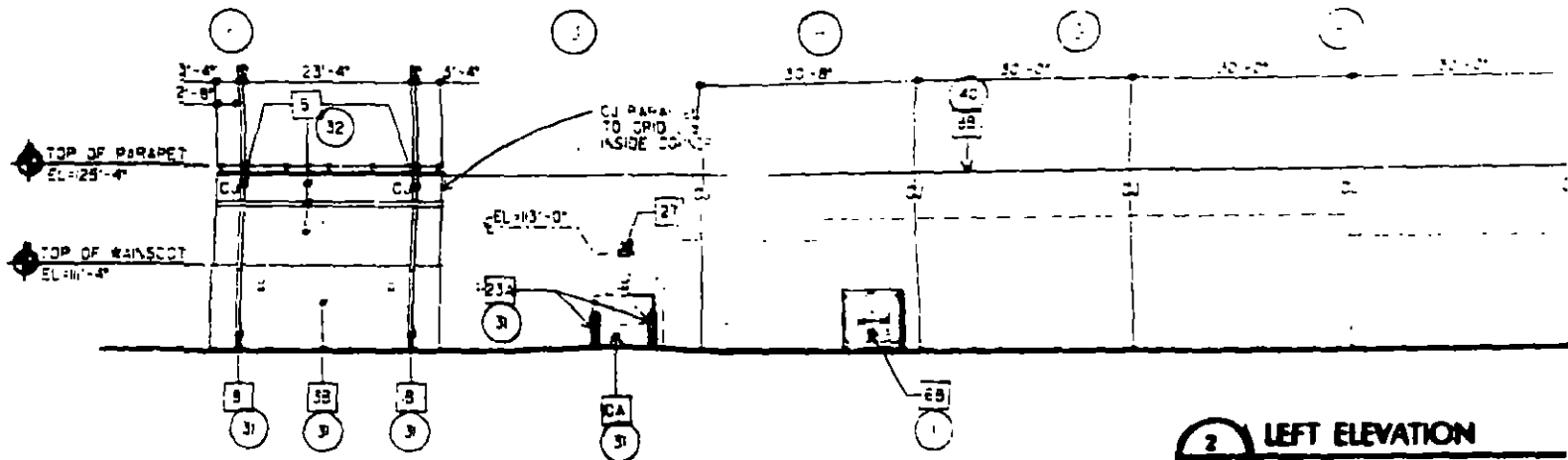
7E
 33

1C
 30

30

1 FRONT ELEVATION

1/8" = 1'-0"



TOP OF PARAPET
 EL=25'-4"

TOP OF RAMSCOT
 EL=11'-4"

CL PARAPET TO GRID
 INSIDE CORNER

EL=13'-0"

3'-4"

23'-4"

3'-4"

30'-0"

30'-0"

30'-0"

30'-0"

30'-0"

30'-0"

5
 31

5B
 9

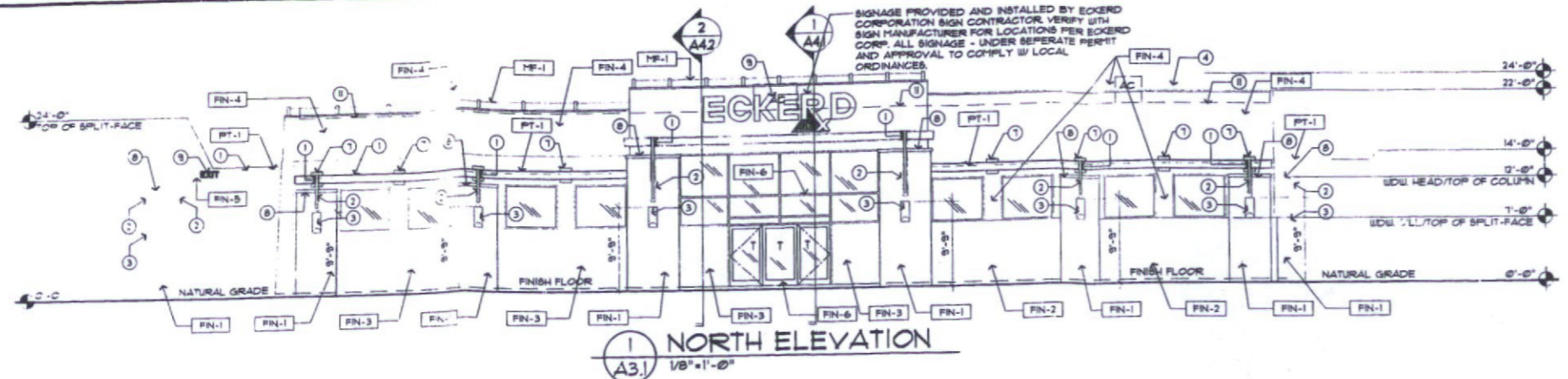
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 9

CA
 31

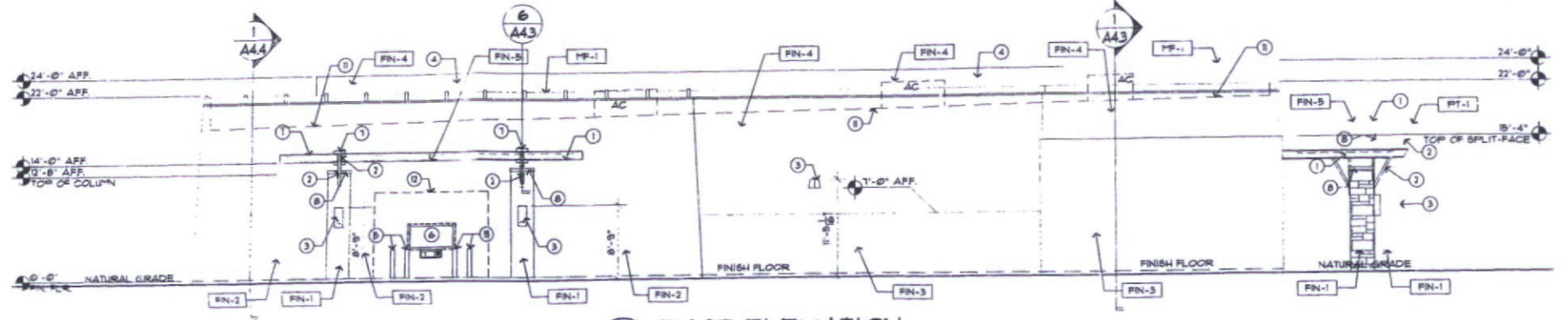
6B
 1

2 LEFT ELEVATION

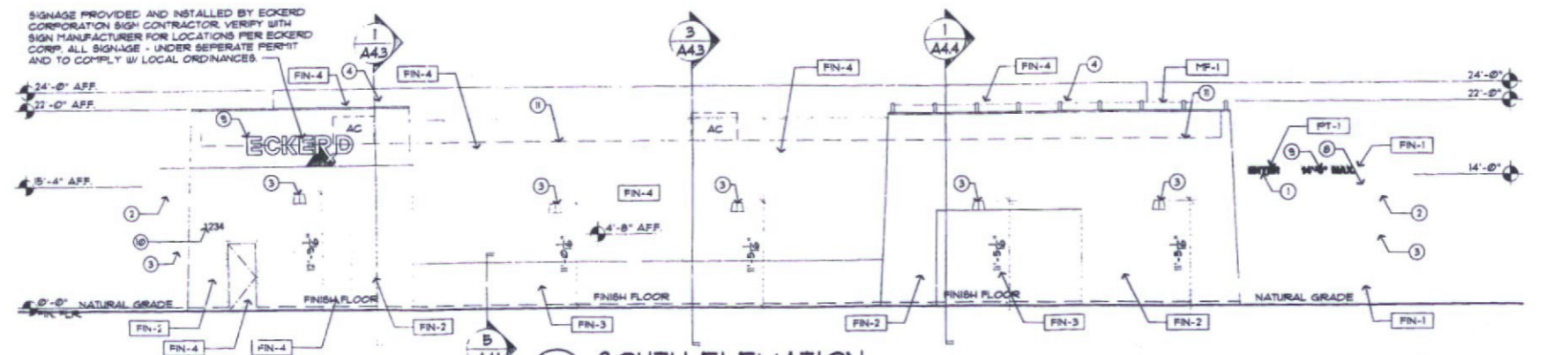
1/8" = 1'-0"



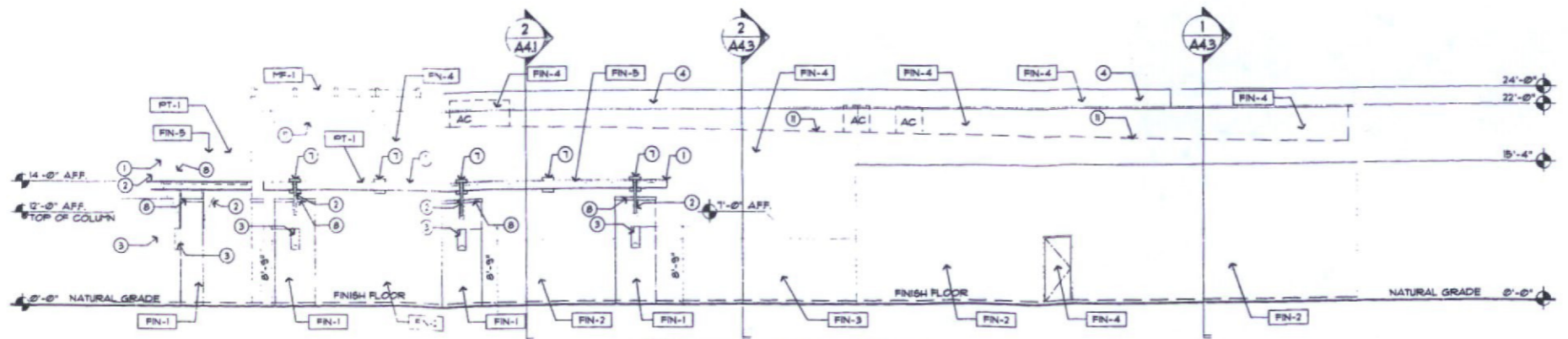
1 NORTH ELEVATION
A3.1 1/8"=1'-0"



2 EAST ELEVATION
A3.1 1/8"=1'-0"



3 SOUTH ELEVATION
A3.1 1/8"=1'-0"



4 WEST ELEVATION
A3.1 1/8"=1'-0"

- FN-1 ADHERED SANDSTONE "ARIZONA SUNSET", SANDSTONE "SUNSET", AND SANDSTONE "PALO VERDE" VARIOUS SIZES ASHLER PATTERN. ALL SANDSTONE BY APG. PER SECTION 1409.6.42
- FN-2 SPLITFACE CONCRETE MASONRY UNIT "PURPLE HAZE" BY YAVAPAI
- FN-3 SPLITFACE CONCRETE MASONRY UNIT "BUFF" BY YAVAPAI
- FN-4 INTEGRAL COLOR EPS "GREAT DESERT" # 958 BY ICI (LVR 33%)
- FN-5 STEEL CANOPY WITH SYNORLAC FINISH. PT-1
- FN-6 ALUMINUM STOREFRONT BY 811 ALUMINUM "DARK BRONZE". 489-361-2000. (PAINT PT-1)
- MF-1 DECORATIVE METAL FLASHING CAP, PRE-WEATHERED GALVALUME BY BERRIDGE INDUSTRIES - PT-1
- PT-1 DEEP BRONZE PAINT - 4286-0500 - DILUX PAINT CENTERS - STEEL STRUCTURE OF CANOPY TO BE PAINTED (LVR 3%)

- NOTES:
1. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MATERIALS TO ARCHITECT FOR APPROVAL PRIOR TO APPLICATIONS OF FINISHES.
 2. VERIFY ALL BLOCK SIZES PER PLAN.
 3. ALUMINUM STOREFRONT BY 811 ALUMINUM "DARK BRONZE" 489-361-2000. PROVIDE 3/8" LAMINATED SAFETY GLASS FOR ALL STOREFRONT GLAZING AND ENTRANCE DOOR GLASS.
 4. ALL GLASS NOT FACING DUE NORTH SHALL BE TINTED WITH 85-90 FILM.
 5. ALL EXTERIOR PAINT SHALL BE SATIN FINISH.
 6. PARAPET MET. COPING BY "BERRIDGE MFR. CO." FINISH-5
 7. FIRE BLOCKING 12'-0" O.C. TYP. ALL FURRED PEDESTALS & FREE STANDING COLS.

- KEYNOTES:
- ① DOUBLE CHANNEL BEAM.
 - ② DECORATIVE TUBE STEEL FRAME.
 - ③ WALL MOUNTED LIGHT FIXTURE RATED FOR WET AND DAMP LOCATION - SEE ELECTRICAL PER NEC ARTICLE 410-4
 - ④ ROOF TOP EQUIPMENT SCREEN WALL.
 - ⑤ BOLLARDS.
 - ⑥ DRIVE-THRU ENDING.
 - ⑦ STEEL PLATE - BEYOND
 - ⑧ PRECAST STONE CAP - MATCH EXIST. ADJACENT BLDG'S.
 - ⑨ ALL EXTERIOR SIGNAGE UNDER SEPARATE PERMIT.
 - ⑩ 6" HIGH (3/4" WIDE STROKE) REVERSE CHANNEL ALUMINUM NUMERALS (BRUSHED FINISH) CONTRACTOR TO VERIFY FINAL LOCATION WITH FIRE MARSHALL.
 - ⑪ DASHED LINE - ROOF DECK BEYOND PARAPET.
 - ⑫ PNEUMATIC TUBE KIOSK AT DRIVE-THRU ISLAND.
- T = TEMPERED GLASS

ARCHICON, L.C.
Architecture & Interiors



REVISIONS:

NO.	DATE	DESCRIPTION
1	10/12/2022	1/2" = 1'-0"
2	10/12/2022	1/2" = 1'-0"
3	10/12/2022	1/2" = 1'-0"
4	10/12/2022	1/2" = 1'-0"
5	10/12/2022	1/2" = 1'-0"
6	10/12/2022	1/2" = 1'-0"
7	10/12/2022	1/2" = 1'-0"
8	10/12/2022	1/2" = 1'-0"
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25	10/12/2022	1/2" = 1'-0"
26	10/12/2022	1/2" = 1'-0"
27	10/12/2022	1/2" = 1'-0"
28	10/12/2022	1/2" = 1'-0"
29	10/12/2022	1/2" = 1'-0"
30	10/12/2022	1/2" = 1'-0"

10/12/2022 295-CA-2002 1/2" = 1'-0"

NOTE:
ALL MECHANICAL EQUIPMENT TO BE FULLY SCREENED BY PARAPET OR SCREEN WALL TYPICAL.

EXTERIOR ELEVATIONS

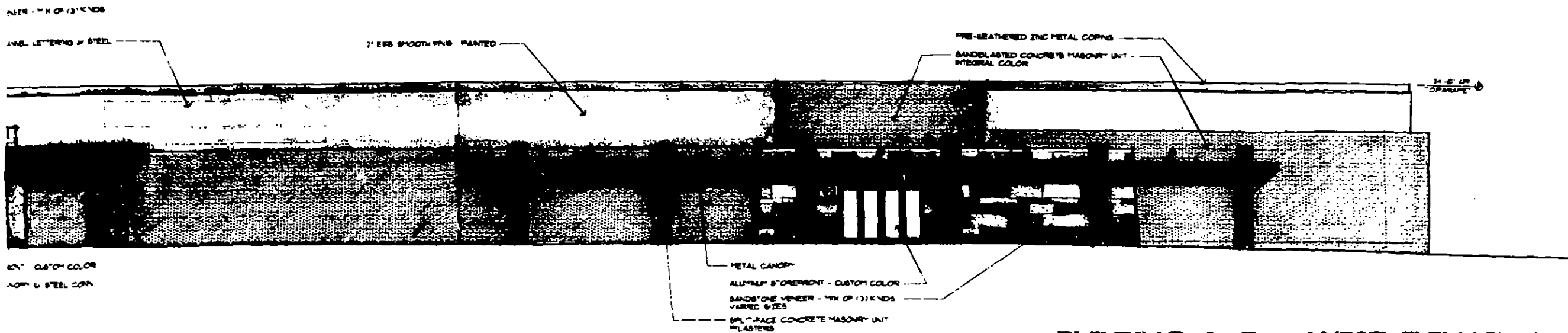
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PRELIMINARY
NOT FOR
CONSTRUCTION
OR
BIDDING

REVISIONS

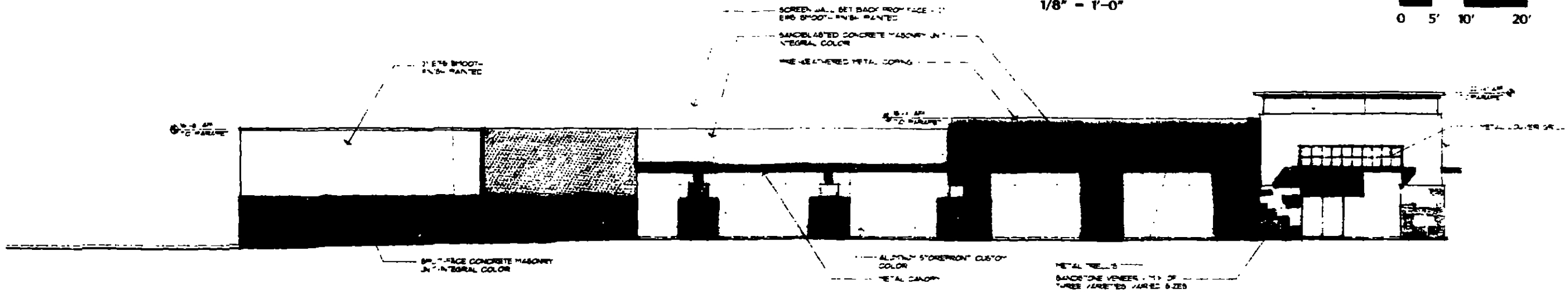
Date
11-22-99

THE SUMMIT
AT SOUTHDALL



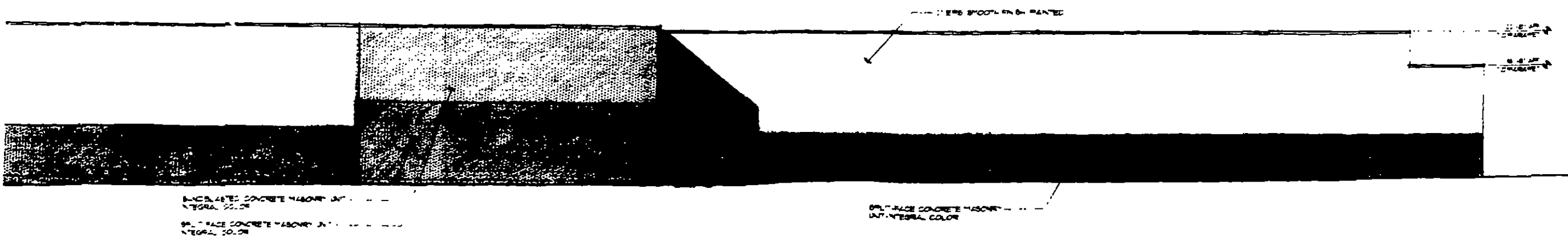
BUILDING 6, 7 - WEST ELEVATION

1/8" = 1'-0" 0 5' 10' 20'



BUILDING 6, 7 - WEST ELEVATION

1/8" = 1'-0" 0 5' 10' 20'



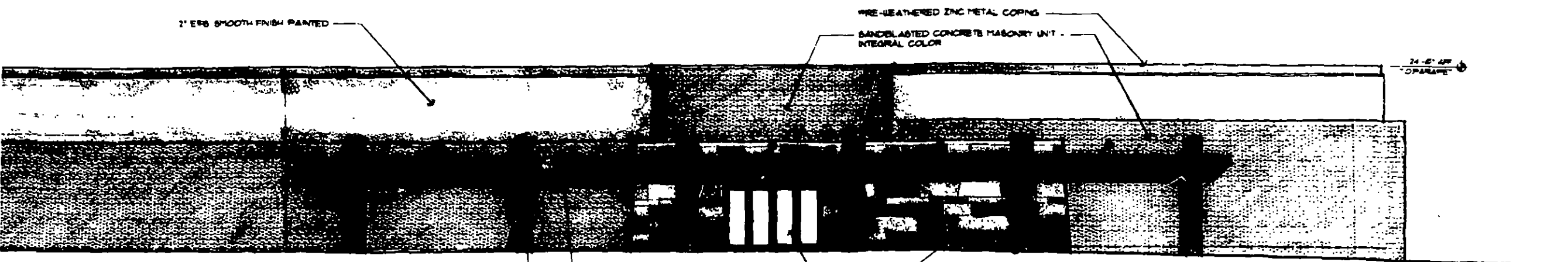
BUILDING 6, 7 - WEST ELEVATION

PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RENDERING

Revisions

Date
11-22-99

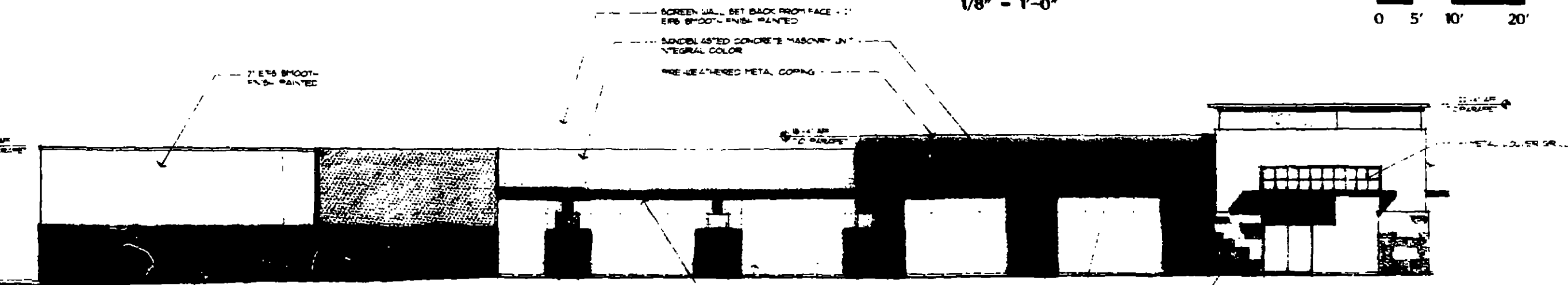
THE SUMMIT
ARCHITECTURAL



METAL CANOPY
ALUMINUM STOREFRONT - CUSTOM COLOR
SANDSTONE VENEER - MIX OF 3 KINDS
VARIED SIZES
SPLIT-FACE CONCRETE MASONRY UNIT
PLASTERED

BUILDING 6, 7 - WEST ELEVATION

1/8" = 1'-0" 0 5' 10' 20'



2" EPS SMOOTH-FINISH PAINTED

SCREEN WALL SET BACK FROM FACE - 2"
EPS SMOOTH-FINISH PAINTED

SANDBLASTED CONCRETE MASONRY UNIT
INTEGRAL COLOR

PRE-WEATHERED METAL COPING

SPLIT-FACE CONCRETE MASONRY
INTEGRAL COLOR

ALUMINUM STOREFRONT, CUSTOM
COLOR

METAL CANOPY

METAL TRELLIS
SANDSTONE VENEER - MIX OF
THREE VARIETIES VARIED SIZES

BUILDING 6, 7 - WEST ELEVATION

1/8" = 1'-0" 0 5' 10' 20'

NEER - MIX OF (3) KINDS

ANEL LETTERING BY STEEL

2" EPS SMOOTH FINISH PAINTED

PRE-LEATHERED ZINC METAL COPING

SANDBLASTED CONCRETE MASONRY UNIT - INTEGRAL COLOR

24" W/ 4" DEPTH

80% - CUSTOM COLOR
20% - STEEL CON.

METAL CANOPY
ALUMINUM STOREFRONT - CUSTOM COLOR
SANDSTONE VENTILATOR - MIX OF (3) KINDS
VARIABLE SIZES
SPAL-FACE CONCRETE MASONRY UNIT
PLASTER

BUILDING 6, 7 - WEST ELEVATION

1/8" = 1'-0"

0 5' 10' 20'

SCREEN WALL SET BACK FROM FACE - 2"
EPS SMOOTH FINISH PAINTED
SANDBLASTED CONCRETE MASONRY UNIT - INTEGRAL COLOR
PRE-LEATHERED METAL COPING

2" EPS SMOOTH FINISH PAINTED

24" W/ 4" DEPTH

SPAL-FACE CONCRETE MASONRY UNIT - INTEGRAL COLOR

ALUMINUM STOREFRONT - CUSTOM COLOR
METAL CANOPY

METAL WALLS
SANDSTONE VENTILATOR - MIX OF (3) KINDS
VARIABLE SIZES

BUILDING 6, 7 - WEST ELEVATION

1/8" = 1'-0"

0 5' 10' 20'

2" EPS SMOOTH FINISH PAINTED

SANDBLASTED CONCRETE MASONRY UNIT - INTEGRAL COLOR
SPAL-FACE CONCRETE MASONRY UNIT - INTEGRAL COLOR

SPAL-FACE CONCRETE MASONRY UNIT - INTEGRAL COLOR

BUILDING 6, 7 - EAST ELEVATION

1/8" = 1'-0"

0 5' 10' 20'

SANDBLASTED CONCRETE MASONRY UNIT - INTEGRAL COLOR
SPAL-FACE CONCRETE MASONRY UNIT - INTEGRAL COLOR

BUILDING 6, 7 - SOUTH ELEVATION

PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

Revisions

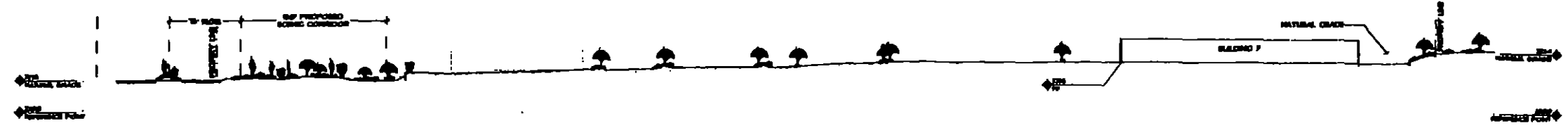
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THE SUMMIT
AT SUITES DALE

NEISEN ARCHITECTS, INC.
ARCHITECTS
AUSTIN
10000 N. BRAD BLVD. SUITE 100
DALLAS, TEXAS 75243
PHONE: 972-440-1100
FAX: 972-440-1101

Waiting for
revision 3

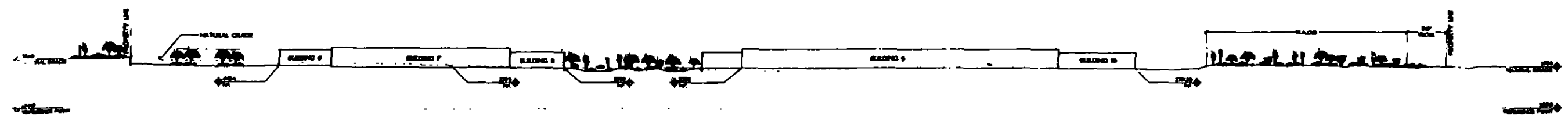
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Zip Code	85266	
QS Num	56-45	
Subdivision Name		
MCR Num		
ESL Type		
Lot Num		
Tract Name		
Zoning	C-2 ESL	
FEMA Flood Zone	X	
Character Area	FUTURE	
Use Code	A	
Jurisdiction	SC	
Parcel Area	973180.5	
Owners Deed Number	150472284	
Owners Deed Date	06/30/2015	
Owners Use Code	1410	
Owners Legal Class	2	
Mailing Address	PO BOX 924133	
Mail City	HOUSTON	
Mail State	TX	
Mail Zip	77292	



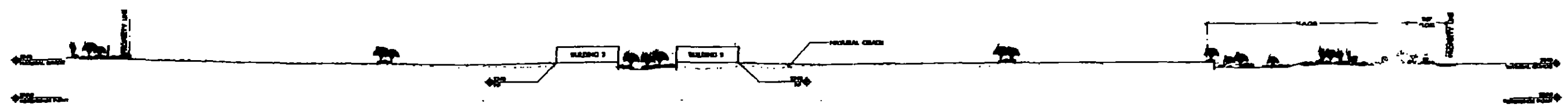
SITE CROSS SECTION 1 (E/W)
 1/50" = 1'-0"
 0 25 50 100'



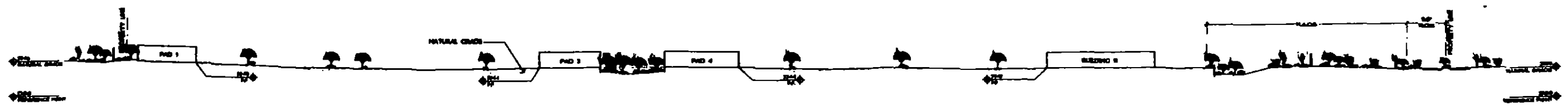
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 0 25 50 100'



SITE CROSS SECTION 3 (N/S)
 1/50" = 1'-0"
 0 25 50 100'



SITE CROSS SECTION 4 (N/S)
 1/50" = 1'-0"
 0 25 50 100'



SITE CROSS SECTION 5 (N/S)
 1/50" = 1'-0"
 0 25 50 100'

THE SUMMIT
 AN ASSOCIATE OF
 NELSEN
 ARCHITECTS, INC.
 1001 N. CALIFORNIA AVENUE, SUITE 100, BERKELEY, CA 94704
 TEL: (415) 841-1000 FAX: (415) 841-1001

11-8-89

A401