

**Correspondence Between
Staff and Applicant
Approval Letter**

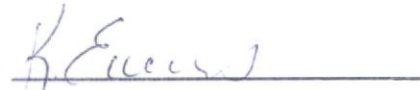
Andrew Chi, Planner
City of Scottsdale Planning & Development Department
7447 East Indian School Road, Suite 105
Scottsdale, Arizona 85251

Re: The Summit at Scottsdale – Response to Inactivity Letter
32-DR-2016

Dear Mr. Chi:

We have received your Inactivity Letter for our petition to install tower signs at the Summit at Scottsdale (32-DR-2016.) I have been asked by our account executive to allow this petition to expire without further activity. Please feel free to contact me if you have any questions or concerns.

Sincerely,



Kimberly W. Euers
Government Relations
(480) 403-7707
keuers@yesco.com

From: Chi, Andrew
Sent: Tuesday, September 06, 2016 2:57 PM
To: keuers@yesco.com
Cc: kchipman@yesco.com; jgalloway@yesco.com; jpaddison@weingarten.com
Subject: 32-DR-2016 The Summit at Scottsdale Tower Signs - Public Comments (as of 09-05-16)

Good Afternoon Kimberly,

Here are all approximately 273 comments for Case# 32-DR-2016. Refer to the link at the very bottom of this email - click on it to download two separate PDF files (they are large files, each with a portfolio of emails converted to PDF):

[1] 32-DR-2016 Coordinator Email Public Comments (07-13-16 to 09-05-15)

*These are all the comments that were emailed directly to my achi@scottsdaleaz.gov inbox (I am the coordinator). There are 175 total items.

[2] 32-DR-2016 Project Input (DRB) Email Public Comments (07-25-16 to 08-31-16)

*These are all the comments that were emailed directly to the Development Review Board inbox (and a few I am copied in the email - so some may be duplicates). There are 98 total items.

I have replied to *every public comment* that was sent to my inbox, and replied to about 3/4th of the comments sent to the DRB inbox. I told every individual that the comments will be forwarded to the applicant and owner to address separately, will be part of the case file, and included in the future DRB report

If YESCO or Weingarten wishes to address these public comments, you may do so separately.

Thank you everyone again for your patience. Please let me know if anyone has any questions.

Regards,

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

Files attached to this message

Filename	Size	Checksum (SHA1)
32-DR-2016_1st_Review_Comment_Letter_Amended_09-02-16.pdf	227 KB	e66a7e2b0a386466ea865181299ccda119624140



August 24, 2016 (Original)
September 2, 2016 (Amended)

Kimberly Euers
YESCO, LLC
6725 W. Chicago St.
Chandler, AZ 85226

RE: Case Number: 32-DR-2016
Case Name: The Summit at Scottsdale Tower Signs

Dear Ms. Euers,

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 07/19/16. The following **1st Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application. Please also refer to the additional comments dated 09/02/16 and highlighted in red within this letter.

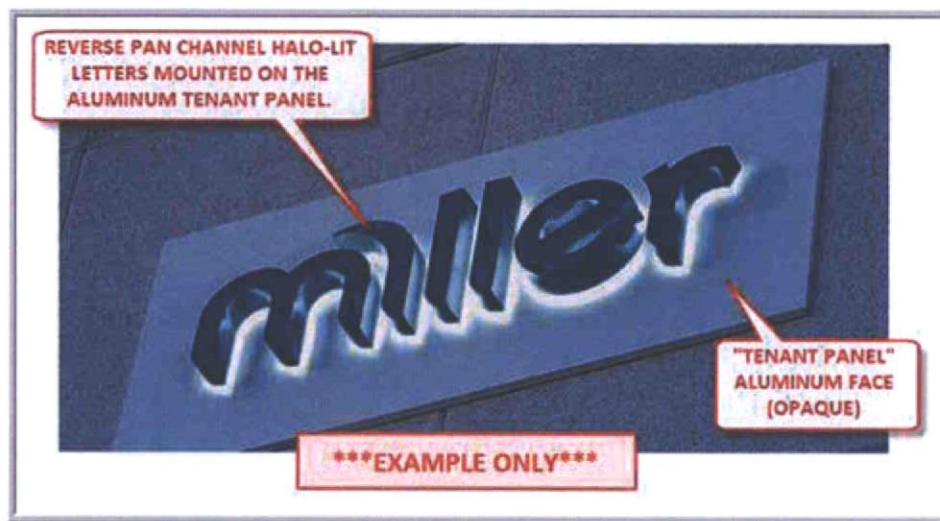
Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

Zoning:

1. Please revise the Project Narrative to address each applicable Development Review Board criteria set forth in Zoning Ordinance Section 1.904.
2. Please revise the Project Narrative to address each applicable Environmentally Sensitive Lands Ordinance Site and Structure Development Design Standards set forth in Zoning Ordinance Section 6.1070.G.1.a thru k.
3. Please revise the Project Narrative to address each applicable Scenic Corridor Signs Design Criteria set forth in Zoning Ordinance Section 8.411.F.1 thru 7.
4. Please revise the Project Narrative to address each applicable Scottsdale Sensitive Design Principles.
5. Per Zoning Ordinance Section 8.411.F.5, the only lights permitted on signs shall be reverse pan channel letter halo-illumination, or similar indirect/halo illumination. Eliminate any use of face-illumination via push-thru copy or routed copy on the proposed tower signs.
6. Per The Summit at Scottsdale Master Sign Program, Case# 6-MS-2000, Stipulation #4, the neon (and LED) color temperature allowed for all halo-illuminated building wall signs is white 4500K. Therefore, please utilize a LED color of white with a temperature of 4500 Kelvin for any halo-illuminated reverse pan channel letters proposed for the tenant panels and the complex identification.

7. Per Zoning Ordinance Section 8.411.V.F.5 and Section 6.1070.G.1.f, face-lit signs are prohibited. Please eliminate the routed out push-thru letters for 'The Summit at Scottsdale' copy proposed on both tower signs.
 - a. Consider proposing reverse pan channel letters with halo-illumination via internal white LEDs (or another indirect illumination method that does not allow any face-lit signs). For reverse pan channel letters, mount the letters on the tower sign façade and offset the letters by 1.5 inches or less.
 - b. Please provide the color of the proposed sign, and provide an installation and section detail.
8. Per Zoning Ordinance Section 8.411.V.F.5 and Section 6.1070.G.1.f, eliminate the routed copy allowance on each of the three (3) tenant panels on both tower signs.
 - a. Consider proposing reverse pan channel letters with halo-illumination via internal white LEDs (or another indirect illumination method that does not allow any face-lit signs). For reverse pan channel letters, mount the letters on the tower sign façade and offset the letters by 1.5 inches or less.
 - b. Please state the color allowances for the reverse pan channel letters and any logos (i.e. if corporate colors are allowed), and provide an installation and section detail.
 - c. Example:



9. Per Zoning Ordinance Section 6.1070.G.1.g and Section 8.411.F.4, all colors proposed (excluding any sign copy) shall utilize colors with a light reflective value (LRV) of 35% or less.
 - a. The proposed color for the three (3) tenant panels on both tower signs are Sherwin Williams SW7036 – Accessible Beige, which has a LRV of 58%. Please propose another neutral desert color for the tenant panels with a LRV of 35% or less.

ADDITIONAL COMMENT (09/02/16 ADDENDUM):

10. Per Zoning Ordinance Section 6.1070.G.1.b and Section 8.411.F.2, all reflective building and roofing materials, including materials with high gloss finishes and bright, untarnished copper, aluminum, galvanized steel or other metallic surfaces, shall have a matte or non-reflective surface treatment to reduce the reflection of sunlight onto other properties.
 - a. The proposed tower sign 'cap' on both proposed tower signs (labeled as 'SW Brushed Aluminum with a semi-gloss finish') shall utilize a matte or non-reflective treatment. Please update the material and color samples and labels to reflect this.

- b. The property tower sign 'raw steel' feature located just above the address number shall also incorporate a matte or non-reflective treatment. Please update the material and color samples and labels to reflect this.
11. Per Zoning Ordinance Section 8.411.V.B, if a property utilizes a tower or mid-size monument sign, then no other freestanding signs are allowed, including the two (2) Scenic Corridor Monument Signs and two (2) monument signs identifying the development. Please indicate in the Revised Narrative and note and label on the Revised Site Plan the following:
 - a. The two (2) existing 5-foot-tall Scenic Corridor Monument Signs along N. Scottsdale Road within the Scenic Corridor Easement (one identifying 'Target,' and one identifying 'Safeway') shall be removed before any tower signs or mid-size monument signs are installed. Please label this on all applicable sheets and plans.
 - b. The two (2) existing 5-foot-tall monument signs identifying 'The Summit,' one located on the north driveway from N. Scottsdale Road, and one located along E. Ashler Hills Drive, shall be removed before any tower signs or mid-size monument signs are installed. Please label this on all applicable sheets and plans.
12. Per Ordinance No. 1611 (October 4, 1983 Annexation from Maricopa County to City of Scottsdale), and Case# 118-DR-1999 – The Summit at Scottsdale, the proposed Ashler Hills Drive Tower Sign is located within the R1-43 ESL District (Single-family Residential District, Environmentally Sensitive Lands Overlay District). Per Zoning Ordinance Section 8.532.I, freestanding signs are only permitted within the C-2 ESL District (Central Business District, Environmentally Sensitive Lands Overlay District).
 - a. Please move the proposed Ashler Hills Drive Tower Sign outside of the R1-43 ESL District, and no less than 110 feet from the N. Scottsdale Road property line (100 feet Scenic Corridor Easement plus a 10-foot additional setback from the Scenic Corridor Easement). Please update all site plans, dimensions, and renderings to reflect this change.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Site Design:

13. The 100-foot-wide Scenic Corridor Easement also serves as permanent Natural Area Open Space (NAOS). In accordance with the Scottsdale Design Standards & Policies Manual (DSPM) Section 2-2, Figure 2.2-9, please setback both proposed tower signs 10 feet from the eastern boundary of the existing 100-foot-wide Scenic Corridor Easement (along N. Scottsdale Road) to avoid any possibility that construction and maintenance access will not trespass into the 100-foot-wide Scenic Corridor Easement. Please update the site plan accordingly with appropriate dimensions.

Natural Area Open Space:

14. Both tower signs are proposed in areas currently dedicated as Natural Area Open Space (NAOS) easements. Per Case# 118-DR-1999 – The Summit at Scottsdale, the entire development has a set amount of NAOS required and NAOS provided (NAOS is provided in the form of dedicated easements that prevent any man-made improvements). In accordance with Zoning Ordinance Section 6.1060.A and 6.1100.B, NAOS shall be permanently preserved in its natural condition to be self-sustaining and may not include any man-made improvements. Therefore, the tower signs cannot exist within any NAOS easement, and the NAOS easement that exists below both proposed

signs must be released and rededicated elsewhere on the site. Clearly show and identify the NAOS easements on a revised site plan.

NOTE: A *NAOS Easement Release and Rededication Application* will be required for review and approval before any final construction plan submittal. A NAOS Release and Rededication Application will require the services from an Arizona Registered Land Surveyor.

15. In accordance with the DSPM Section 2-2, Figure 2.2-9, structures must be 10 feet away from any dedicated NAOS easement. Please provide a 10-foot-wide non-NAOS buffer around each tower sign (i.e. within 10 feet of any tower sign there shall be *no* NAOS easement). Demonstrate this on a revised site plan.

Provide an NAOS plan that demonstrates:

- a. The current NAOS requirement for The Summit at Scottsdale.
 - b. The current NAOS provided for The Summit at Scottsdale. The NAOS *provided* shall always be equal to or greater than the NAOS *required*.
 - c. The square feet of NAOS easement to-be released to accommodate the footprint of both proposed tower signs, and include 10 feet of non-NAOS buffer around each tower sign (to accommodate for maintenance and access to the tower sign). NAOS easements shall not be dedicated within 10 feet of a structure.
 - d. If the only access to the Ashler Hills tower sign is through a dedicated NAOS easement area, a width of 10 feet (or a portion of the NAOS that would provide a 10 foot access width) for the length of the affected NAOS shall be considered *Revegetated NAOS* per the DSPM Section 2-2.405.C.1. Show this 10-foot-wide access path thru the existing NAOS easement area, and label the 10-foot-wide path as *Revegetated NAOS*.
 - (1) On a revised site plan, show the 10-foot-wide tower sign maintenance access path from the parking lot adjacent to the CVS/Pharmacy pad building, through the existing NAOS easement, to the location of the proposed Ashler Hills Road tower sign.
 - e. Refer to Case# 118-DR-1999 – The Summit at Scottsdale for complete NAOS information.
16. Per The Summit at Scottsdale Master Sign Program, Case# 6-MS-2000, Stipulation #4, please provide and specify the LED color temperature proposed for the tenant panels and complex name, and provide the manufacturer's LED lighting specifications with the appropriate color temperature identified (White 4500 Kelvin maximum temperature color).

Considerations

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Sign Lighting Design:

17. The current tower sign design includes an architectural window grid illuminated feature at the top of the tower sign structure (called-out as *white poly carbonate "windows" with white LED internal illumination* on Sheet 2 of 7). In-order to reduce lighting impacts, Staff is recommending elimination of any architectural lighting. Please remove any architectural lighting from the tower sign design. Revise all plans to reflect this recommendation.

Site Visit Visual Demonstration:

18. To assist City Staff and the neighborhood on how a 25-foot-tall tall tower sign will actually appear from N. Scottsdale Road and E. Ashler Hills Road, please schedule a live demonstration to demonstrate the visual impact of both proposed tower signs. The live demonstration may utilize an elevated visual or floating device to show the proposed maximum height of both tower signs.
 - a. **Please schedule a site visit with Andrew Chi, Planner, at achi@scottsdaleaz.gov. The result of the visual demonstration will be included as part of the 2nd Review Resubmittal of Case# 32-DR-2016, and will be included as part of the future Development Review Board report.**

Public Comments:

19. Please refer to the attached public comments submitted for Case# 32-DR-2016 (as of September 5, 2016). The applicant and owner may wish to address the public comments separately. Any additional public comments received by the City after September 5, 2016 until the scheduled Development Review Board hearing will be forwarded to the owner and applicant.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Site Plan:

20. Please update the site plan to show the N. Scottsdale Road 75-foot-wide half street measurement from the centerline to the property line, the 100-foot-wide Scenic Corridor Easement, the requested 10-foot setback from the Scenic Corridor Easement, and the total setback from the property line to the leading edge of the tower signs (110 feet from property line and 185 feet from the centerline of N. Scottsdale Road).
21. Please revise the site plan to show accurate dimensions. The site plan currently shows both tower signs setback 175 feet from the centerline of N. Scottsdale Road. However, where the site plan points to both tower signs, the signs actually appear to be approximately 150 feet from the property line, or 225 feet from the centerline of N. Scottsdale Road. Please provide an enhanced site plan (close-up site plan) for both proposed tower signs (use a separate sheet if necessary) and accurately show the following dimensions to the leading edges of both tower signs:

Scottsdale Road Tower Sign:

- a. Centerline of N. Scottsdale Road to tower sign.
- b. Property line to tower sign.
- c. Scenic Corridor Easement eastern boundary to tower sign.
- d. Driveway curb to tower sign.

Ashler Hills Drive Tower Sign:

- e. Centerline of N. Scottsdale Road to tower sign.
- f. Property line (from N. Scottsdale Road and from E. Ashler Hills Drive) to tower sign.
- g. Scenic Corridor Easement eastern boundary to tower sign.
- h. E. Ashler Hills Drive back-of-curb to tower sign.

- i. The Ashler Hills Drive Tower Sign may not locate in the R1-43 ESL District.
22. The proposed Scottsdale Road tower sign on the northernmost driveway may affect possible protected native plants within the immediate vicinity. The proposed Ashler Hills tower sign may also affect possible protected native plants.
- a. Please indicate if any protected native plants will be affected by construction.
 - b. Protected Native Plant List: <http://www.scottsdaleaz.gov/codes/native-plant/plant-list>
If any protected native plant will be affected by construction, salvage services done by a City-approved native plant salvage contractor will be required at final construction plans submittal.

Native Plant Salvage Contractor List:
<http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Codes+and+Ordinances/SalvageContractors.pdf>

Sign Elevations:

23. On Sheet 2 of 7, please update any mention of 'match existing color,' 'existing color,' and 'match existing,' and instead, specify the actual colors and materials. The colors shall comply with the paint LRV requirement of 35% or less.
24. Please update and provide a revised Paint & Materials Sample Board with colors that comply with the 35% paint LRV.
25. Please update the Material and Color Samples board to demonstrate all metallic surfaces proposed on both tower signs shall utilize a matte or non-reflective finish.
26. Please clarify on the plans if the proposed address numbers (FCO letters painted white) on both tower signs will be non-illuminated.

ADDITIONAL COMMENT (09/02/16 ADDENDUM):

27. On all color elevations, black and white elevations, and rendering of both proposed tower signs, please provide renderings that demonstrate all tenant panels occupied by a tenant/user copy and logos instead of blank panels. Please update all plans and renderings.
 - a. Preferably, render in the tenants that wish to display their business name on a tenant panel. However, if that cannot be provided, then render in 'generic' tenant names/descriptions, but utilize reverse pan channel letter *colors* that reflect the major tenants in the center (i.e. use colors that appear on the Safeway, Target, PetSmart, OfficeMax, and CVS signs). Please update all plans and renderings
 - b. Provide both a day and night rendering of the tower signs displaying the name of the center plus all tenant names occupying all tenant panels. Please update all plans and renderings.

Sign Lighting:

28. Provide a separate section and installation detail for the reverse pan channel letters proposed for the tenant panels and complex name.

REFERENCE LINKS

- Zoning Ordinance (Appendix B of the City Code):
<http://www.scottsdaleaz.gov/codes/zoning>
- Sign Ordinance (Article VIII of Appendix B of the City Code):
<http://www.scottsdaleaz.gov/codes/signs>

- Design Standards & Policies Manual:
<http://www.scottsdaleaz.gov/design/DSPM>
- Design Guidelines & Sensitive Design Principles:
<http://www.scottsdaleaz.gov/design>
<http://www.scottsdaleaz.gov/design/design-guidelines>
- Plan & Report Requirements for Development Applications:
<http://www.scottsdaleaz.gov/Assets/Public+Website/bldgresources/Plan+!26+Report+Requirements+For+Development+Applications.pdf>
- Online Parcel Information Map:
<http://eservices.scottsdaleaz.gov/maps/parcel-information>

RESUBMITTAL

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

***PLEASE ADDRESS COMMENT #17 ABOVE BEFORE SCHEDULING A RESUBMITTAL MEETING.**

PLEASE CALL 480-312-7828 OR EMAIL ACHI@SCOTTSDALEAZ.GOV TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURN TO THE APPLICANT.

The Planning & Development Services Division has had this application in review for **27** Staff Review Days since the application was determined to be administratively complete.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Zoning Ordinance Section 1.305).

If you have any questions, or need further assistance please contact me at 480-312-7828 or at achi@ScottsdaleAZ.gov.

Sincerely,



Andrew Chi
Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: **32-DR-2016 – The Summit at Scottsdale Tower Signs**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

- Three (3) copies: COVER LETTER responding to all issues identified in the first review comment letter.
- Three (3) copies: Revised CD or Thumb Drive of submittal (PDF, DWG or DWF format only)
- Three (3) copies: Revised Narrative

Sign Package (The Summit at Scottsdale Packet – All Sheets):

Color - 24" x 36" 3 11" x 17" 3 8 ½" x 11"

Site Plan:

Color 3 24" x 36" 3 11" x 17" 3 8 ½" x 11"

Elevations + Sign Section Details:

Color 3 24" x 36" 3 11" x 17" 3 8 ½" x 11"
B/W 3 24" x 36" 3 11" x 17" 3 8 ½" x 11"

Perspectives (Superimposed Renderings):

Color 3 24" x 36" 3 11" x 17" 3 8 ½" x 11"

Manufacturer Cut Sheets of Proposed Lighting:

 3 24" x 36" 3 11" x 17" 3 8 ½" x 11"

NAOS Plan:

 3 24" x 36" 3 11" x 17" 3 8 ½" x 11"

Other Supplemental Materials:

- Provide exhibits based on result of requested Site Visit Visual Demonstration (refer to Comment #18 in the 1st Review Comment Letter).



August 24, 2016

Kimberly Euers
YESCO, LLC
6725 W. Chicago St.
Chandler, AZ 85226

RE: Case Number: 32-DR-2016
Case Name: The Summit at Scottsdale Tower Signs

Dear Ms. Euers,

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 07/19/16. The following **1st Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

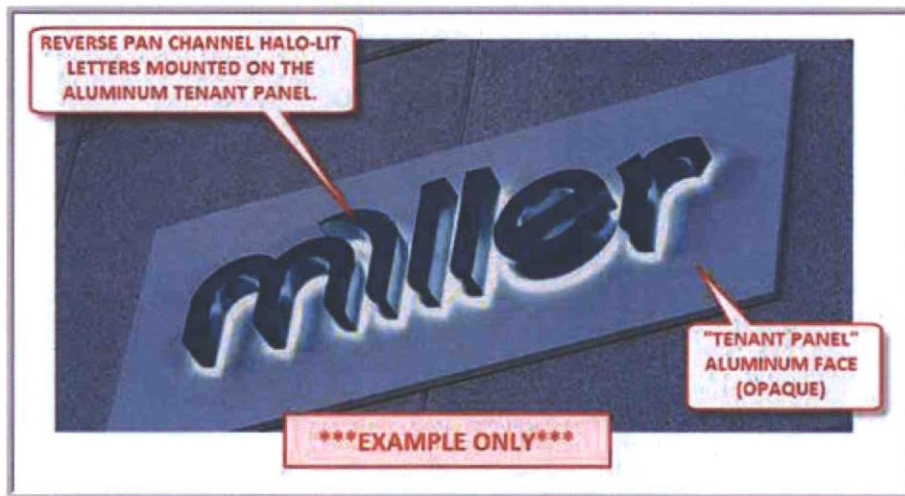
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3. Please revise the Project Narrative to address each applicable Scenic Corridor Signs Design Criteria set forth in Zoning Ordinance Section 8.411.F.1 thru 7.
4. Please revise the Project Narrative to address each applicable Scottsdale Sensitive Design Principles.
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7. Per Zoning Ordinance Section 8.411.V.F.5 and Section 6.1070.G.1.f, face-lit signs are prohibited. Please eliminate the routed out push-thru letters for 'The Summit at Scottsdale' copy proposed on both tower signs.
 - a. Consider proposing reverse pan channel letters with halo-illumination via internal white LEDs (or another indirect illumination method that does not allow any face-lit signs). For reverse pan channel letters, mount the letters on the tower sign façade and offset the letters by 1.5 inches or less (see #8 example below).
 - b. Please provide the color of the proposed sign.
8. Per Zoning Ordinance Section 8.411.V.F.5 and Section 6.1070.G.1.f, eliminate the routed copy allowance on each of the three (3) tenant panels on both tower signs.
 - a. Consider proposing reverse pan channel letters with halo-illumination via internal white LEDs (or another indirect illumination method that does not allow any face-lit signs). For reverse pan channel letters, mount the letters on the tower sign façade and offset the letters by 1.5 inches or less.
 - b. Please state the color allowances for the reverse pan channel letters and any logos (i.e. if corporate colors are allowed).
 - c. Example:



9. Per Zoning Ordinance Section 6.1070.G.1.g and Section 8.411.F.4, all colors proposed (excluding any sign copy) shall utilize colors with a light reflective value (LRV) of 35% or less.
 - a. The proposed color for the three (3) tenant panels on both tower signs are Sherwin Williams SW7036 – Accessible Beige, which has a LRV of 58%. Please propose another neutral desert color for the tenant panels with a LRV of 35% or less.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Site Design:

10. The 100-foot-wide Scenic Corridor Easement also serves as permanent Natural Area Open Space (NAOS). In accordance with the Scottsdale Design Standards & Policies Manual (DSPM) Section 2-2, Figure 2.2-9, please setback both proposed tower signs 10 feet from the eastern boundary of the existing 100-foot-wide Scenic Corridor Easement (along N. Scottsdale Road) to avoid any possibility that construction access and maintenance access will not trespass into the 100-foot-wide Scenic Corridor Easement. Please update the site plan accordingly with appropriate dimensions.

Natural Area Open Space:

11. Both tower signs are proposed in areas currently dedicated as Natural Area Open Space (NAOS) easements. Per Case# 118-DR-1999 – The Summit at Scottsdale, the entire development has a set amount of NAOS required and NAOS provided (NAOS is provided in the form of dedicated easements that prevent any man-made improvements). In accordance with Zoning Ordinance Section 6.1060.A and 6.1100.B, NAOS shall be permanently preserved in its natural condition to be self-sustaining and may not include any man-made improvements. Therefore, the tower signs cannot exist within any NAOS easement, and the NAOS easement that exists below both proposed signs must be released and rededicated elsewhere on the site. Clearly show and identify the NAOS easements on a revised site plan.

NOTE: A NAOS Easement Release and Rededication Application will be required for review and approval before any final construction plan submittal is submitted. A NAOS Release and Rededication Application will require the services from an Arizona Registered Land Surveyor.

12. In accordance with the DSPM Section 2-2, Figure 2.2-9, structures must be 10' away from any dedicated NAOS easement. Please provide a 10-foot-wide non-NAOS buffer around each tower sign (i.e. within 10 feet of any tower sign there shall be *no* NAOS easement). Demonstrate this on a revised site plan.

Provide an NAOS plan that demonstrates:

- a. The current NAOS requirement for The Summit at Scottsdale.
- b. The current NAOS provided for The Summit at Scottsdale. The NAOS *provided* shall always be equal to or greater than the NAOS *required*.
- c. The square feet of NAOS easement to-be released to accommodate the footprint of both proposed tower signs, and include 10 feet of non-NAOS buffer around each tower sign (to accommodate for maintenance and access to the tower sign). NAOS easements shall not be dedicated within 10 feet of a structure.
- d. If the only access to the Ashler Hills tower sign is through a dedicated NAOS easement area, a width of 10 feet (or a portion of the NAOS that would provide a 10 foot access width) for the length of the affected NAOS shall be considered *Revegetated NAOS* per the DSPM Section 2-2.405.C.1. Show this 10-foot-wide access path thru the existing NAOS easement area, and label the 10-foot-wide path as *Revegetated NAOS*.
 - (1) On a revised site plan, show the 10-foot-wide tower sign maintenance access path from the parking lot adjacent to the CVS/Pharmacy pad building, through the existing NAOS easement, to the location of the proposed Ashler Hills Road tower sign.
- e. Refer to Case# 118-DR-1999 – The Summit at Scottsdale.

13. Per The Summit at Scottsdale Master Sign Program, Case# 6-MS-2000, Stipulation #4, please provide and specify the LED color temperature proposed for the tenant panels and complex name, and

provide the manufacturer's LED lighting specifications with the appropriate color temperature identified (White 4500 Kelvin maximum temperature color – also refer to #6 above).

Considerations

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Sign Lighting Design:

14. The current tower sign design includes an architectural window grid illuminated feature at the top of the tower sign structure (called-out as *white poly carbonate "windows" with white LED internal illumination* on Sheet 2 of 7). In-order to reduce lighting impacts, Staff is recommending elimination of any architectural lighting. Please remove any architectural lighting from the tower sign design. Revise all plans to reflect this recommendation.

Site Visit Visual Demonstration:

15. To assist City Staff and the neighborhood on how a 25-foot-tall tall tower sign will actually appear from N. Scottsdale Road and E. Ashler Hills Road, please schedule a live demonstration to demonstrate the visual impact of both proposed tower signs. The live demonstration may utilize an elevated visual or floating device to show the proposed maximum height of both tower signs.

- a. **Please schedule a site visit with Andrew Chi, Planner, at achi@scottsdaleaz.gov. The result of the visual demonstration will be included as part of the 2nd Review Resubmittal of Case# 32-DR-2016, and will be included as part of the future Development Review Board report.**

Public Comments:

16. Please refer to the attached public comments submitted for Case# 32-DR-2016 (as of Wednesday, August 24, 2016). The applicant and owner may wish to address the public comments separately. Any additional public comments received by the City after August 24, 2016 up until the scheduled Development Review Board hearing will be forwarded to the owner and applicant.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Site Plan:

17. Please update the site plan to show the N. Scottsdale Road 75-foot-wide half street measurement from the centerline to the property line, the 100-foot-wide Scenic Corridor Easement, the requested 10-foot setback from the Scenic Corridor Easement (see #10 above), and the total setback from the property line to the leading edge of the tower signs (110 feet from property line and 185 feet from the centerline of N. Scottsdale Road).

18. Please revise the site plan to show accurate dimensions. The site plan currently shows both tower signs setback 175 feet from the centerline of N. Scottsdale Road. However, where the site plan points to both tower signs, the signs actually appear to be approximately 150 feet from the property

line, or 225 feet from the centerline of N. Scottsdale Road. Please provide an enhanced site plan (close-up site plan) for both proposed tower signs (use a separate sheet if necessary) and accurately show the following dimensions to the leading edges of both tower signs:

Scottsdale Road Tower Sign:

- a. Centerline of N. Scottsdale Road to tower sign.
- b. Property line to tower sign.
- c. Scenic Corridor Easement eastern boundary to tower sign.
- d. Driveway curb to tower sign.

Ashler Hills Drive Tower Sign:

- e. Centerline of N. Scottsdale Road to tower sign.
- f. Property line (from N. Scottsdale Road and from E. Ashler Hills Drive) to tower sign.
- g. Scenic Corridor Easement eastern boundary to tower sign.
- h. E. Ashler Hills Drive back-of-curb to tower sign.

19. The proposed Scottsdale Road tower sign on the northernmost driveway may affect possible protected native plants within the immediate vicinity. The proposed Ashler Hills tower sign may also affect possible protected native plants.

- a. Please indicate if any protected native plants will be affected by construction.
- b. Protected Native Plant List: <http://www.scottsdaleaz.gov/codes/native-plant/plant-list>

If any protected native plant will be affected by construction, salvage services done by a City-approved native plant salvage contractor will be required at final construction plans submittal.

Native Plant Salvage Contractor List:

<http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Codes+and+Ordinances/SalvageContractors.pdf>

Sign Elevations:

20. On Sheet 2 of 7, please update any mention of 'match existing color,' 'existing color,' and 'match existing,' and instead, specify the actual colors and materials. The colors shall comply with the paint LRV requirement of 35% or less (see #9 above).
21. Please update and provide a revised Paint & Materials Sample Board with colors that comply with the 35% paint LRV.
22. Please clarify on the plans if the proposed address numbers (FCO letters painted white) on both tower signs will be non-illuminated.

Sign Lighting:

23. Provide a separate section and installation detail for the reverse pan channel letters proposed for the tenant panels and complex name (see #7 and #8 above).

REFERENCE LINKS

- Zoning Ordinance (Appendix B of the City Code):
<http://www.scottsdaleaz.gov/codes/zoning>

- Sign Ordinance (Article VIII of Appendix B of the City Code):
<http://www.scottsdaleaz.gov/codes/signs>
- Design Standards & Policies Manual:
<http://www.scottsdaleaz.gov/design/DSPM>
- Design Guidelines & Sensitive Design Principles:
<http://www.scottsdaleaz.gov/design>
<http://www.scottsdaleaz.gov/design/design-guidelines>
- Plan & Report Requirements for Development Applications:
<http://www.scottsdaleaz.gov/Assets/Public+Website/bldgresources/Plan+!26+Report+Requirements+For+Development+Applications.pdf>
- Online Parcel Information Map:
<http://eservices.scottsdaleaz.gov/maps/parcel-information>

RESUBMITTAL

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

***PLEASE ADDRESS COMMENT #15 ABOVE BEFORE SCHEDULING A RESUBMITTAL MEETING.**

PLEASE CALL 480-312-7828 OR EMAIL ACHI@SCOTTSDALEAZ.GOV TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURN TO THE APPLICANT.

The Planning & Development Services Division has had this application in review for 27 Staff Review Days since the application was determined to be administratively complete.

These 1st **Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Zoning Ordinance Section 1.305).

If you have any questions, or need further assistance please contact me at 480-312-7828 or at achi@ScottsdaleAZ.gov.

Sincerely,



Andrew Chi
Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: **32-DR-2016 – The Summit at Scottsdale Tower Signs**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

- Three (3) copies: COVER LETTER responding to all issues identified in the first review comment letter.
- Three (3) copies: Revised CD or Thumb Drive of submittal (PDF, DWG or DWF format only)
- Three (3) copies: Revised Narrative

Sign Package (The Summit at Scottsdale Packet – All Sheets)

Color - 24" x 36" 3 11" x 17" 3 8 ½" x 11"

Site Plan:

Color 3 24" x 36" 3 11" x 17" 3 8 ½" x 11"

Elevations + Sign Section Details:

Color 3 24" x 36" 3 11" x 17" 3 8 ½" x 11"
B/W 3 24" x 36" 3 11" x 17" 3 8 ½" x 11"

Perspectives (Superimposed Renderings):

Color 3 24" x 36" 3 11" x 17" 3 8 ½" x 11"

Manufacturer Cut Sheets of Proposed Lighting:

 3 24" x 36" 3 11" x 17" 3 8 ½" x 11"

NAOS Plan (See #11 & #12):

 3 24" x 36" 3 11" x 17" 3 8 ½" x 11"

Other Supplemental Materials:

- Provide exhibits based on result of requested Site Visit Visual Demonstration (See Comment #15).

Berry, Melissa

From: Kimberly Euers <keuers@yesco.com>
Sent: Tuesday, May 7, 2019 6:04 AM
To: Chi, Andrew; Kelly Chipman
Cc: Berry, Melissa
Subject: Re: INACTIVITY LETTER FOR CASE 32-DR-2016
Attachments: The Summit Inactivity Letter Response - submitted.pdf

Good morning, Andrew - attached please find a copy of our formal response to the Letter of Inactivity for The Summit at Scottsdale, 32-DR-2016.

Warmest regards,

On Mon, May 6, 2019 at 9:20 AM Chi, Andrew <AChi@scottsdaleaz.gov> wrote:

Hi Kimberly,

Thank you for the update. We will look your email with the letter. Happy Monday!

Regards,

Andrew Chi, Planner

City of Scottsdale | Planning & Development Department

7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251

[Direct] 480.312.7828

[Email] achi@scottsdaleaz.gov

[Web] www.scottsdaleaz.gov/planning-development

From: Kimberly Euers <keuers@yesco.com>
Sent: Monday, May 06, 2019 8:26 AM
To: Berry, Melissa <MBerry@Scottsdaleaz.gov>
Cc: Chi, Andrew <AChi@Scottsdaleaz.gov>
Subject: Re: INACTIVITY LETTER FOR CASE 32-DR-2016

Good morning, Andrew - hope you had a wonderful weekend. I have been asked by our account executive to allow this application to expire on it's own without further action on our part. I will send this request over on letterhead later today.



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

July 21, 2016

Kimberly Euers
Yesco LLC
6725 W Chicago St
Chandler, AZ 85226

RE: Administrative Completeness Determination.

Dear Ms. Euers,

It has been determined that your Development Application 32-DR-2016, The Summit at Scottsdale Tower Signs is administratively complete, and City Staff has begun their substantive review of the application material. Your Development Application is being reviewed under the City's Enhanced Application Review Methodology, as requested on your Development Application form.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically the steps necessary to submit additional information. If you have any questions, or need further assistance please contact me at 480-312-7828 or at achi@ScottsdaleAZ.gov.

Sincerely,

Andrew Chi
Planner

CC: Case File



Affidavit of Authority to Act as the Property Owner

1. This affidavit concerns the following parcel of land:

- a. Street Address: 32331 N. Scottsdale Road
- b. County Tax Assessor's Parcel Number: 216-51-090B
- c. General Location: The Summit at Scottsdale/northeast corner of Scottsdale Road and East Ashler Hills Drive
- d. Parcel Size: 322,000+ SF
- e. Legal Description: Attached

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

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

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

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

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

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

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

Name (printed)	Date	Signature
<u>KIMBERLY W. EUERS</u>	<u>4/13</u> , 20 <u>11</u>	<u>Kimberly W. Euers</u>
_____	_____, 20__	_____
_____	_____, 20__	_____
_____	_____, 20__	_____

Planning and Development Services

**POLICY OF THE CITY OF SCOTTSDALE
ON APPEALS OF DEDICATIONS, EXACTIONS, OR ZONING REGULATIONS**

RIGHTS OF PROPERTY OWNER

In addition to other rights granted to you by the U.S. and Arizona Constitution, federal and state law and city ordinances or regulations, you are hereby notified of your right to appeal the following City actions relating to your property:

- 1) Any dedication or exaction which is required of you by an administrative agency or official of the city as a condition of granting approval of your request to use, improve or develop your real property. This appeal right does not apply to a dedication or exaction required as part of a city legislative act (for example a zoning ordinance) where an administrative agency or official has no discretion to determine the dedication or exaction.
- 2) The adoption or amendment of a zoning regulation that creates a taking of property in violation of Arizona and federal court decisions.

APPEAL PROCEDURE

The appeal must be in writing and specify the City action appealed and the date final action was taken, and it must be filed with or mailed to the hearing officer designated by the city within 30 days after the final action is taken. Address the appeal as follows:

Hearing Officer, C/O City Clerk
3939 Drinkwater Blvd.
Scottsdale, AZ 85251

- ❖ No fee will be charged for filing
- ❖ The City Attorney's Office will review the appeal for compliance with the above requirements, and will notify you if your appeal does not comply.
- ❖ Eligible appeals will be forwarded to the hearing officer, and a hearing will be scheduled within 30 days of receipt by the hearing officer of your request. Ten days notice will be given to you of the date, time and place of the hearing unless you indicate that less notice is acceptable to you.
- ❖ The city will submit a takings impact report to the hearing officer.
- ❖ In an appeal from a dedication or exaction, the City will bear the burden of proving that the dedication or exaction to be imposed on your property bears an essential nexus between the requirement and a legitimate governmental interest and that the proposed dedication or exaction is roughly proportional to the impact of the use, improvement or development you proposed.
- ❖ In an appeal from the adoption or amendment of a zoning regulation, the City will bear the burden of proving that any dedication or exaction requirement in the zoning regulation is roughly proportional to the impact of the proposed use, improvement, or development, and that the zoning regulation does not create a taking of property in violation of Arizona and federal court cases.
- ❖ The hearing officer must render his decision within five working days after the appeal is heard.
- ❖ The hearing officer can modify or delete a dedication or exaction or, in the case of an appeal from a zoning regulation, transmit a recommendation to the City Council.
- ❖ If you are dissatisfied with the decision of the hearing officer, you may file a complaint for a trial de novo with the Superior Court within 30 days of the hearing officer's decision.

If you have questions about this appeal process, you may contact:

City Attorney's Office
3939 Drinkwater Blvd.
Scottsdale, AZ 85251
(480) 312-2405

Please be aware that City staff cannot give you legal advice. You may wish, but are not required, to hire an attorney to represent you in an appeal.

**Owner Certification
Acknowledging Receipt
Of
Notice Of Right To Appeal
Exactions And Dedications**

I hereby certify that I am the owner of property located at:

32331 N. Scottsdale Road, Scottsdale, Arizona

(address where development approval, building permits, or city required improvements and dedications are being required)

and hereby certify that I have received a notice that explains my right to appeal all exactions and/or dedications required by the City of Scottsdale as part of my property development on the parcel listed in the above address.



Signature of Property Owner

3-22-16
Date



Number: 6095384P

Date: 10/28/2015

Ordered By / Purchase Order Number:

Job Order PHOENIX DIVISION

Bill To: WEINGARTEN REALTY INVESTORS
4440 N 36TH ST #200
PHOENIX AZ 85018

For Work At: THE SUMMIT AT SCOTTSDALE
32551 N SCOTTSDALE RD
SCOTTSDALE AZ 85266

Attention: JENNIFER PADDISON

Buyer's Phone: 602-217-8855

P13017	613	CHIPMAN	01P	00/00/0000		
Item	Explanation of services to be performed / description of goods sold			Quantity	Amount	

001	YESCO TO APPLY AND OBTAIN NECESSARY PERMIT(S) AND TO BE INVOICED SEPARTELY AT ACTUAL COST.	1	0.00
-----	--	---	------

YESCO LLC and its representatives have authority to act for Weingarten Realty (the owner) before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related matters of every description involving the land or involving adjacent or nearby lands in which the owner has (or may acquire) an interest, and all applications, dedications, payments, assurances, decisions, agreements, legal documents, commitments, waivers and other matters relating to any of them. This designation of authority references specifically and is limited to efforts related to proposed signage for The Summit at Scottsdale, located

Subject to the Terms and Conditions on the reverse side, the undersigned Buyer hereby orders the goods and services (collectively "Work") described hereon and Young Electric Sign Company ("Seller") agrees to furnish, perform and sell the same for the prices shown. If credit card information is provided below, Buyer authorizes Seller to charge the prices shown to such credit card.

Buyer _____
 By: Jennifer Paddison
 Printed Name _____
 Title: Property Manager
 Last 4 digits of account number _____

For value received payment and performance by Buyer is unconditionally and personally guaranteed by the undersigned.

By: _____ (No Title)

Method of Payment: Check MasterCard Discover
 American Express Visa

Cash Sale Price:	CONTINUED
Sales Tax:	
Total:	
Down Payment:	
Balance Due Upon Completion:	

Account Executive: _____

Accepted for YESCO

By: _____ Title: _____

ORIGINAL COPY

10412-09



Number: 6095384P

Date: 10/28/2015

Ordered By / Purchase Order Number:

Job Order PHOENIX DIVISION

Bill To: WEINGARTEN REALTY INVESTORS
4440 N 36TH ST #200
PHOENIX AZ 85018

For Work At: THE SUMMIT AT SCOTTSDALE
32551 N SCOTTSDALE RD
SCOTTSDALE AZ 85266

Attention: JENNIFER PADDISON

Buyer's Phone: 602-217-8855

P13017	613	CHIPMAN	01P	00/00/0000			
Item	Explanation of services to be performed / description of goods sold			Quantity	Amount		

at 32331 Scottsdale Road".

Subject to the Terms and Conditions on the reverse side, the undersigned Buyer hereby orders the goods and services (collectively "Work") described hereon and Young Electric Sign Company ("Seller") agrees to furnish, perform and sell the same for the prices shown. If credit card information is provided below, Buyer authorizes Seller to charge the prices shown to such credit card.

Buyer _____
 By: Jennifer Paddison
 Printed Name: Jennifer Paddison
 Title: Property Manager
 Last 4 digits of account number _____

For value received payment and performance by Buyer is unconditionally and personally guaranteed by the undersigned.

By: _____ (No Title)

Method of Payment: Check MasterCard Discover
 American Express Visa

Cash Sale Price:	\$0.00
Sales Tax:	N/A
Total:	N/A
Down Payment:	N/A
Balance Due Upon Completion:	N/A

Account Executive: _____

Accepted for YESCO

By: _____ Title: _____

ORIGINAL COPY

1041208

Perone, Steve

From: Kimberly Euers <keuers@yesco.com>
Sent: Thursday, July 21, 2016 8:43 AM
To: Jeremy Galloway
Cc: Chi, Andrew; Kelly Chipman; Jennifer Paddison; Perone, Steve
Subject: Re: Case# 32-DR-2016 Applicant Contact (The Summit Tower Signs)

Good morning Andrew, Jeremy - I'm all good with being lead contact, Jeremy remained listed as a matter of continuity with the case. I'll be happy to field notifications and correspondences, and will always bring Jeremy attention to issues that might require his attention.

Warmest regards,

Kimberly W. Euers



*Government Relations
6725 W. Chicago Street
Chandler, Arizona 85226
(480) 403-7707 (office)
(317) 902-9647 (mobile)
www.yesco.com*

On Thu, Jul 21, 2016 at 7:18 AM, Jeremy Galloway <jgalloway@yesco.com> wrote:
Good morning Andrew, hope all is well.

I'm fine with my name being listed as contact but it would be best if Kim Euers was listed instead of me. She is point of the spear for YESCO on this submission.

Any comments that I receive will be given to Kim anyway. Listing her as applicant contact just makes sense. Kim will then communicate with Jennifer and Kelly regarding those comments.

Thanks,

On Wed, Jul 20, 2016 at 6:54 PM, Chi, Andrew <AChi@scottsdaleaz.gov> wrote:

Kim and Jennifer,

We are currently processing the DRB case application intake for The Summit Tower Signs. The case number assigned is **32-DR-2016**.

As part of our public notification requirements, we are mailing out a 'Keeping You Informed' postcard to everyone on the City's Interested Parties List (the list include several residents that reside in your

have Jeremy Galloway listed as the applicant contact. On the case Development Application submitted yesterday, Jeremy is also listed as the applicant/agent contact. Is that still correct?

I am asking because once the postcard is mailed out, whoever is the listed applicant is will receive all comments from the public as this case goes thru the review process. Can you verify the applicant contact for me as soon as possible so that we can mail out the postcard?

Thank you very much!

Regards,

Andrew Chi, Planner

City of Scottsdale | Planning & Development Department

7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251

[Direct] [480.312.7828](tel:480.312.7828)

[Email] achi@scottsdaleaz.gov

[Web] www.scottsdaleaz.gov/codes

Checkout Our NEW Online Services:

- Avoid long waits at the One Stop Shop by checking up-to-the minute wait times:

<https://eservices.scottsdaleaz.gov/bldgresources/WaitTimes>

<https://eservices.scottsdaleaz.gov/bldgresources>

Jeremy Galloway



**Human Resources/
Government Relations
6725 W. Chicago Street
Chandler, AZ 85226
480-403-7706 Office
623-703-9971 Mobile
480-961-5923 Fax
www.yesco.com**

From: Chi, Andrew
Sent: Tuesday, March 15, 2016 5:31 PM
To: 'Jeremy Galloway'
Cc: Kelly Chipman; Kimberly Euers
Subject: The Summit at Scottsdale Tower Signs - DRB Formal Checklist & Forms (1022-PA-2015)
Attachments: 1022-PA-2015 DRB Formal Checklist.pdf; #03 Development Application Form.pdf; #06 Affidavit of Authority.pdf; #07 Appeals of Dedication, Exactions or Zoning Regulations.pdf; #11 Request for Site Visit Cases.pdf; #14 Neighborhood Involvement Checklist.pdf; #16 Photo Exhibit of Existing Conditions.pdf

Hi Jeremy,

Sorry for the delay. Please refer to the following attachments:

- Pre-App 1022-PA-2015 DRB Formal Checklist + Supplemental Forms:
 - #03 Development Application Form
 - #06 Affidavit of Authority
 - #07 Appeals of Dedication, Exactions or Zoning Regulations
 - #11 Request for Site Visit Cases
 - #14 Neighborhood Involvement Checklist
 - #16 Photo Exhibit of Existing Conditions

Go ahead and compile the checklist together plus everything that has been checked off for you. Go over each checklist item and let me know if you have any questions.

Each of the supplemental PDF forms are named based on the checklist number for easy reference.

#14 Neighborhood Involvement Checklist is specifically tailored to this request and is going to involve some public outreach to the surrounding neighborhoods within 750' of the entire site. Use Maricopa County's GIS webpage to have it produce a mailing list for all property owners and HOA's within 750' of the site:
<http://www.maricopa.gov/GISWebPortal/default.aspx>

#73 of the DRB Checklist instructs you on how to schedule an appointment to formally submit the application.

Let me know if you have any questions. Thank you very much Jeremy.

Regards,

Andrew Chi, Planner
City of Scottsdale | Planning & Development Department
7447 East Indian School Road, Suite 105 Scottsdale, Arizona 85251
[Direct] 480.312.7828
[Email] ACHI@scottsdaleaz.gov
[Web] www.scottsdaleaz.gov/codes

From: Jeremy Galloway [mailto:jgalloway@yesco.com]
Sent: Friday, March 11, 2016 1:39 PM
To: Chi, Andrew
Cc: Kelly Chipman; Kimberly Euers
Subject: Re: The Summit Revised Tower Signs

Hi Andrew

June 29, 2016

Dear Property Owner, Resident, or Neighborhood Association President:

The purpose of this letter is to inform you that we have recently filed pre-application, 1022-PA-2015, for new signage at The Summit at Scottsdale located at 32527 N. Scottsdale Road, Scottsdale, Arizona 85266.

Our request is for two (2) new tower signs outside of the Scenic Corridor easement at The Summit at Scottsdale. In order to do this, we will be holding a neighborhood notification meeting as a courtesy. Please feel free to attend to learn about the proposal, ask any questions, and provide feedback. The meeting will be held:

Wednesday, July 13th from 7:00 p.m. to 8:00 p.m. at:

**Haciendas Mexican Grill
32527 N. Scottsdale Road
Scottsdale, Arizona**

You may attend the meeting to learn about the case and make your opinions known. You may also make your feelings known on this case by writing to the City of Scottsdale's Planning and Development Department at 7447 E. Indian School Road, Suite 105, Scottsdale, Arizona 85251 and referencing the pre-application number 1022-PA-2015. Your letter will be made part of the case file. You may also reach the city planner coordinating the case for any questions: Andrew Chi, Planner, at 480-312-7828 or achi@scottsdaleaz.gov.

I would be happy to answer any question or hear any concern that you may have regarding this proposal. You can reach me at 602-217-8855. Please reference the above case number in your email to expedite a response.

Respectfully,



Jennifer L. Paddison
Property Manager

CF/RF #0714-370



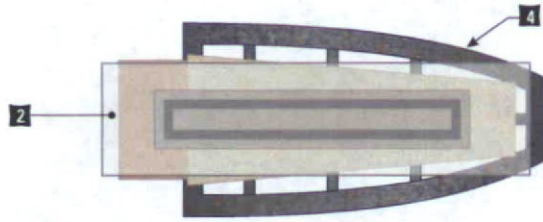
Sign Package Prepared for

THE

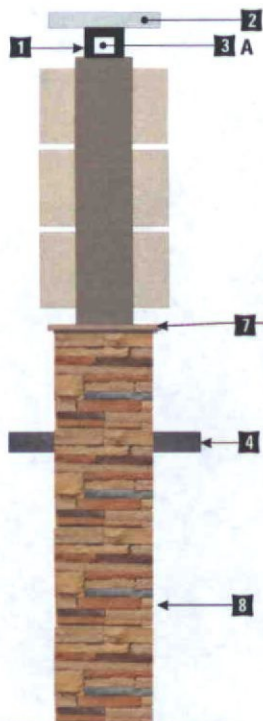
SUMMIT

at Scottsdale

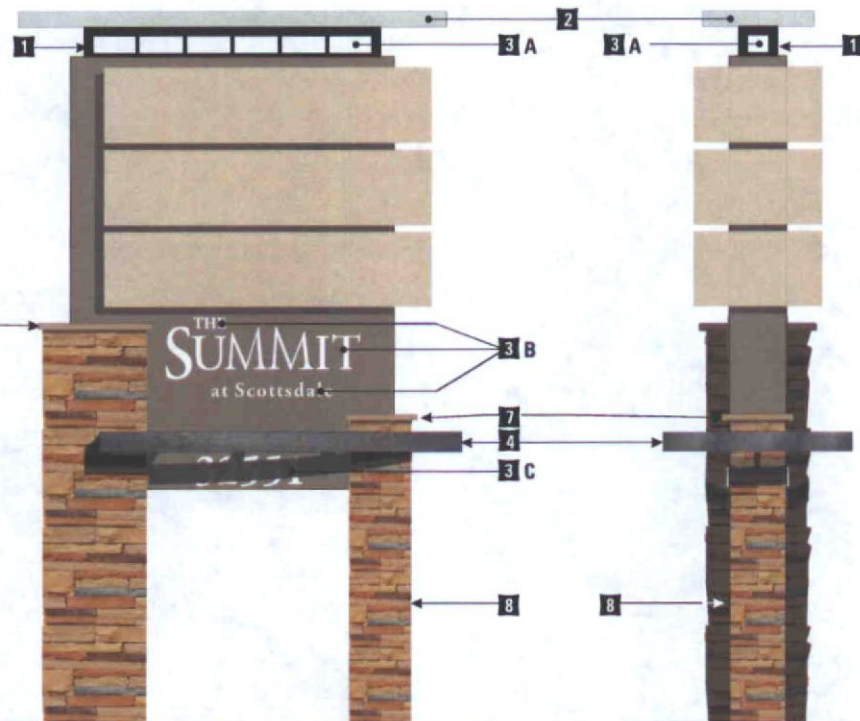
THE SUMMIT at Scottsdale



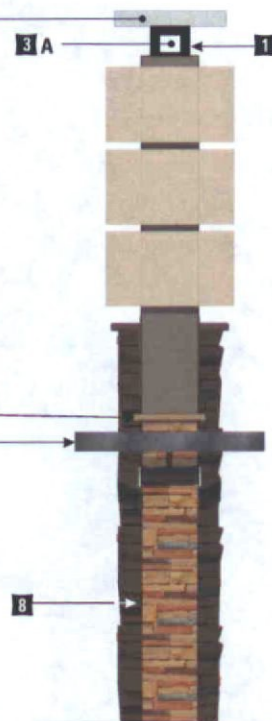
PLAN VIEW



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION

PY-1 PY-2

1	SW Black, semi-gloss finish
2	SW Brushed aluminum semi-gloss finish
3 A	3/16" #015-2 White acrylic
3 B	3/4" Clear acrylic with 3M #230-20 White translucent vinyl on faces and 3M White diffuser on the backs of faces.
3 C	250 Aluminum, painted semi-gloss White finish
4	Raw Steel - NO CLEAR
5	SW 7046 Anonymous, medium textured finish
6	SW 79036 Accessible Beige, medium textured finish
7	SW 7540 Artisan Tan, semi-gloss finish
8	1 1/2" Thick random cut drift edge, varying sizes and random mix of Sandstone by APG: 20% "Palo Verde" 30% "Sonoran Sunset" 50% "Sunset"

YESCO, LLC
PHOENIX DIVISION
6725 W. Chicago, B1, Chandler, AZ 85226-3375
Phone: (480) 446-3726 / Fax: (480) 861-5093

YESCO

CLIENT NAME / PROJECT ADDRESS
THE SUMMIT AT SCOTTSDALE
32551 N. SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA

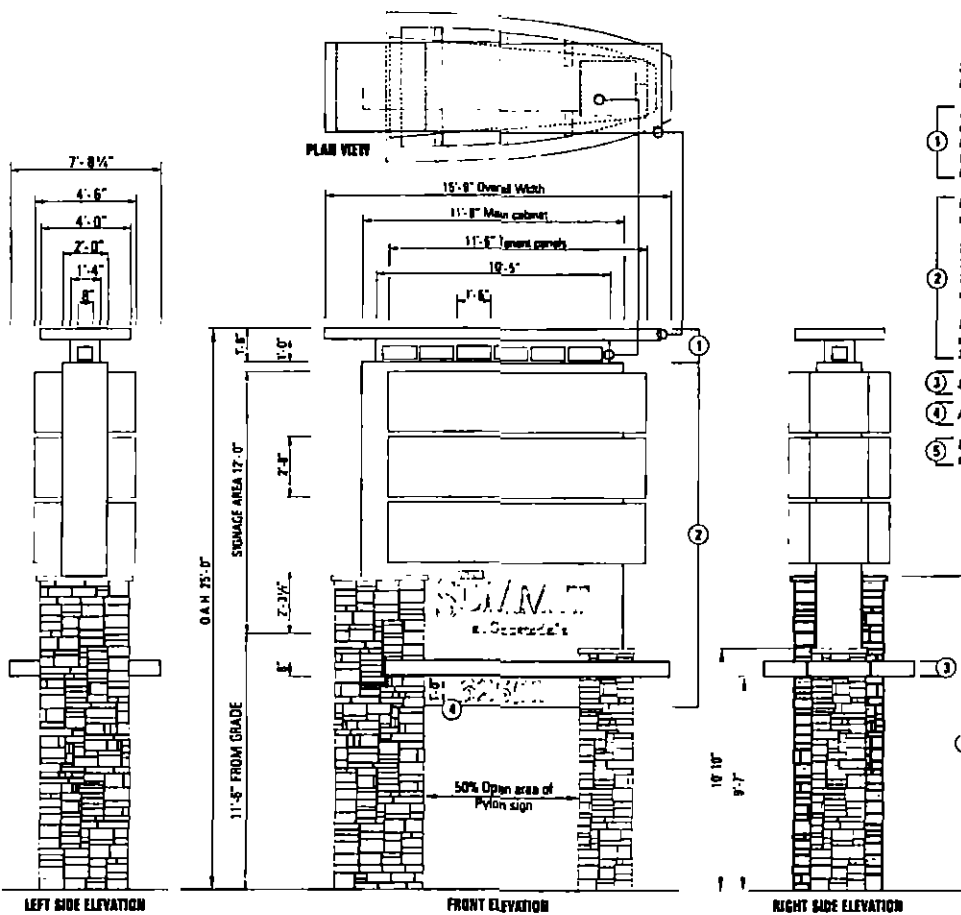
DESIGNED BY
Richard B...

DATE
06/28/17

REV. DATE
05/17/17
06/21/17

6095384-11 x 11

1 OF 1

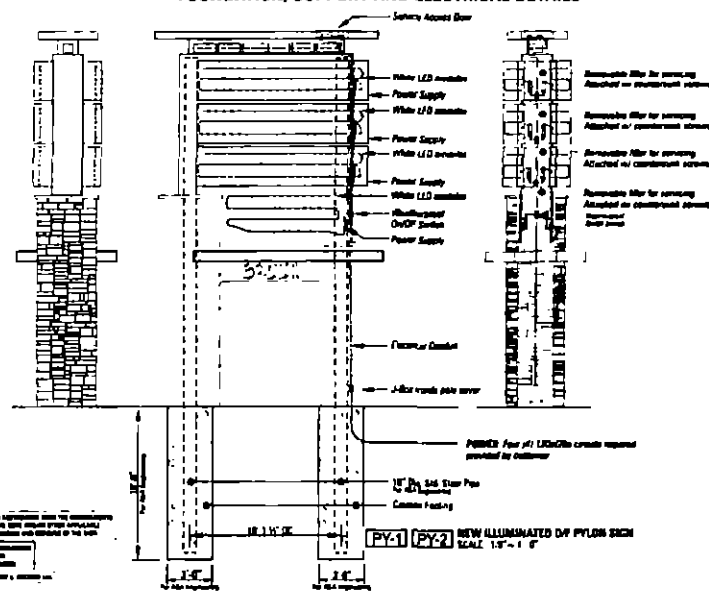


SCOPE OF WORK:

Manufacture / install (2) Two Double faced illuminated pylon signs

- 1 Top of pylon sign (1'-7" section) to be sheet metal & painted to match existing color
Frame work to be square tube painted to match existing color
White polycarbonate "windows" w/ White LED internal illumination illumination intensity to be reduced down
- 2 Main cabinet & breast cabinets / The Summit at Scottsdale shall be textured and painted to match existing color
Breast panels
To be textured and painted to match existing color w/ White LED illumination
Breast copy to be routed out, backed with 3/16" # 7328 White acrylic with vinyl overlays
The Summit at Scottsdale letters:
shall routed out with 3/4" clear push thro acrylic, 3M White diffuser on the backs
3M # 730-20 White vinyl overlays on the faces. White LED illumination
- 3 Square tube frame (where address) to be painted to match existing color
- 4 Address to be 1M" aluminum FCO's painted white w/ a stone glass finish
- 5 Stone work on the cabinet of pylon sign & pole covers to have stone veneer work to match existing

FOUNDATION, SUPPORT AND ELECTRICAL DETAILS



PY-1 PY-2 INTERNALLY ILLUMINATED D/F PYLON SIGNS
SCALE: 3/16" = 1'-0"

See all 88 or other sheets required
 ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF PHOENIX SPECIFICATIONS FOR PUBLIC WORKS AND THE CITY OF PHOENIX SPECIFICATIONS FOR ELECTRICAL WORK
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Conceptual Night view
SCALE: 1/8" = 1'-0"



PY-1 Conceptual Daytime view at Entrance from Scottsdale Road SCALE: 3/16" = 1'-0"

YESCO LLC
PHOENIX DIVISION
8723 W. Chicago St., Chandler, AZ 85226-5335



CLIENT NAME / PROJECT ADDRESS

THE SUMMIT AT SCOTTSDALE
32551 N. SCOTTSDALE ROAD

SALES/ART

Richard B.

08/20

AS NO

REV

DATE

05/17

06/21

6095284

11

3 0



PY-1 Conceptual Daytime view at Entrance from Scottsdale Road

SCALE: 1/32" = 1' - 0"

YESCO LLC
PHOENIX DIVISION
6725 W. Chicago St. Chandler, AZ 85226-3335



CLIENT NAME / PROJECT ADDRESS

THE SUMMIT AT SCOTTSDALE
325551 N. SCOTTSDALE ROAD

REVISION
Robby E

DESIGNER
Richard

DATE
08/2

BY
AS N

REV. DATE

05/1

06/2

TRACKING
6095384

11

4 0



PY-2 South Pylon / Conceptual Daytime view from the intersection of Scottsdale Road and East Ashler Hills Drive SCALE: 1/32" = 1'-0"

YESCO LLC
PHOENIX DIVISION
Phoenix, AZ 85026-3115
Phone: (480) 455-3726, Fax: (480) 801-5823



CLIENT NAME / PROJECT ADDRESS
THE SUMMIT AT SCOTTSDALE
32551 N. SCOTTSDALE ROAD

SALES OFFICER
Kelly Chi

DESIGNER
Richard B.

PROJECT NO.
08202

AS NO.

REV	DATE
1	05/17/17
2	06/21/17

DATE PLOTTED

6/21/17

SCALE

5 0



PY-2 South Pylon / Conceptual Daytime view - looking to the Northeast

SCALE: 1/16" = 1'-0"

YESCO LLC
PHOENIX DIVISION
6725 W. Chicago St., Chandler, AZ 85226-3335



CLIENT NAME / PROJECT ADDRESS

THE SUMMIT AT SCOTTSDALE
32551 N. SCOTTSDALE ROAD

DESIGNER
Kathy C.

DATE
08/2

SCALE
AS SHOWN

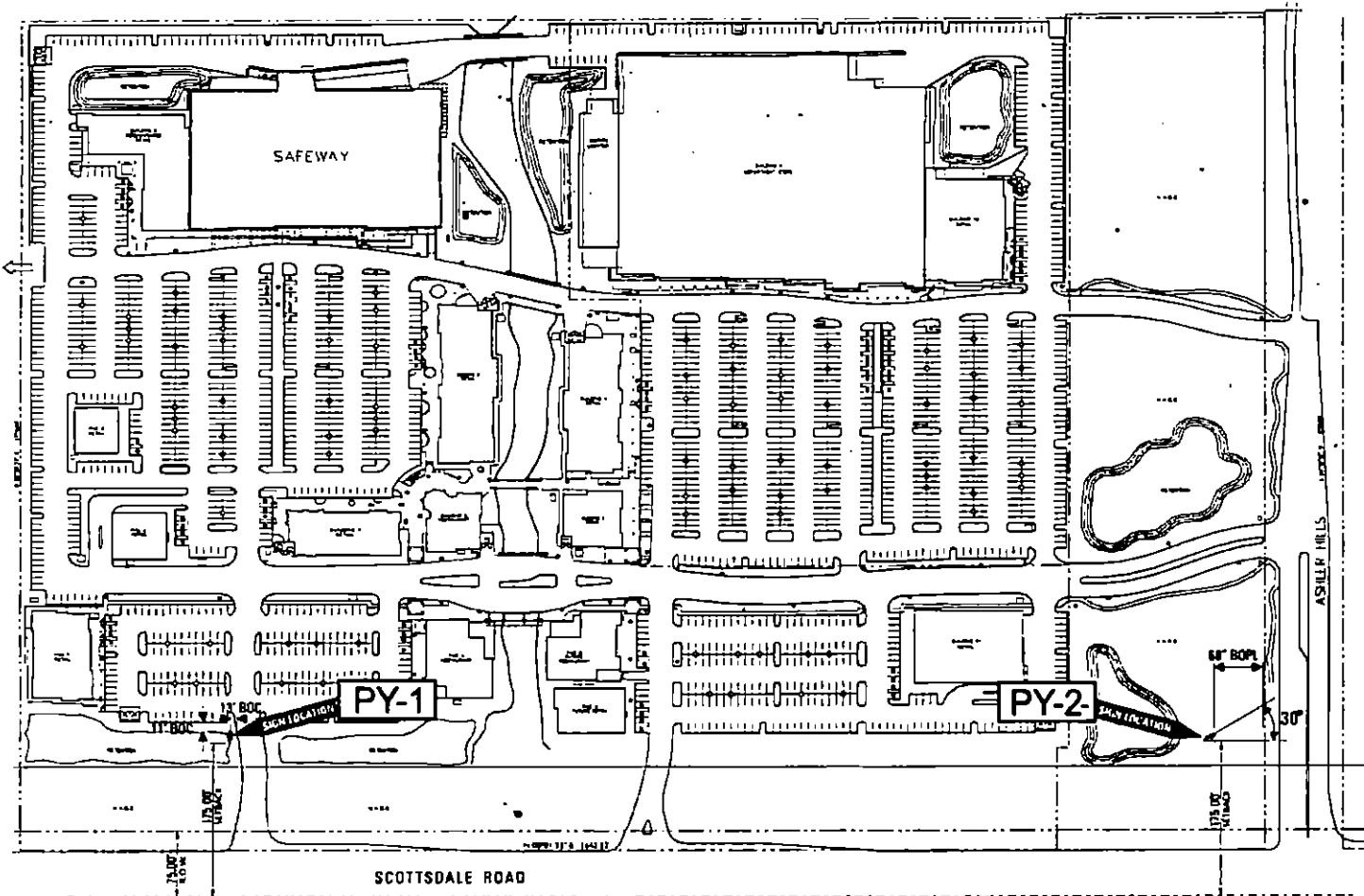
INFO
95/1
96/2

NO.	DATE	REVISIONS

THE SCALE

TRACING
6895384
11

60



NORTH

**SITE PLAN
SIGN LOCATIONS**

SCALE: 1/128" = 1' - 0"

YESCO LLC
PHOENIX DIVISION
Project #100-443-27-17-00 (100) 101-2823

YESCO

CLIENT NAME / PROJECT NUMBER: 100-443-27-17-00

THE SUMMIT AT SCOTTSDALE
3895 N. SCOTTSDALE ROAD

DATE: 11/11/10

PROJECT NO: 100-443-27-17-00

SCALE: 1/128" = 1' - 0"

6095308A

7 0