

Neighborhood Notification
Open House Information
Citizen Comments
Affidavit of Posting
Site Sign
Legal Protest

Citizen
Review

From: Development Review Board
Sent: Thursday, October 20, 2016 4:57 PM
To: Perone, Steve
Subject: Development Review Board Public Comment (response #20)

Development Review Board Public Comment (response #20)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	http://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	10/20/2016 4:55:53 PM

Survey Response

COMMENT	
Comment:	<p>I am a homeowner in Terravita, and I have some concerns about the proposed Scottsdale Heights development at the intersection of Dove Valley and Scottsdale Road. I believe that my community of Terravita will be adversely affected if the proposal is not significantly improved by lower density and a softened wall line (not the straight-line, boring "strip mall" line I see in proposal). As proposed, I feel this is not in keeping with our neighborhood and is not consistent with the guidelines for the Scenic Corridor. 1. Based on the drawings I have seen of the proposed development, the fence line (?? or walls line) is completely straight and parallel to Scottsdale Road. This seems contrary to guidelines for the Scenic Corridor. There needs to be a whole lot more thought put into the whole jarring effect a straight line would have; this would affect the impression one has from the south, the west, and the north of this area. Introduce some undulating, curved, softened wall along Scottsdale Road. Please allow for more green space NAOS as you vary this fence line; then you will do a better job to make the development compatible with the Scenic Corridor, lower the density and provide more surface area to absorb large monsoon rains. 2.</p>

Proposed density is way out of proportion to neighboring Terravita (directly across from the proposed Scottsdale Heights proposal). 3. I question covering up this large a percentage of the available surface with housing, concrete, parking etc. which is bound to affect adversely the drainage into Terravita. It is time to go back to the drawing board and come up with something much less dense and in keeping with our neighborhood! Please do not accept a "strip mall" mentality design. Thank you for your consideration. Gay Hohner 480-326-1242 6456 E. Night Glow Circle Scottsdale, AZ 85266

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:

Sylvia Gay Hohner

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:

gayhohner@cox.net

Phone:

(480) 326-1242

Address:

6456 E. Night Glow Circle

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

Perone, Steve

From: bobby1014@yahoo.com
Sent: Sunday, October 09, 2016 12:40 PM
To: Development Review Board
Subject: Proposed 25 ft sign at Summit

Eliminates scenic beauty proposed by sign on Tom Darlington Rd

Regards, Robert Gelb

Perone, Steve

From: Larry Boardman <lboardman54@gmail.com>
Sent: Monday, October 03, 2016 1:41 PM
To: Chi, Andrew
Cc: Development Review Board; City Council
Subject: The Proposed lighted signage at The Summit Center

Dear Mr. Chi:

It has been brought to my attention by Maureen Johnson that two 25 foot lighted signs are being proposed for The Summit Center. I have read her letter to you and strongly agree with everything she says. One of the reasons we moved to this area is the dark sky environment I can't think of anything more objectionable than to bring the very thing we wanted to move away from to this beautiful section of the city. I will strongly consider not shopping at The Summit Center if this action is approved. My family and I frequent Target and the Hallmark store, along with several of the restaurants. If you live in this beautiful place, you know where The Summit Center is without a 25 foot lighted sign! I have also signed an on-line petition in opposition to these signs.

Lynn Boardman
5839 E. Sierra Sunset Trail
Cave Creek, Arizona 85331

From: Christie Bates <cbbuziak@gmail.com>
Sent: Thursday, September 29, 2016 11:06 AM
To: Chi, Andrew
Cc: Development Review Board; City Council
Subject: Oppose 25-foot lighted tower signs

Dear Mr. Chi and To Whom It May Concern:

As a Terravita homeowner and advocate for the North Scottsdale Desert Foothills Scenic Drive/Scenic Corridor, I am emailing to voice my strong opposition to the proposed 25-foot lighted tower signs at The Summit entrances on Scottsdale Road and E. Ashler Hills Drive. The Environmentally Sensitive Lands (ESL) and Scenic Corridor restrictions were put into place to guard against encroachment into our natural desert and to protect and maintain our dark sky environment along this 6-mile corridor. To the best of my knowledge, the City of Scottsdale, in keeping with these initiatives and the City's 2001 General Plan, has enforced these restrictions and residential and commercial developers have abided by them. For the City to alter its past positions and approve these 25' lighted towers would be in direct conflict with these initiatives. It would also set the precedent for existing and new developments within this protected corridor to do likewise. For example, within a 2-3 mile radius, between Carefree Highway and Lone Mountain Road, there are currently five other commercial/business/educational developments. If each of these five entities followed suit and were approved for similar signage our Scenic Corridor would be destroyed.

I respectfully request that the City of Scottsdale deny The Summit's request and continue to enforce the existing restrictions that protect our 6-mile Desert Foothills Scenic Drive.

Respectfully,
Christie & Bob Buziak

C Buziak

Perone, Steve

From: Karen Marvel <kmarvel@brandhubonline.com>
Sent: Thursday, September 29, 2016 11:07 AM
To: Chi, Andrew
Cc: Development Review Board
Subject: The Summit Proposed Signage

Dear Mr. Chi,

I am a Terravita homeowner, and one of the reasons I recently moved to the area is the natural, scenic beauty and the years of safeguards put into place to preserve a scenic corridor along Scottsdale Rd. Having been made aware of the proposed signage at the Summit Center in north Scottsdale, I want to voice my strong opposition to this.

Thank you,

Karen Marvel

Perone, Steve

From: Nancy Dawson <azgolfgirl@gmail.com>
Sent: Thursday, September 29, 2016 11:16 AM
To: Chi, Andrew; JPaddison@Weingarten.com
Cc: Development Review Board; City Council
Subject: North Scottsdale Desert Foothills Scenic Drive - DENY 25FOOT LIGHTED SIGNAGE TOWER AT SUMMIT ENTRANCES!!!

Dear Mr. Chi,

As a Terravita homeowner and advocate for the North Scottsdale Desert Foothills Scenic Drive/Scenic Corridor, I am emailing to voice my strong opposition to the proposed 25-foot lighted tower signs at The Summit entrances on Scottsdale Road and E. Ashler Hills Drive. The Environmentally Sensitive Lands (ESL) and Scenic Corridor restrictions were put into place to guard against encroachment into our natural desert and to protect and maintain our dark sky environment along this 6-mile corridor. To the best of my knowledge, the City of Scottsdale, in keeping with these initiatives and the City's 2001 General Plan, has enforced these restrictions and residential and commercial developers have abided by them. For the City to alter its past positions and approve these 25' lighted towers would be in direct conflict with these initiatives. It would also set the precedent for existing and new developments within this protected corridor to do likewise. For example, within a 2-3 mile radius, between Carefree Highway and Lone Mountain Road, there are currently five other commercial/business/educational developments. If each of these five entities followed suit and were approved for similar signage our Scenic Corridor would be destroyed.

I respectfully request that the City of Scottsdale deny The Summit's request and continue to enforce the existing restrictions that protect our 6-mile Desert Foothills Scenic Drive.

Thank You!
Nancy Dawson
(602) 509-1999

Perone, Steve

From: ellencallis@aol.com
Sent: Thursday, September 29, 2016 12:35 PM
To: Development Review Board
Subject: Summit Signs

Dear Development Review Board,

As a Terravita homeowner and advocate for the North Scottsdale Desert Foothills Scenic Drive/Scenic Corridor, I am emailing to voice my strong opposition to the proposed 25-foot lighted tower signs at The Summit entrances on Scottsdale Road and E. Ashler Hills Drive. The Environmentally Sensitive Lands (ESL) and Scenic Corridor restrictions were put into place to guard against encroachment into our natural desert and to protect and maintain our dark sky environment along this 6-mile corridor. To the best of my knowledge, the City of Scottsdale, in keeping with these initiatives and the City's 2001 General Plan, has enforced these restrictions and residential and commercial developers have abided by them. For the City to alter its past positions and approve these 25' lighted towers would be in direct conflict with these initiatives. It would also set the precedent for existing and new developments within this protected corridor to do likewise. For example, within a 2-3 mile radius, between Carefree Highway and Lone Mountain Road, there are currently five other commercial/business/educational developments. If each of these five entities followed suit and were approved for similar signage our Scenic Corridor would be destroyed.

I respectfully request that the City of Scottsdale deny The Summit's request and continue to enforce the existing restrictions that protect our 6-mile Desert Foothills Scenic Drive.

Thank you,
Ellen Callis

Perone, Steve

From: Bill Pennock <Billp@SquareTree.com>
Sent: Thursday, September 29, 2016 2:39 PM
To: JPaddison@Weingarten.com
Cc: City Council; Development Review Board; Chi, Andrew
Subject: The Summit in Scottsdale

Dear Ms. Addison,

I am a homeowner in the neighborhood near The Summit shopping center that Weingarten now owns in North Scottsdale. While I am a big fan of the freedom that I understand is the norm in Houston I also bought into this area because my wife and I love the desert. The City of Scottsdale has created restrictions in certain areas of the city on signage and lighting to preserve the desert environment and dark night sky. Many of us who moved to this far north part of town did so for just that reason. I respectfully ask that you reconsider your request for 25 ft tower signs at The Summit. The shopping center is a great resource for this community but it will become much less so if it is a precursor to changing the beautiful desert environment and creating the exact look and feel that we who have moved here came to avoid.

Thank you,

Bill Pennock
President



1931 H Street
Sacramento, CA 95811
916 925 8733 x 223

5415 E High Street #300 W
Phoenix, AZ 85054
(602) 551-7233

602 814 0882 Cell
916 925 8798 Fax
www.squaretree.com

Perone, Steve

From: Bill Pennock <Billp@SquareTree.com>
Sent: Thursday, September 29, 2016 2:29 PM
To: Chi, Andrew
Cc: Development Review Board; City Council
Subject: The Summit Tower Signs

Dear Mr. Chi,

I am a recent new Terravita. I am emailing to voice my strong opposition to the proposed 25-foot lighted tower signs at The Summit entrances on Scottsdale Road and E. Ashler Hills Drive. My wife and I purchased this house in large part because the far North Scottsdale environment is maintained as close to desert landscape as possible. The Environmentally Sensitive Lands (ESL) and Scenic Corridor restrictions were put into place to guard against encroachment into our natural desert and to protect and maintain our dark sky environment along this 6-mile corridor. To the best of my knowledge, the City of Scottsdale, in keeping with these initiatives and the City's 2001 General Plan, has enforced these restrictions and residential and commercial developers have abided by them. I strongly oppose any change in that position. For the City to alter its past positions and approve these 25' lighted towers would be in direct conflict with these initiatives. It would also set the precedent for existing and new developments within this protected corridor to do likewise. For example, within a 2-3 mile radius, between Carefree Highway and Lone Mountain Road, there are currently five other commercial/business/educational developments. If each of these five entities followed suit and were approved for similar signage our Scenic Corridor would be destroyed.

I respectfully request that the City of Scottsdale deny The Summit's request and continue to enforce the existing restrictions that protect our 6-mile Desert Foothills Scenic Drive. Please maintain the environment my wife, myself and my neighbors and I hope the City loves.

Thank you,

Bill Pennock
President



1931 H Street
Sacramento, CA 95811
916 925 8733 x 223

5415 E High Street #300 W
Phoenix, AZ 85054
(602) 551-7233

602 814 0882 Cell
916 925 8798 Fax
www.squaretree.com

Perone, Steve

From: Judy Rea <judyrea@cox.net>
Sent: Thursday, September 29, 2016 3:46 PM
To: Development Review Board
Subject: Summit Signs North Scottsdale

Hello,
I live in Terravita and the signs planned for the Summit are not needed! They are large, very cheap looking and have lights which will shine in on residences.
Scottsdale Rd is also a Scenic Highway for visitors. Purposely moon lit as one drives!
Also, if people are looking for a store they use a gps which directs them to a destination. This 2016 and no signs belong there!!
Thank you,
Judy Rea

Sent from my iPad

Perone, Steve

From: Pam Steele <sold4ubypam@sbcglobal.net>
Sent: Thursday, September 29, 2016 3:48 PM
To: Development Review Board
Subject: Proposed Lighted Signage at The Summit

As a homeowner in Los Alisos I am emailing you to voice my strong opposition to the proposed 25 foot lighted tower signs for The Summit entrances at Scottsdale Road at the corner of the Petsmart parking lot and Ashler Hills Drive. It has always been my understanding that the six mile Desert Foothills Scenic Drive is a protected area and does not allow such signage. I would hope The City of Scottsdale would continue to enforce the existing restrictions and not allow this signage to be installed which would certainly disrupt our beautiful dark skies.

Pamela Steele
5850 E. Night Glow Cir
Scottsdale, AZ 85266

From: Gin Huston <ginhuston@yahoo.com>
Sent: Friday, September 30, 2016 11:29 AM
To: Development Review Board
Subject: Proposed Signage for the Summit

To Whom It May Concern on the Development Review Board of Scottsdale,

I have recently learned that the Summit across the street from Terravita and located within the boundaries of the Scenic Highway of North Scottsdale is considering placing 25 ft lighted signs at two places on the Summit property. **THERE IS NO NEED FOR THIS.** The people who frequent the Summit are quite familiar with its location and we do not need Phoenix types of advertising. No one from South Scottsdale or Phoenix is going to drive up this way to shop at Target, Safeway, OfficeMax, Pei Wei, etc. This is not a destination mall; it is a convenience mall meant for those who live in the surrounding area. We know where it is and we use it.

I have lived here 18 years and have seen the encroachment of big box stores in Cave Creek and at the Summit much to my disappointment. The Summit did, however, use discretion when it came to their signage and it is very acceptable. 25 ft. signs are not needed. Keep the Scenic Highway scenic.

Please say "No" to this request from the new owners. They don't live here. We do!

Gin Huston
6370 E Evening Glow Dr
Scottsdale, AZ 85266

Perone, Steve

From: Linda Blankenship <linda@lindablankenship.com>
Sent: Saturday, October 01, 2016 5:42 AM
To: Development Review Board
Subject: Case 32-DR-2016 OPPOSE SIGNAGE

My husband and I live in Troon North and do most of our day-to-day shopping at The Summit. We vehemently oppose allowing the owner of the shopping center to ruin our community by installing larger and lighted signage. Their suggestion that new people in the community need the lighted signage to find their businesses is, obviously, a red herring. Every human being over the age of 6 has a computer or smart phone these days, and all such devices have the capacity to locate and provide directions to any and all nearby businesses. When we moved here four years ago, that was how we discovered The Summit was the most convenient shopping center for our needs and systems of the future – such as self-driving cars – will offer even simpler and more efficient means to locate goods, services and retailers. Thus, there is no need for the lighting now or in the future.

Furthermore, this owner has absolutely no right to trash our ESLO lighting restrictions and detract from the beauty of our natural desert environment. They purchased this property knowing full well the restrictions that we have placed on it, and it would be a grave betrayal of the community and everything the ESLO stands for to allow them to install the signage as proposed. If this signage is approved, one hopes that the District Attorney will investigate as there could be no possible explanation for approval, other than a pay-off by the owners and abject corruption on the part of the Planning Commission.

Please include me on your list for activity related to this case, so my husband and I can follow it.
Thank you.

Linda Blankenship

Perone, Steve

From: Sheila Petraglia <spetrag@outlook.com>
Sent: Saturday, October 01, 2016 7:35 AM
To: Development Review Board
Subject: Desert Foothills Scenic Drive

To Whom it May Concern,

As a Terravita homeowner and advocate for the North Scottsdale Desert Foothills Scenic Drive/Scenic Corridor, I am emailing to voice my strong opposition to the proposed 25-foot lighted tower signs at The Summit entrances on Scottsdale Road and E. Ashler Hills Drive. The Environmentally Sensitive Lands (ESL) and Scenic Corridor restrictions were put into place to guard against encroachment into our natural desert and to protect and maintain our dark sky environment along this 6-mile corridor. To the best of my knowledge, the City of Scottsdale, in keeping with these initiatives and the City's 2001 General Plan, has enforced these restrictions and residential and commercial developers have abided by them. For the City to alter its past positions and approve these 25' lighted towers would be in direct conflict with these initiatives. It would also set the precedent for existing and new developments within this protected corridor to do likewise. For example, within a 2-3 mile radius, between Carefree Highway and Lone Mountain Road, there are currently five other commercial/business/educational developments. If each of these five entities followed suit and were approved for similar signage our Scenic Corridor would be destroyed.

I respectfully request that the City of Scottsdale deny The Summit's request and continue to enforce the existing restrictions that protect our 6-mile Desert Foothills Scenic Drive.

Thank you,
Sheila Petraglia

Perone, Steve

From: Amy Cummings <ascummings@me.com>
Sent: Monday, October 03, 2016 7:44 AM
To: Development Review Board
Subject: Lit Signage @ The Summit

To whom it may concern,

I became aware of the intention to install roadside lit signage for the shops at the Summit on Scottsdale road. I am saddened and concerned that such a proposition would even be entertained.

I moved to this area in 1998 and have seen a progressive loss of the natural beauty of the desert scape as well as the loss of darkness against the constellations.

When we built in 1998, we were limited on types of outdoor lighting fixtures allowed in order to protect our night sky.

Currently, Scottsdale is allowing circus lights strung in back yards, 24hr school lit marquis signs and high density housing that was something that used to be prohibited.

Please don't install these lit signs, and please reconsider the other allowances of light pollution.

Personally, my northern view became polluted by PVCC and the YMCA's parking lot lighting.

These decisions only lead to the push for more. Stop this while we still can see the stars!

Respectfully,

Amy Cummings

5882 E Dusty Coyote Circle

Scottsdale, AZ 85266

Perone, Steve

From: Jane Guild <janeguild@mac.com>
Sent: Wednesday, September 28, 2016 3:21 PM
To: Development Review Board
Subject: The Summit sign issue

As a Terravita homeowner and advocate for the North Scottsdale Desert Foothills Scenic Drive/Scenic Corridor, I am emailing to voice my strong opposition to the proposed 25-foot lighted tower signs at The Summit entrances on Scottsdale Road and E. Ashler Hills Drive. The Environmentally Sensitive Lands (ESL) and Scenic Corridor restrictions were put into place to guard against encroachment into our natural desert and to protect and maintain our dark sky environment along this 6-mile corridor. To the best of my knowledge, the City of Scottsdale, in keeping with these initiatives and the City's 2001 General Plan, has enforced these restrictions and residential and commercial developers have abided by them. For the City to alter its past positions and approve these 25' lighted towers would be in direct conflict with these initiatives. It would also set the precedent for existing and new developments within this protected corridor to do likewise. For example, within a 2-3 mile radius, between Carefree Highway and Lone Mountain Road, there are currently five other commercial/business/educational developments. If each of these five entities followed suit and were approved for similar signage our Scenic Corridor would be destroyed.

I respectfully request that the City of Scottsdale deny The Summit's request and continue to enforce the existing restrictions that protect our 6-mile Desert Foothills Scenic Drive.

Thank you,

Jane and John Guild

From: Chris Tolk <ctolk39@gmail.com>
Sent: Thursday, September 29, 2016 7:31 AM
To: Development Review Board
Subject: Signage at The Summit Entrance

As a Terravita homeowner and advocate for the North Scottsdale Desert Foothills Scenic Drive/Scenic Corridor, I am emailing to voice my strong opposition to the proposed 25-foot lighted tower signs at The Summit entrances on Scottsdale Road and E. Ashler Hills Drive. The Environmentally Sensitive Lands (ESL) and Scenic Corridor restrictions were put into place to guard against encroachment into our natural desert and to protect and maintain our dark sky environment along this 6-mile corridor. To the best of my knowledge, the City of Scottsdale, in keeping with these initiatives and the City's 2001 General Plan, has enforced these restrictions and residential and commercial developers have abided by them. For the City to alter its past positions and approve these 25' lighted towers would be in direct conflict with these initiatives. It would also set the precedent for existing and new developments within this protected corridor to do likewise. For example, within a 2-3 mile radius, between Carefree Highway and Lone Mountain Road, there are currently five other commercial/business/educational developments. If each of these five entities followed suit and were approved for similar signage our Scenic Corridor would be destroyed.

I respectfully request that the City of Scottsdale deny The Summit's request and continue to enforce the existing restrictions that protect our 6-mile Desert Foothills Scenic Drive.

Thank you,
Christine Tolk
Arizona Registered Voter

Perone, Steve

From: Sue Terrio <terriosue@gmail.com>
Sent: Wednesday, September 28, 2016 12:40 PM
To: Development Review Board
Subject: Signage at The Summit

To Whom it may concern,

We are writing to express our opposition to the proposed 25 foot lighted signage at The Summit Shopping Center in North Scottsdale.

We are homeowners in Terravita and enjoy living in what is known as The Scenic Corridor and what is also designated as a Dark Sky area. The addition of these signs would be very detrimental to this environment. At this time there are five other commercial developments within a 2-3 mile stretch between Carefree Highway and Lone Mountain Road. Should the Summit signage be approved it would open the door for these other businesses to do the same.

It is our sincere hope that you will take this under advisement and reject the proposed 25 foot lighted signs on Scottsdale Road at The Summit.

Thank You for your time and consideration.

William and Susan Terrio

Perone, Steve

From: E. Michael Coleman <colephx4@alumni.nd.edu>
Sent: Wednesday, September 28, 2016 1:17 PM
To: Chi, Andrew; Development Review Board; City Council
Subject: Summit signs

Scottsdale City Planner, Development Review Board, City Council and Mayor;

As a resident of Terravita in North Scottsdale which is directly west of the Summit Center, We want to voice our objection to the proposed new signage on Scottsdale Rd. One of the reasons for living in north Scottsdale is the lack of street lighting which allows views of the night sky and having minimal advertising signs on Scottsdale Rd. The six mile scenic drive does not need more obstructive signage taking away from the beauty of the desert. Thank you for your attention to this matter.

Michael & Gloria Coleman

Perone, Steve

From: Sam Summer <samsummeraz@yahoo.com>
Sent: Monday, September 26, 2016 2:51 PM
To: Development Review Board; City Council
Subject: Fw: Proposed Tower Sign Posts @ Summit Shopping Center

sam summer

— Forwarded Message —

From: Sam Summer <samsummeraz@yahoo.com>
To: "ACHi@Scottsdaleaz.gov" <ACHi@Scottsdaleaz.gov>
Sent: Monday, September 26, 2016 2:40 PM
Subject: Proposed Tower Sign Posts @ Summit Shopping Center

I write in opposition to the proposal to erect two Sign Towers at the Summit Shopping Center
I have been a Scottsdale resident since 1979
Residents of this area of Scottsdale have a strong allegiance to "quality of life" issues
These proposed tower signposts would violate current long standing regulations and would affect local ambience.
This proposal originates from non-local commercial interests who have not considered local affect and impact.
This proposal requires major modifications to existing regulations.
Please do not approve this request!
sam summer

Perone, Steve

From: Julie Ivey <iveyjulie@cox.net>
Sent: Tuesday, September 27, 2016 12:33 PM
To: Development Review Board
Subject: Signage at the Summit

I am writing to voice my strong opposition to the proposed new lighted tower signs at the Summit on Scottsdale Rd and Asher Hills Drive. The Environmentally Sensitive Lands and Scenic Corridor restrictions were put into place to preserve the natural Sonoran desert. This is one of the highlights of the initiative. This has been enforced since its inception in 2001. For the city to alter its past positions and approve these 25 foot lighted towers would be in direct conflict with initiatives. I do not see the need for the higher signs. The Summit is very visible and does a very good business. Taller signage may drive business away by alienating customers.

I request that this proposed new signage not be approved.

Respectfully,

Julie Ivey

Perone, Steve

From: Ihsan <ihsan19@yahoo.com>
Sent: Friday, September 23, 2016 6:55 PM
To: Development Review Board
Subject: The Proposed Summit Center Tower Signs

We strongly opposed to these signs. Please do not grant this request

Judy & Ihsan Awan
7159 e.mighty saguaro eye
Terravita

Sent from my iPhone

Perone, Steve

From: Ron Yelin <rjyelin@cox.net>
Sent: Friday, September 23, 2016 9:06 PM
To: Development Review Board
Subject: Summit "Signs"

Dear Ladies and Gentlemen;

I have lived in Terra Vita since 1999. I know progress is important, and change happens. But these signs are much too large, too overwhelming, and the lights are an impact to the "dark skies" focus of living in this area. Please consider unlit and smaller signage.

Thank you,

Ron Yelin
480-595-2135

Perone, Steve

From: Maureen Johnson <maureen007@cox.net>
Sent: Saturday, September 24, 2016 9:00 AM
To: Development Review Board
Subject: Signage at The Summit

To Members of the Development Review Board,

As a Terravita homeowner and advocate for the North Scottsdale Desert Foothills Scenic Drive/Scenic Corridor, I am emailing to voice my strong opposition to the proposed 25-foot lighted tower signs at The Summit entrances on Scottsdale Road and E. Ashler Hills Drive. The Environmentally Sensitive Lands (ESL) and Scenic Corridor restrictions were put into place to guard against encroachment into our natural desert and to protect and maintain our dark sky environment along this 6-mile corridor. To the best of my knowledge, the City of Scottsdale, in keeping with these initiatives and the City's 2001 General Plan, has enforced these restrictions and residential and commercial developers have abided by them. For the City to alter its past positions and approve these 25' lighted towers would be in direct conflict with these initiatives. It would also set the precedent for existing and new developments within this protected corridor to do likewise. For example, within a 2-3 mile radius, between Carefree Highway and Lone Mountain Road, there are currently five other commercial/business/educational developments. If each of these five entities followed suit and were approved for similar signage our Scenic Corridor would be destroyed.

I respectfully request that the City of Scottsdale deny The Summit's request and continue to enforce the existing restrictions that protect our 6-mile Desert Foothills Scenic Drive.

Thank you,
Maureen Johnson

Perone, Steve

From: Brian Rea <sunreas@gmail.com>
Sent: Saturday, September 24, 2016 10:37 AM
To: Development Review Board
Subject: Summit proposed signs

I live near by in Terravita and do not want these signs approved!

Brian Rea
623.523.3919

Monday, Tuesday, Wednesday, Thursday, Friday, Saturday....there is no SOMEDAY!

Perone, Steve

From: Dyanne Kellough <nani444@mac.com>
Sent: Saturday, September 24, 2016 11:19 AM
To: Development Review Board
Subject: Please deny Summit Center Signage Request

Dear Scottsdale Development Review Board,

I write to request that the city of Scottsdale not approve the proposed Summit Center signs. The request by Weingarten Realty is upsetting to our beautiful city and its culture of living in respect of everyone's enjoyment of beautiful desert scenic drives not obstructed by the usual commercial signage found in most cities.

The established signage agreement allows for identification of the shopping center and complies with agreed upon laws and rules established by the community. Please protect these rules and agreements by denying Weingarten Realty their request for sineage that would be in violation.

Thank you for your attention,

Dyanne Kellough

Perone, Steve

From: Mary DeAngelis <mkdeang1024@cox.net>
Sent: Saturday, September 24, 2016 11:23 AM
To: AChi@Scottsdale.gov; Development Review Board; City Council;
JPaddison@Weingarten.com
Subject: Proposed "tower" signs at the Summit, Scottsdale Az.

For Your Consideration,

One of the reasons I chose Terravita in north Scottsdale as my retirement destination was the "dark sky" philosophy of this development and that of others in the surrounding desert area-including retail. I see the proposed "tower signs" as an infringement on that philosophy. They are not necessary as the signage already in place serves the purpose! There are few non-resident shoppers in this area that the signs would attract. Besides, shopping customers searching for destinations use Google!

Mary DeAngelis
6966 E. Bramble Berry Lane
Scottsdale, Az. 85266
480 488-3196

Perone, Steve

From: Barbara Taylor <barbarabtaylor2217@gmail.com>
Sent: Saturday, September 24, 2016 2:13 PM
To: Development Review Board
Subject: Please Consider

Dear Scottsdale Development Review Board,

I am a Terravita homeowner and an advocate for scenic corridors ... specifically, the North Scottsdale Desert Foothills Scenic Drive Corridor along Scottsdale Road.

I am emailing you to voice my opposition to the proposed 25-foot lighted tower signs at The Summit Shopping Center entrances.

Environmentally Sensitive Lands (ESL) and Scenic Corridor restrictions were put into place to guard our Arizona desert and to protect our dark sky environment along this 6-mile corridor.

My understanding is that the City of Scottsdale 2001 Plan has enforced these restrictions since 2001 and has made residential and commercial developers abide by them. For the City of Scottsdale to alter their position and approve these 25' lighted towers would be in direct conflict with the 2001 Plan's initiatives. In addition, allowing the construction of the 25-foot lighted tower signs would set a precedent for existing and new developments within this protected scenic corridor.

Please consider denying the request by The Summit Shopping Center to erect the 25-foot tower signs ... there are almost 1400 homes across the street from The Summit and every single homeowner that I have talked with is hoping you will continue to enforce the existing restrictions that protect our 6-mile Desert Foothills Scenic Drive.

Thank you for taking the time to read this letter.

Barbara Taylor
Terravita Homeowner

Perone, Steve

From: Mike DeAngelis <mdeang1024@cox.net>
Sent: Saturday, September 24, 2016 2:31 PM
To: Chi, Andrew; Development Review Board; Ditycouncil@ScottsdaleAz.gov; JPaddison@Weingarten.com
Cc: Mike DeAngelis
Subject: The Proposed Summit Center "Tower" Signs

In 2001, after our retirement, my wife and I decided to move to the community of Terravita. Two major factors that entered our decision were: 1. the "dark skies" philosophy; and 2. the Xeriscape landscaping requirement. The City of Scottsdale imposed both of these requirements on Terravita and the communities in north Scottsdale, for example, there are no street lights in Terravita. Subsequently, the City approved Safeway's request to build a gas station by Scottsdale Road near one of the entrances to The Summit At Scottsdale, which lifted the current light restriction requirement at that time. The gas station approval also had long-term ramifications regarding the local supermarkets, including the Albertsons in the Terravita Marketplace.

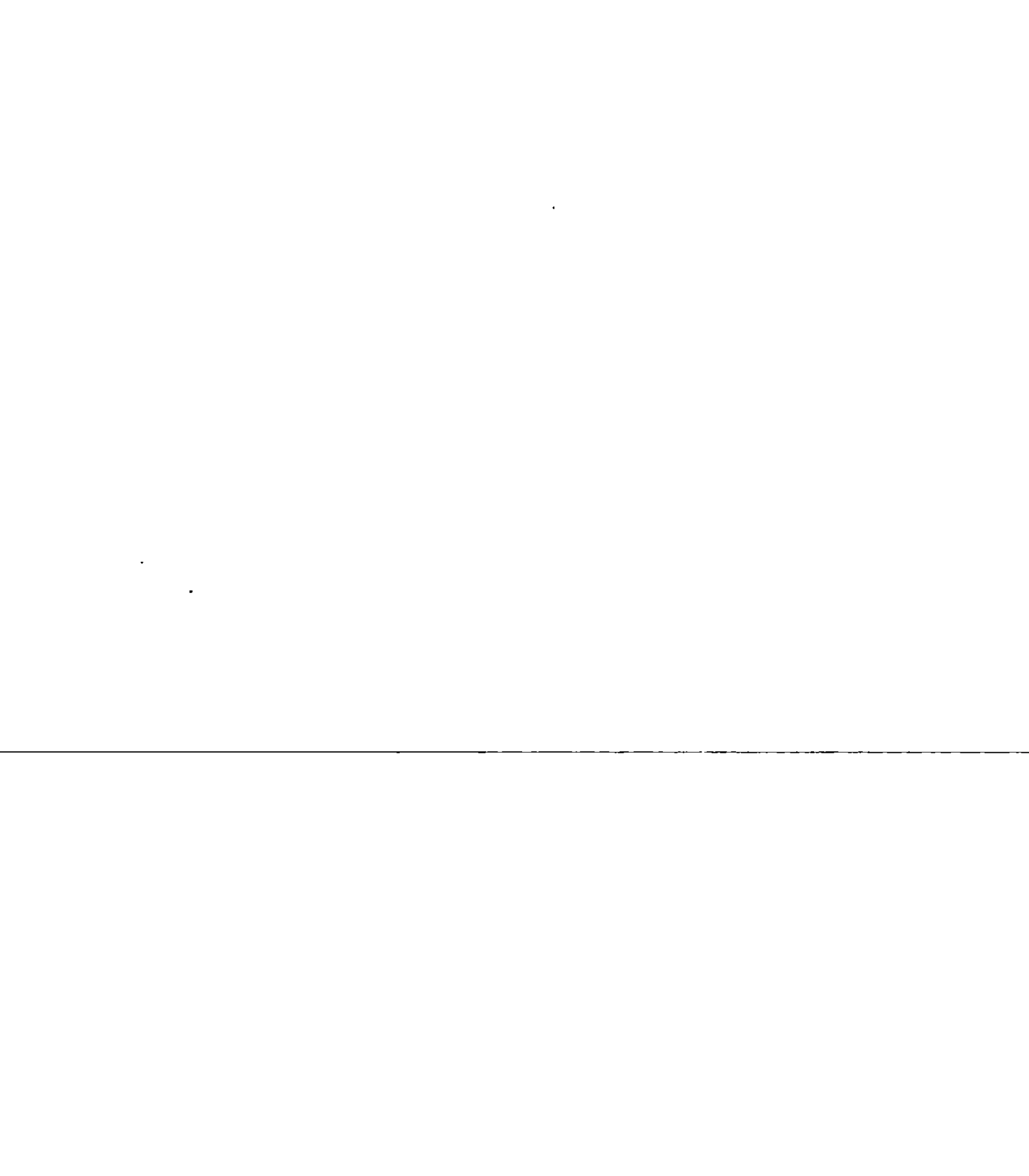
Presently, as I understand it, Weingarten Realty, and at least one of the retailers, are requesting to build 25-foot high lighted signs, which will violate the "dark skies" philosophy and would stand out like an eye-sore in the neighborhood. One of the arguments for the signs is to attract transient shoppers. There are no transient shoppers here, only neighborhood shoppers. "Transients" are either staying with friends, who live here and who know the neighborhood stores and restaurants, or they are staying at The Boulders or the Carefree Resort and Conference Center, where they will get information about local restaurants and shopping from the "front desk" or Google. I see no need to put lighted, 25-foot high signs at The Summit At Scottsdale.

If these signs are approved, the only effective reaction available to me is to boycott the shops at The Summit At Scottsdale and take my business to AJ's Fine Foods on Scottsdale Rd and Lone Mountain Rd, Walmart on Carefree Hwy, and Fry's Food Store, also on Carefree Hwy. Lowes and Home Depot, both on Carefree Hwy, also carry similar products sold by Target.

I hope my neighbors feel as I do and react accordingly.

Sincerely,

V. Michael DeAngelis
6966 E. Bramble Berry Lane
Scottsdale, AZ 85266



Perone, Steve

From: beadorder@aol.com
Sent: Sunday, September 25, 2016 11:16 AM
To: Development Review Board
Subject: Tower Signage at Summit Shopping Center

As a Terravita resident and patron of the Summit Shopping Center I urge you to deny the placement of Tower Signs at the Summit. I believe it would set a dangerous precedent and destroy the merging of residential and commercial properties along Scottsdale Rd.

Thanks for your consideration,

Bonnie Clewans
6863 E. Thirsty Cactus Ln
Scottsdale, AZ 85266



Perone, Steve

From: ken davies <kendavies2239@gmail.com>
Sent: Sunday, September 25, 2016 5:12 PM
To: Chi, Andrew; Development Review Board; City Council; jpaddison@weingarten.com
Subject: re the proposed signage

this request represents a departure from the current setbacks that insulate the public from obtrusive notifications of retail operations. i have mentioned to many of my friends how impressed i was when we moved here 4 years ago that retail signage was moderate on the roads and there were berms and plantings that allowed the "natural" flora, planted or not to obscure the retail buildings and retain a more natural setting. the proposed signage would be an intrusive and unsightly departure from the current set backs i see on most of scottsdale road north of jomax. Summit Center has been here for an extended period of time. anyone who lives in the area knows where it is. this proposed sign is unnecessary as it would attract very few new shoppers to compensate for the visual it would damage it would impose on our community. .

--

ken davies

kendavies2239@gmail.com (preferred)

kdavies2239@earthlink.net

kendavies@johnjleaserealtors.com



Perone, Steve

From: Luanne Westphalen <luannwestphalen@gmail.com>
Sent: Monday, September 26, 2016 11:35 AM
To: Development Review Board
Subject: 25' Lighted Tower Sign at the Summit

Dear Board Members,

We are Scottsdale residents residing in the community of Terravita and advocates of the North Scottsdale Scenic Drive and ESL restrictions. One of the reasons that we purchased our home in Terravita is because of the ESL restrictions and the dark skies mandate. We are writing to strongly oppose the 25' lighted sign proposed for the Summit entrances on Scottsdale Road and E. Ashler Hills Drive. The 5' monument signs that are currently at these locations were a part of the restrictions when the Summit was approved, to the best of our recollections. We feel that allowing 25' lighted tower signs would set precedence for other businesses and future developments along the Scenic Corridor.

We respectfully request that the City of Scottsdale deny the Summit's request and continue to enforce the existing restrictions that protect our 6 mile Desert Foothills Scenic Drive.

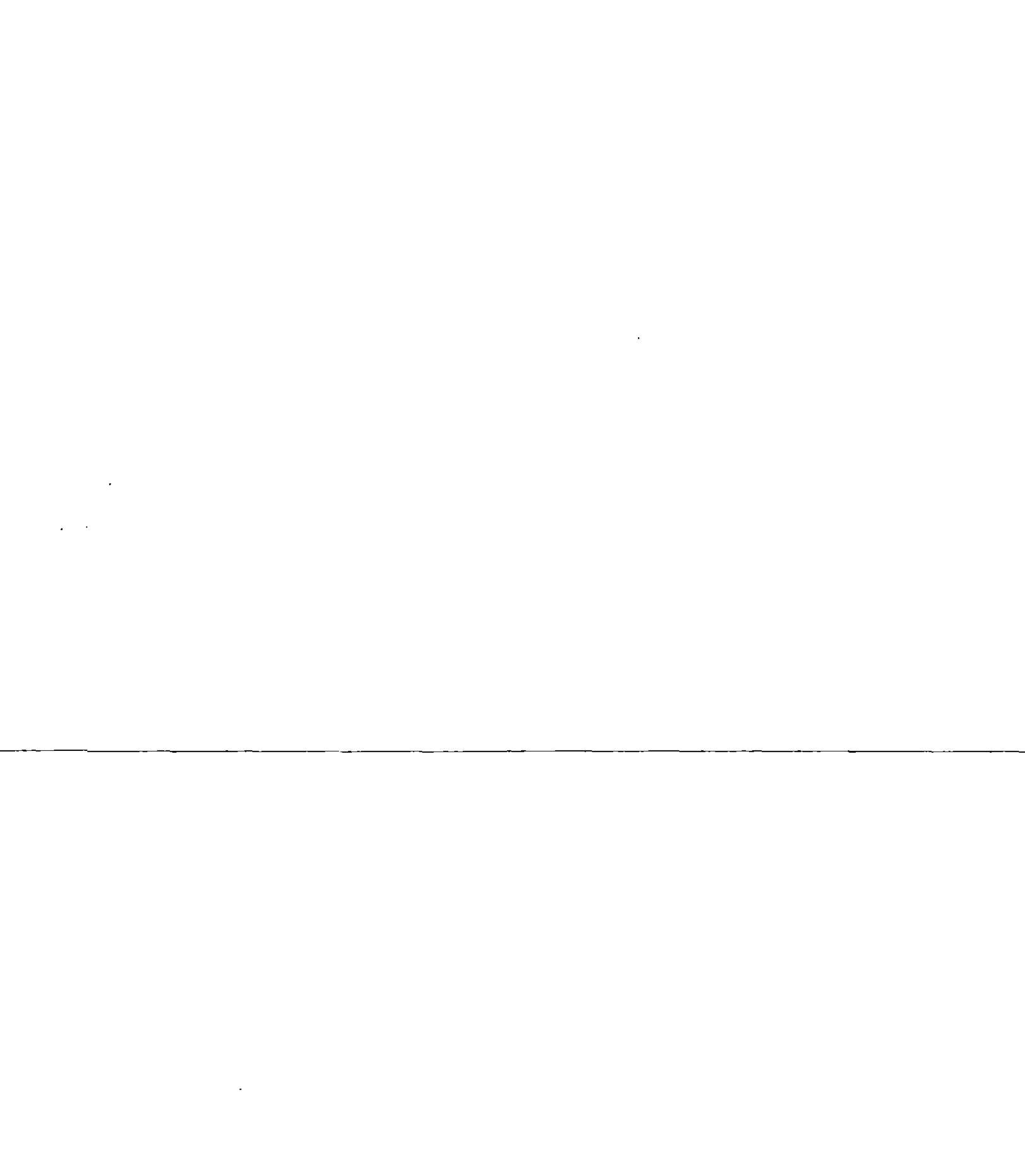
Thank You,

Luanne & Daryl Westphalen

luannwestphalen@gmail.com

Home: 480-595-2398

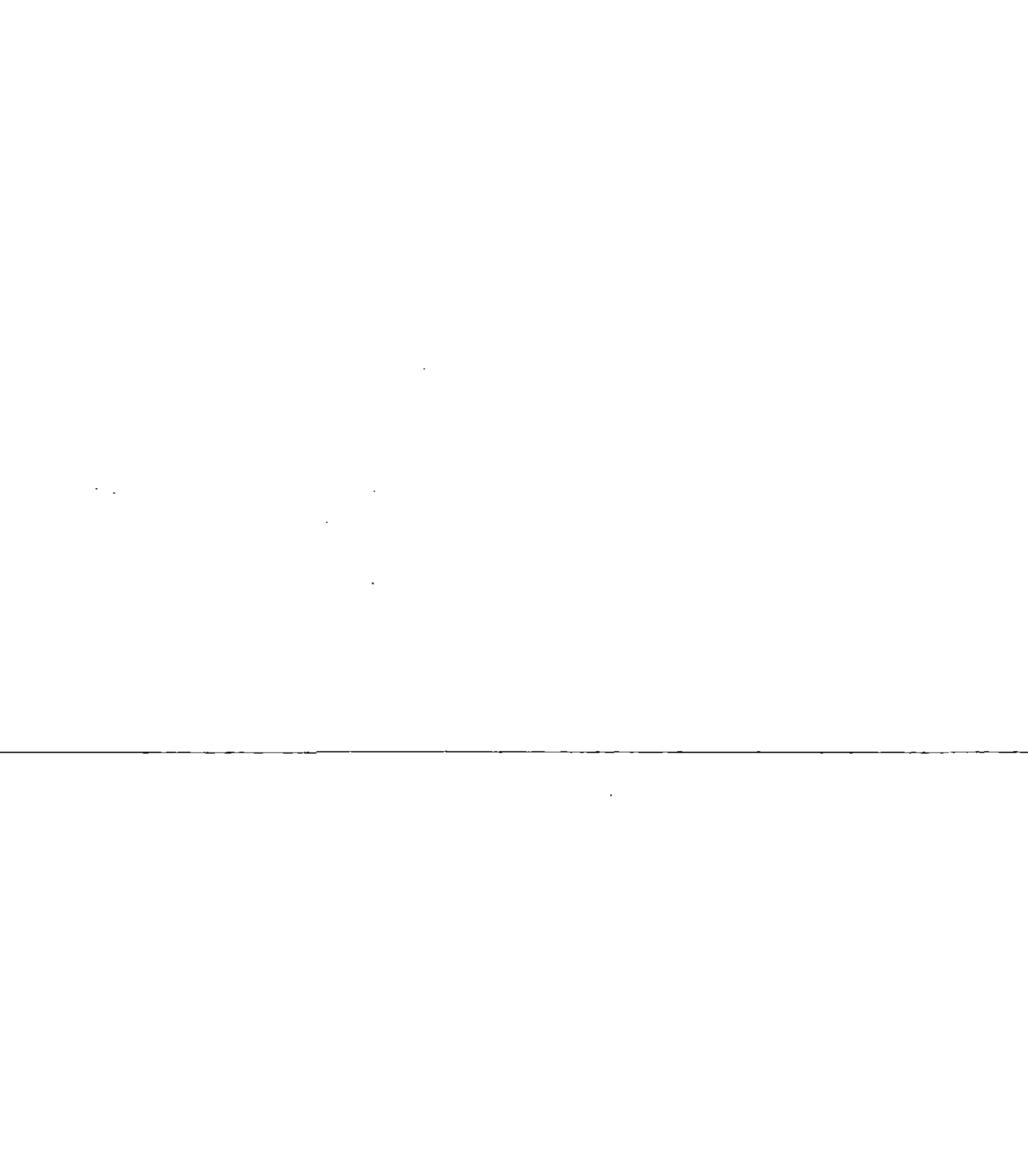
Cell: 480-577-8930



Perone, Steve

From: Joseph Raimondo <josephraimondo4@gmail.com>
Sent: Thursday, September 08, 2016 11:42 AM
To: Development Review Board
Subject: sign at the summit shopping ctr.

As a resident of scottsdale I am opposed to the large sign proposed at the summit. It will not bring more traffic to the summit and will destroy the peacefulness of our neighborhood. what happened to limits on signs that has been a hallmark of this area. please stop this ruining of our neighborhood. joseph raimondo 7500 e. boulders pkwy. #44 scottsdale, 85266



Perone, Steve

From: Edward Bennett <eb18@me.com>
Sent: Monday, September 05, 2016 9:57 AM
To: Development Review Board; Chi, Andrew
Subject: Summit Signage

Review Board & Mr. Andrew Chi

As residents of The Boulders community, we strongly oppose the proposed Tower Signs for Summit Center. We frequent the businesses at Summit but are certainly not committed to continued support these merchants should they support the new signage.

It is an easy option for us to move our merchant support to nearby Cave Creek, Carefree and North Phoenix.

One of the reasons we selected this North Phoenix community is the subtle landscape and natural setting. Two large "Tower" signs have no business spoiling this settlement. Let it be and we'll continue to support Summit but be aware we'll quickly take our business and tax \$ to neighboring merchants.

Edward & Roberta Bennett
7800 E Boulders Parkway, #64
Scottsdale, AZ 85266

From: gail WHITE <gwhite7499@gmail.com>
Sent: Wednesday, September 07, 2016 11:36 AM
To: Development Review Board; Chi, Andrew
Subject: Tower signs

I am opposed to the two tower signs. I am a regular shopper at businesses in the Summit and are strongly against the proposed Tower Signs. Furthermore, if these Tower Signs are approved and built, I will boycott every business whose name appears on one of these signs. Additionally, I will then shop in the future at similar stores that are still close by but located in Carefree, Cave Creek and Phoenix, resulting in Scottsdale no longer receiving the sales taxes they currently receive from the Summit businesses.

Gail White
7499 E. Evening Glow Drive

Perone, Steve

From: Edward Bennett <eb18@me.com>
Sent: Monday, September 05, 2016 9:57 AM
To: Development Review Board; Chi, Andrew
Subject: Summit Signage

Review Board & Mr. Andrew Chi

As residents of The Boulders community, we strongly oppose the proposed Tower Signs for Summit Center. We frequent the businesses at Summit but are certainly not committed to continued support these merchants should they support the new signage.

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One of the reasons we selected this North Phoenix community is the subtle landscape and natural setting. Two large "Tower" signs have no business spoiling this settlement. Let it be and we'll continue to support Summit but be aware we'll quickly take our business and tax \$ to neighboring merchants.

Edward & Roberta Bennett
7800 E Boulders Parkway, #64
Scottsdale, AZ 85266

Perone, Steve

From: Stephen Farrar <steve_diana_tahoe@yahoo.com>
Sent: Thursday, September 01, 2016 7:14 PM
To: Chi, Andrew
Cc: Development Review Board
Subject: Re: Proposed Signage At the Summit Shopping Center 32-DR-2016

Dear Mr. Chi,

Thank you for your response and acknowledgement of my email. Thank you as well for informing me of the process. I appreciate you passing on my prior email to the applicant and lessor of the center.

Mr. Chi, I would offer an additional thought for the shopping center lessor and the applicant's consideration. The occupancy rate of this center appears high. On a recent cursory drive through the shopping center, I noted only two vacancies. There appears to be a healthy balance of small businesses anchored by the larger national brands.

If I may point out what is known in the shopping center business, it is typically the larger national retail brands who are already well represented on existing signage. Further, they are less vulnerable to traffic declines since they exist as a large portfolio stores and national chains support stores of varying profitability. The challenge of justifying even a best case economic benefit of the incremental signage is the potential upside/downside on the small tenants in the center.

Typically the smaller businesses in a retail center are less well represented in primary pole signs. Due to limited cash flows of the small businesses in a center, the square footage of signage these businesses can afford is likely to be small and of low impact on their sales. If the idea is to give the small businesses in the center more signage, the proposal should be carefully considered because at 50MPH, drivers usually don't even read the small sign faces of the smaller tenants.

Likely the smaller, more thinly capitalized businesses in the center will take the brunt of any traffic declines. This could produce less occupancy in the center, reduce the income to the lessor of the center and diminish the economic viability of the entire center.

Best regards,
Stephen Farrar

On Aug 31, 2016, at 7:04 PM, Chi, Andrew <AChi@Scottsdaleaz.gov> wrote:

Dear Mr. Farrar,

Hello and thank you for your email and revised (corrected) comments. I sincerely apologize for the delay in acknowledging your email. I will make sure your comments will be included as part of the case record, included in the future Development Review Board report, and forwarded to the applicant and owner.

The application is currently under review, and no Development Review Board public hearing date have been scheduled at this point.

You will have the opportunity to attend and speak at the future DRB hearing. Once a DRB hearing is officially scheduled, property owners within 750 feet of the site will be notified, the DRB meeting

the case webpage for any updates to the case.

- Case Webpage (32-DR-2016): <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/46450>
- Development Review Board & Public Meeting Calendar: <http://www.scottsdaleaz.gov/boards/development-review-board>
- Public Notice & Community Involvement Efforts: <http://www.scottsdaleaz.gov/building-resources/awareness>

Thank you very much for your time and patience.

Regards,

Andrew Chi, Planner

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

From: Stephen Farrar [mailto:steve_diana_tahoe@yahoo.com]

Sent: Tuesday, August 23, 2016 4:50 PM

To: Development Review Board

Cc: Chi, Andrew

Subject: Proposed Signage At the Summit Shopping Center

Dear Development Review Board,

I realize my prior email contained an error. It was AJ's, not Basha's, which recently closed its doors south of the Summit Center on Scottsdale Road. I have corrected that here. It doesn't change the central point. Nonetheless, my apologies.

Regards,

Steve Farrar

Dear Scottsdale Review Board and Mr. Achi,

Until my recent retirement, I was the Chief Operating Officer for one of the top three largest international quick service restaurant chains in the world. During my career, I was involved in the selection of thousands of sites for the construction of our restaurants. This includes many locations in the Phoenix Metropolitan market. As the Chief Operating Officer, I became very aware of the success factors for retail shopping centers as well as our restaurants.

As you know, such factors include the population and income demographics in the three mile ring, site access, building visibility, traffic counts on streets and on the lot, on site traffic flow, signage, and so forth. You can also say that I am pro-business and understand the needs of businesses to have necessary tools such as adequate signage. I also understand that local neighborhoods often put up unreasonable opposition to businesses for things like lighting, signage and so forth. But on the other side of these disputes, I learned over time as a business

owner's responsibility to be a successful business property owners who are an overwhelming source of the sales needed to survive.

My wife and I moved to the Boulders this past October. So we are new to the area. One of the first things we did was to make visits to each of the shopping centers along Scottsdale Road from the 101 to Carefree Highway. We also made similar visits to retail shopping areas along Carefree Highway from Scottsdale Road to I17, and also as far over as Pima and Cave Creek Road where there is another large concentration of retail businesses. This took us about a month. Now we know where every business is and we have begun to develop our shopping patterns. Our frequency of patronage depends a great deal on how we feel about the treatment we receive by the local businesses. Obviously we have lots of options.

We have frequently used the Summit Shopping center. We are regular Pei Wei and Safeway customers. We occasionally utilize Target as well. We've noted the closing of AJ's to the south since we moved to the area, and we note the new retail being built further south from their on Scottsdale Road. So competition is increasing at a faster rate than population growth.

Having said this, I'll get to my point. Based on my assessment, which from my experience is based on decades of experience and is balanced in its point of view, **I definitely feel the erection of 25 foot signs at the Summit shopping center will result in a net loss of traffic for the Summit merchants.** Most traffic this far out on Scottsdale Road comes from the local neighborhoods where people are already knowledgeable of the merchants in the center. **The considerable loss of goodwill the Summit merchants will experience from local customers will not be offset in gains from traffic from the additional signage.** If you were right off the 101 where thousands of people who are passing by daily and are unfamiliar with the composition of merchants in the shopping center, my opinion would be that the signs could be beneficial. But the Summit Center is squarely in local neighborhoods.

Given the strong affinity that we see from neighbors in the Carefree and Cave Creek areas to maintain the natural feel of the area scenery, **the Summit Center merchants will regret angering these locals. They will be punished by a boycott. I personally would hate to see that happen because I appreciate having the Summit merchants available. I also regret seeing the City lose tax revenue from lower sales.** Given the adjacent options for retail to the north, I can imagine angry local residents will move some of their usage up north to Carefree and Cave Creek as well as to other merchants in north Scottsdale. In my long experience, I have seen this reaction happen many times!

For these reasons, and for the benefit of your merchants in the Summit Shopping Center, I strongly urge you not to erect the signs.

Sincerely,
Stephen Farrar
7500 E Boulder's Parkway
Unit 67
Scottsdale, AZ 86303
480-215-1630



FAX

Fax to number: 480 312 7088
Attention: ANDREW CHI
Date:
From: SAUL ROTHKOPF
Number of pages: 2

Additional comments: CASE INFO SHEET 32-DR-2016
SUMMIT SIGNS SIZE + LOCATION
PROJECT RENEWAL 1022-PA-2015

Mr. Andrew Chi, Planner
City of Scottsdale, Planning & Development Department
7447 E. Indian School Rd., Suite 105
Scottsdale, AZ 85251

Case Info Sheet: 32-DR-2016
Location 32331 N. Scottsdale Rd.
Project: Zoning C-2ESI

August 29, 2016

Dear Mr. Chi,

I formerly reject the request of owners of the Summit at Scottsdale to redesign and expand the size, lighting and location of their proposed project renewal 1022-PA-2015. My reasons are as follows:

1. This sign would be bright on our beautiful natural desert Scenic Highway.
2. This new signage will not bring new customers to the area which is primarily used by local community residents going to and from work, and north to Carefree.
3. This project is an attempt to advertise the current exciting business and possibly raise rent on his tenants.
4. The light and lighting of the 25-foot towers would be a distraction, especially at night in our desert paradise.
5. The developer sights a safety issue and an overgrown natural landscaping, so why doesn't he apply for re-landscaping of the area around the signs that are now in place?
6. The original signs were designed to blend into our natural beauty of the corner properly, of which I believe should stay as they are.
7. These proposed signs would set a precedence, and make Scottsdale road a commercial highway proposing advertising both of the 25-foot height, size and lighting of many different businesses on our beautiful natural desert Scenic Highway.

Respectfully Yours,



Mr. Saul Rothkopf
7129 E Hibiscus Way
Scottsdale, AZ 85266
(Home) 480-794-1632
(Cell) 561-901-2247

Perone, Steve

From: Dave M <dm-az@sitestar.net>
Sent: Wednesday, August 31, 2016 3:45 PM
To: Chi, Andrew
Cc: Cindy Lee; Development Review Board; ROBERT CAPPEL; Don Buch; James Johnson; patterson@azbar.org; Howard Myers
Subject: Re: CASE 32-DR-2016: THANK YOU and DETAILS OF 08/25/16 MEETING. For the Public Record

Hi Andrew

I was the one to bring up the tower height issue versus the adjacent building height at our meeting last Thursday. I had hoped for heights of about 20 feet, however, in reviewing the microfiche and calling the architecture firm it looks like Pet Smart is 22 feet and CVS is 24 feet.

As far as Zoning Ordinance Sec. 1.904 here is my input:

- In addressing the architectural character set forth in the Development Review Board criteria in Para. 2 of Zoning Ordinance Sec. 1.904 and in promoting a desirable relationship of structures the maximum height of the tower signs shall not exceed the height of the buildings adjacent to the towers. The south tower being adjacent to Bldg. 11 (CVS) and the north tower being adjacent to Bldg. 1 (Pet Smart).
- For purposes of the Site Visit Visual Demonstration the south tower should not exceed 24 feet and the north tower should not exceed 22 feet.

We'll leave it up to the Sign company to argue the "measure height from what starting point?" base of the adjacent Bldg. or base of the tower.

To quote one of our members, "The more we can effectively obstruct visibility by lowering the tower signs behind Palo Verde trees and other NAOS natural vegetation in the intended positions, the less effective an alternative they are to the 5' monument signs. I feel every little bit helps."

Thanks for your help,

Dave Maass

On 8/28/2016 6:56 PM, Cindy Lee wrote:

Dear Andrew,

Thank you very much for meeting with us to discuss the City's 1st Review Comment Letter sent to Case# 32-DR-2016 applicant for The Summit of Scottsdale Tower Signs. We truly appreciate the generous time and attention you gave us on Thursday, August 25th. We also thank Steve Venker, Senior Planner and Development Review Board Staff Representative, for his time and contribution.

Two clarified points of understanding we gained from our meeting on 08/25/16:

foot-tall, lighted tower signs. Installing two tower signs requires the Target and Safeway monument signs to be removed, as well as the two The Summit monument signs. See attached visual: Monument Signs at The Summit.

- The parcel of land located at the NE Corner of N. Scottsdale Road and E. Ashler Hills Drive is divided between two zoning districts: C-2 ESL and R1-43 ESL. In accordance with Zoning Ordinance 8.532, a tower sign may not be located within land zoned R1-43 ESL. To place a tower sign at the position identified as PY-2 *South Pylon* in the application Case# 32-DR-2016 would require a rezoning application by the owner and approval by the City of Scottsdale for commercial zoning. See 3 attached visuals:
 1. 32-DR-2016 Site Plan Sign Locations
 2. Summit Parcel 216-51-090C Owned by Target
 3. Summit Zoning - from Scottsdale Zoning Map QS 56-45

We understand from the City's 1st Review Comment Letter that the applicant will be required to provide a Site Visit Visual Demonstration to show the visual impact of a 25-foot-tall tower sign from N. Scottsdale Road and E. Ashler Hills Drive, set back 110-feet from The Summit property line. The public may view and visually record this demonstration. The Site Visit request must be addressed prior to the applicant's Resubmittal for 2nd Review.

Thank you for advising if/when this Site Visit Visual Demonstration is scheduled, so we and others may attend.

We, the undersigned, are all community leaders within our HOAs and 501(c)(3) organizations. Although we do not speak for all our respective homeowners or members, we do represent the expressed desire of North Scottsdale homeowners to preserve the vision of Scottsdale's General Plan and to protect our cherished Desert Character, Scenic Drive Corridor, Environmentally Sensitive Lands principles and quality of life.

Thanks so much again to you and Steve for your valuable time and for the very educational meeting.

Yours sincerely,

Cindy Lee, Board member, Greater Pinnacle Peak Association - Friends of the Scenic Drive (GPPA)

Bob Cappel, Board President, GPPA and Winfield HOA

Don Buch, Terravita HOA

Jim Johnson, Las Piedras HOA

James Patterson, Las Piedras HOA

Dave Maass, Ironwood Retreat HOA

Howard Myers, Carriage Trails HOA; Board member, Coalition of Greater Scottsdale

Perone, Steve

From: Grace Fillucco <gracefillucco@me.com>
Sent: Tuesday, August 30, 2016 1:31 PM
To: Development Review Board; Chi, Andrew
Subject: Summit sign.

I have lived at 32610 N.68th Place in Terravita for 12 years and have watched our beautiful "scenic drive" get gobbled up by developments.

I strongly urge you not to allow a lighted sign at the Summit shopping center, where I am a frequent shopper, to be erected further commercializing our beautiful desert landscape.

Grace Fillucco

Perone, Steve

From: Bert Reisman <azbert1@gmail.com>
Sent: Wednesday, August 31, 2016 6:41 AM
To: Development Review Board
Subject: Summit Towers

Please stop those 25-foot towers from going up at the Summit shopping center.

The original developer was decent enough to set the stores back from the road. This would undo that good judgment.

I will hate having to boycott the stores in there, but Carefree isn't that far away and I can do my shopping there when these are erected.

Bert Reisman
7735 E. Old Paint Trail,
Scottsdale, AZ

Perone, Steve

From: Ken Downie <kendownie@telus.net>
Sent: Tuesday, August 30, 2016 10:48 AM.
To: Development Review Board
Cc: Chi, Andrew
Subject: Summit Tower Signs

Attention: Development Review Board

We are owners at the Boulders and have just been informed by the Boulders' Community Manager that Weingarten Realty is proposing to erect two Summit Tower signs.

Please be advised that we OPPOSE this decision.

We want to continue to enjoy the beautiful landscape view of the desert that we have enjoyed for 16 years.

It would be very disappointing for us were this commercial sign be erected in our gentle neighbour in Northern Scottsdale.

We hope you will not proceed further with these signs so we can all enjoy the scenic corridor that Scottsdale & Ashler Hills Road has to offer.

Sincerely,

Mary & Ken Downie
7850 E. El Sendero, #17
Scottsdale, AZ 85266

Cc: Andrew Chi

Perone, Steve

From: G E Marsh - Marsh Plant <gemarsh@marshplant.com>
Sent: Tuesday, August 30, 2016 3:08 AM
To: Development Review Board; Chi, Andrew
Cc: Krystle Bello
Subject: Summit Tower Signs

Geoffrey and Caroline Marsh have a house at:

7500 E Boulders Parkway #42
Scottsdale
AZ 85266

which is on The Boulders estate.

We object violently to the proposed signs from an organisation in Texas with no association with our area in Arizona. They are totally out of place in the area. These signs are usually associated with low quality towns and cities and have absolutely no purpose in the proposed area.

I would make the following comments:

- (1) No sign should be allowed to be 25 feet high when there is a restriction on family housing not to exceed 24 feet high.
- (2) The Sonoran desert setting does not need unsightly, 25 foot, lighted tower signs.
- (3) The Boulders development is tightly controlled to maintain a high standard. You are not even allowed to plant palm trees as they are not desert vegetation.
- (4) The views from The Boulders, Winfield, must not be obstructed by unsightly advertising towers, which, if passed, will encourage many other applications, therefore blighting the area.
- (5) There is such a high feeling against these signs that many local residents will feel like boycotting the Summit area shops. There are plenty of alternatives in Carefree, Cave Creek Road and Carefree Highway as well as AJ's Fine Foods further south on North Scottsdale Road.
- (6) There are plenty of on-line shopping sites that also make deliveries.
- (7) The original project narrative in 1999 supported the Summit development to be sensitive to the Sonoran desert. Larger buildings were sited to reduce their visual impact. This policy must be maintained. It must not be changed after 15 years of loyal local resident support.
- (8) Lastly, visitors to our house always appreciate leaving the suburbia of Phoenix and arriving in the Desert Foothills scenic drive area. This is a treasured asset which must not be destroyed.

Yours faithfully,

Perone, Steve

From: Bob Nuber <bjnuber@comcast.net>
Sent: Friday, August 26, 2016 4:32 PM
To: Development Review Board
Cc: bob Judy Nuber
Subject: Visual Polution

The City of Scottsdale has consistently done a very nice job of keeping Scottsdale Road and the bordering areas as natural as possible. The recent removal of telephone poles and telephone lines at substantial expense is a good example of something that very significantly added to the beauty of the area. And now we learn that the new owners of the Summit shopping center, owners from out of town with no local pride or interest other than increased profits, would like to install two twenty-five foot towers advertising the retail stores at the Summit. We strongly urge the DRB to not approve those towers primarily because they will offset the expensive but very effective efforts at maintaining the natural beauty of the area. Everyone that lives in the area already knows where the Summit is and the retail stores therein. Since the Summit is near the end of Scottsdale Road there isn't a substantial amount of new, drive -by traffic with people looking for a place to spend their money. And even if they were, the existence of the Summit is already obvious from the road and shoppers know retail stores exist in shopping centers. The new out-of- state owners don't really care for their tenants; they only care about the increased percentage rents that comes from increased sales. They could care less about the impact that their signs would have on the environment and the substantial investment already made to keep the area as natural as possible. Further, because there are many alternatives to the stores located in the Summit we will seek first those alternatives rather than support businesses that don't support our environment and local residents.

For these reasons we again strongly urge you to not approve the proposed signs at the Summit.

Bob & Judy Nuber
2036 E Smoketree Drive
Carefree, AZ 85377

Perone, Steve

From: Terry Denton <carefreedentons@cox.net>
Sent: Saturday, August 27, 2016 9:37 AM
To: Development Review Board
Subject: Summit Tower Signs

The developers of the Summit Shopping mall have not even put in the planned frontage sidewalk. Why would you even consider allowing signs that are totally out of character with the Scottsdale residential community?

Michael Terry Denton

Sent from Mail for Windows 10

From: Cindy Lee <cindy4scenicdrive@gmail.com>
Sent: Sunday, August 28, 2016 6:57 PM
To: Chi, Andrew
Cc: Development Review Board; ROBERT CAPPEL; Don Buch; James Johnson; patterson@azbar.org; Dave M; Howard Myers
Subject: CASE 32-DR-2016: THANK YOU and DETAILS OF 08/25/16 MEETING. For the Public Record
Attachments: MONUMENT SIGNS at THE SUMMIT.pdf; 32-DR-2016 Site Plan Sign Locations.pdf; SUMMIT PARCEL 216-51-090C Owned by Target.pdf; SUMMIT ZONING - from SCOTTSDALE ZONING MAP QS 56-45.pdf

Dear Andrew,

Thank you very much for meeting with us to discuss the City's 1st Review Comment Letter sent to Case# 32-DR-2016 applicant for The Summit of Scottsdale Tower Signs. We truly appreciate the generous time and attention you gave us on Thursday, August 25th. We also thank Steve Venker, Senior Planner and Development Review Board Staff Representative, for his time and contribution.

Two clarified points of understanding we gained from our meeting on 08/25/16:

- All four five-foot-high monument signs at The Summit would be replaced by the two 25-foot-tall, lighted tower signs. Installing two tower signs requires the Target and Safeway monument signs to be removed, as well as the two The Summit monument signs. See attached visual: Monument Signs at The Summit.
- The parcel of land located at the NE Corner of N. Scottsdale Road and E. Ashler Hills Drive is divided between two zoning districts: C-2 ESL and R1-43 ESL. In accordance with Zoning Ordinance 8.532, a tower sign may not be located within land zoned R1-43 ESL. To place a tower sign at the position identified as PY-2 *South Pylon* in the application Case# 32-DR-2016 would require a rezoning application by the owner and approval by the City of Scottsdale for commercial zoning. See 3 attached visuals:
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Character, Scenic Drive Corridor, Environmentally Sensitive Lands principles and quality of life.

Thanks so much again to you and Steve for your valuable time and for the very educational meeting.

Yours sincerely,

Cindy Lee, Board member, Greater Pinnacle Peak Association - Friends of the Scenic Drive (GPPA)

Bob Cappel, Board President, GPPA and Winfield HOA

Don Buch, Terravita HOA

Jim Johnson, Las Piedras HOA

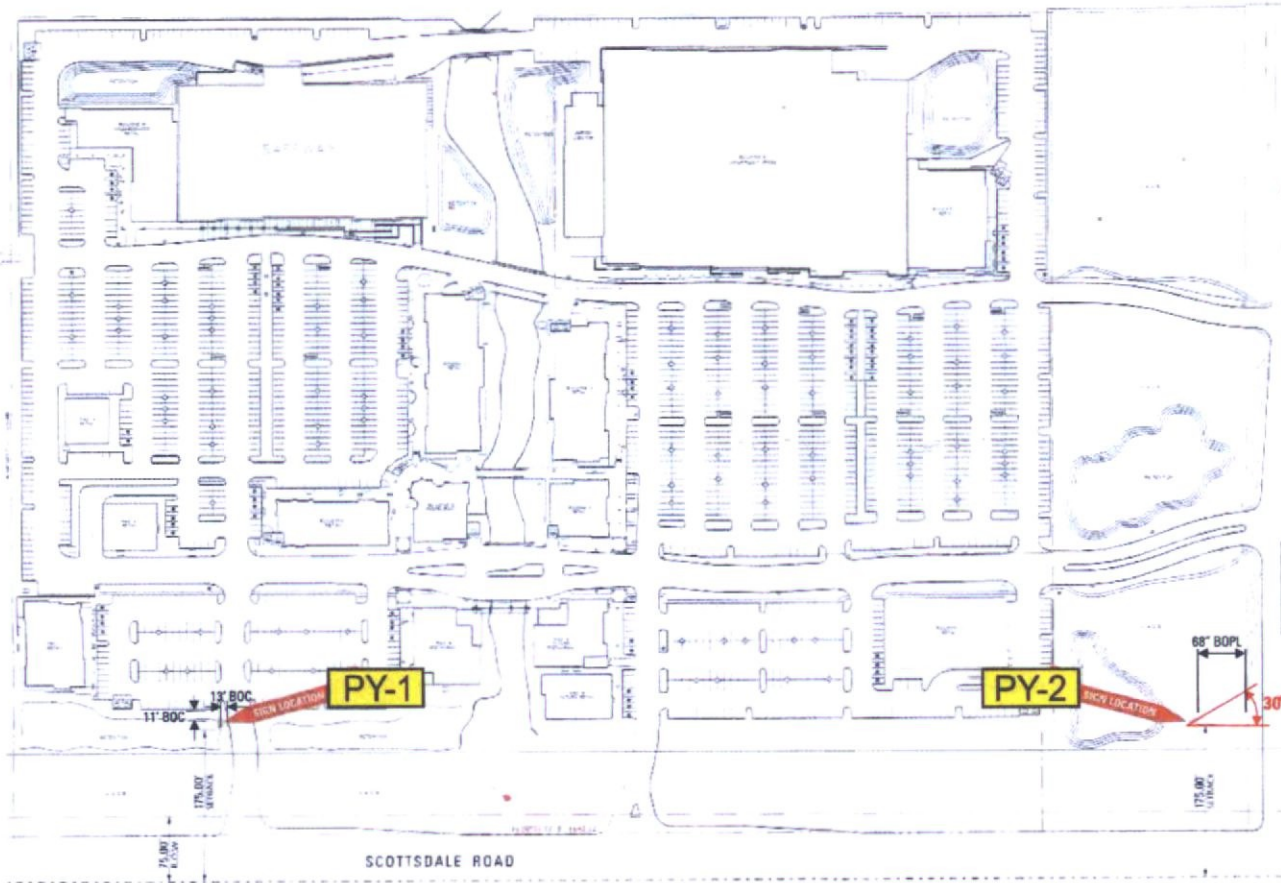
James Patterson, Las Piedras HOA

Dave Maass, Ironwood Retreat HOA

Howard Myers, Carriage Trails HOA; Board member, Coalition of Greater Scottsdale



**FOUR 5' MONUMENT SIGNS AT THE SUMMIT TO BE REPLACED BY TWO 25' TOWER SIGNS.
WEINGARTEN "FOR LEASE" ADVERTISING SIGNS ON SCOTTSDALE RD. ONLY 1 PERMITTED.**



**SITE PLAN
SIGN LOCATIONS**

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

YESCO
PERMIT READY

YESCO LLC
PHOENIX DIVISION
6725 W. Chicago St. Chandler, AZ 85226-3325
Phone: (480) 449-3728 Fax: (480) 967-5823

CLIENT NAME / PROJECT ADDRESS
THE SUMMIT SHOPPING CENTER
32851 N. SCOTTSDALE RD.
SCOTTSDALE, AZ

ACCOUNT EXECUTIVE
Bobby Chapman

DESIGNER
Richard Baldwin

ORIGINAL DATE
06/29/13

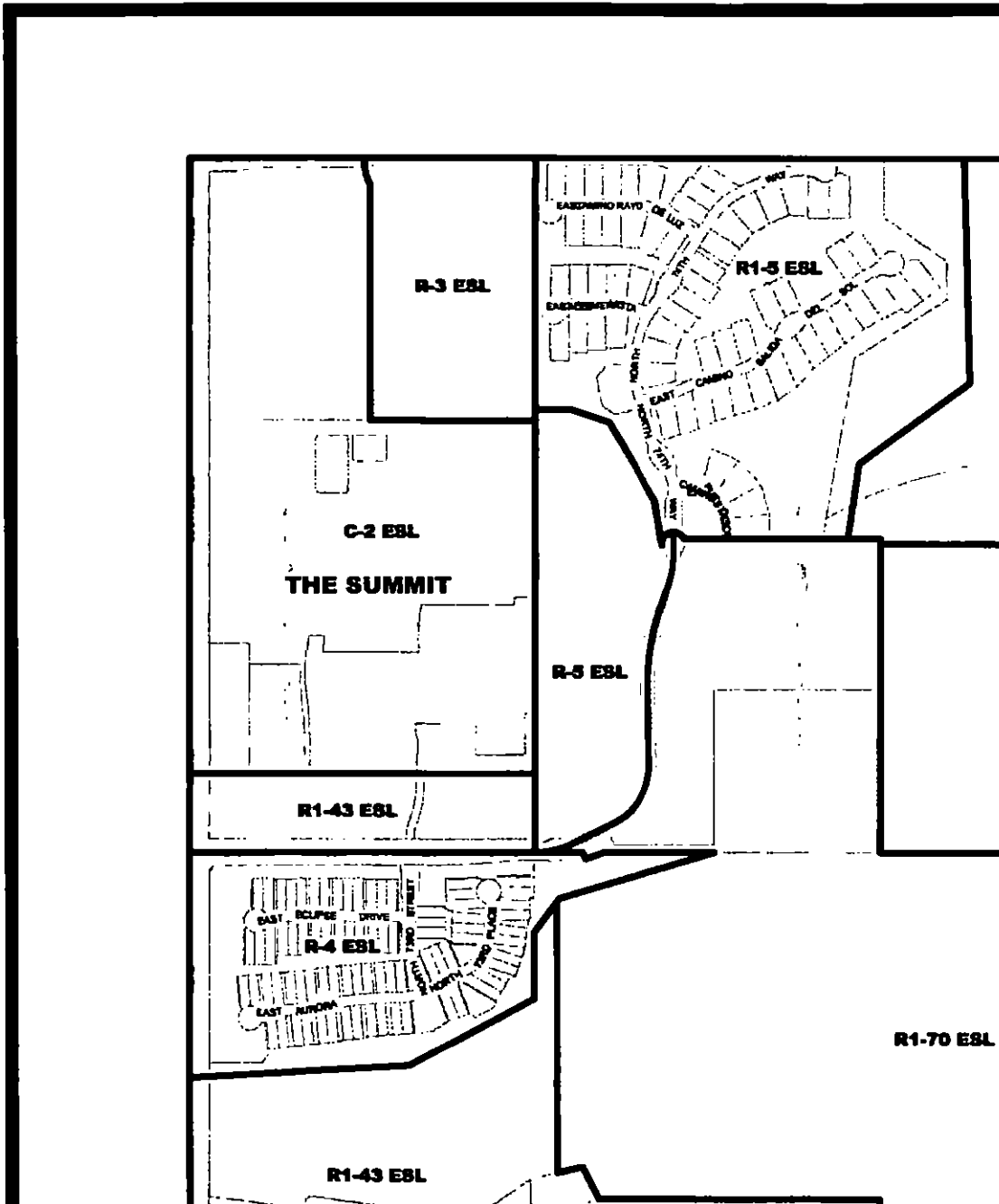
SCALE
AS NOTED

NO.	DATE
1	05/13/13
2	06/21/13

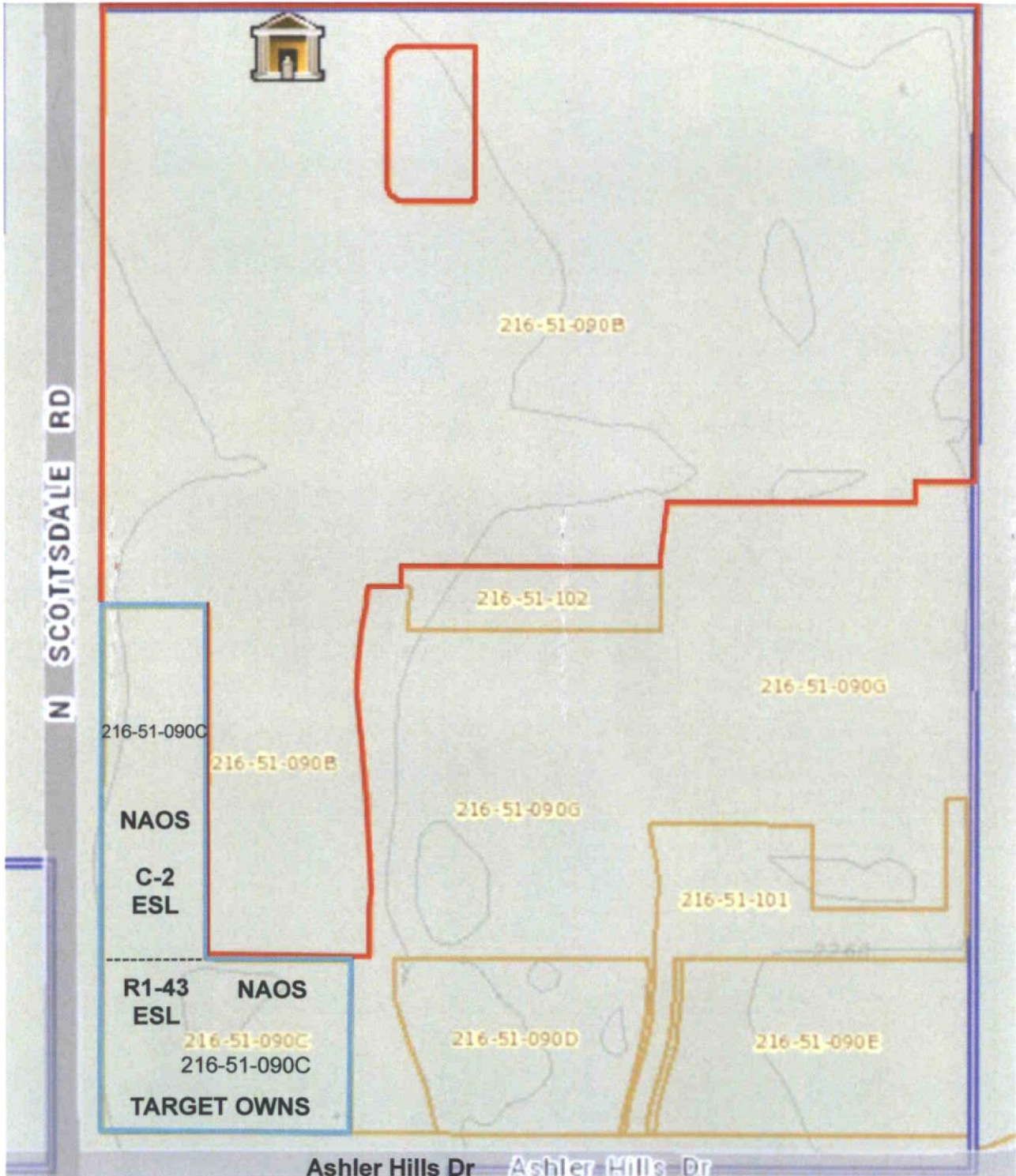
TRACKING NUMBER
6095384-00

7 OF 7

THE SUMMIT ZONING - from SCOTTSDALE ZONING MAP QS 56-45



SUMMIT PARCEL 216-51-090C OWNED BY TARGET



NORTHERN PORTION OF PARCEL 216-51-090C IS ZONED C-2 ESL. SOUTHERN PORTION OF PARCEL 216-51-090C IS ZONED R1-43 ESL. Installation of a Tower Sign below the “dotted line” boundary (rough) would require rezoning application and approval for Commercial zoning, in accordance with Zoning Ordinance Section 8.532.

Perone, Steve

From: Roni <ronika1@aol.com>
Sent: Friday, August 26, 2016 12:33 PM
To: Development Review Board
Subject: Tower Sign

I am a resident of Terravita, and have been here for 21 years.

I am a regular shopper in the Summit and also eat there at least 3 times a week. I do not need a Tower Sign to take away the beauty of Scottsdale Road.

I am highly against putting up a lighted Tower Sign for the Summit.

Please do not allow this sign to go up!

Sincerely,

Roni Nassberg
32516 N 68th Place
Scottsdale, Az 85266

Perone, Steve

From: Joseph Wytko <joseph.wytko@cox.net>
Sent: Thursday, August 25, 2016 1:13 PM
To: Development Review Board
Cc: Chi, Andrew
Subject: Serious Opposition To Tower Signs

This is to inform you that I and my family wish to state clearly that we are seriously opposed to the proposed Summit Tower Signs. Should these signs be approved for erection, I will most actively participate with an extremely large group of concerned citizens who will, with the assistance of very prolific social and other media, bring attention not only to this totally unacceptable idea, but to those responsible for allowing this to happen. Furthermore, we will organize a boycott related to all businesses located in The Summit, and make certain that the public, especially potential real estate clients in Texas, are made aware of the actions by Weingarten Realty. Politicians supporting this plan, including those who remain silent, will also be considered to be unfit to ever be elected again.

Joseph Wytko

cc: undisclosed recipients and appropriate real estate & media contacts (AZ, TX)

Dr. Joseph Wytko
Professor Emeritus, Arizona State University
2010-11 Visiting Professor of Music, University of Georgia
Artist-Clinician: Selmer Paris & Conn-Selmer USA
www.JosephWytkoSaxophone.com
www.Ascendo3.com
www.WytkoQuartet.com
Phone: (480) 204-7292 (U.S.A.)
joseph.wytko@cox.net

Perone, Steve

From: Jeannette Meier <jeannette.meier@mindspring.com>
Sent: Thursday, August 25, 2016 1:41 PM
To: Development Review Board
Subject: Summit Tower signs

Hello,

My name is Jeannette Meier and I have been a resident of the Boulders for almost 20 years.

I wish to record my objection to the proposed construction of two enormous signs at The Summit. For reasons stated at greater length by many others, the signage is completely out of character with the desert landscape and largely residential nature of the area. We are so far north that it is almost inconceivable that there is a need to attract drive by traffic. My guess is that those of us who already live up here comprise the vast majority of the Summit's patrons and we oppose the signage. So the signs will annoy regular customers and neighbors each and every time they drive down Scottsdale Road in hopes of attracting an occasional tourist???

I will seriously reduce, if not eliminate, my patronage of businesses located in the Summit if those signs are built. There are tons of other options, many of them only a mile or two further and not even in Scottsdale (read -no sales tax revenues for Scottsdale). Currently, I do most of my grocery shopping at Safeway, and I also frequent Blu Burger, CVS, Office Depot, Cherry on Top and Hallmark . Please note that while I was once a regular customer, I have not patronized Target once since their bathrooms became an issue several months ago. You'd be surprised how little time it takes to make new habits.

Please convey this message and ask the owners of the Summit and their lessees to reconsider.

Jeannette Meier

Perone, Steve

From: John Konwiser <johnkonwiser@me.com>
Sent: Friday, August 26, 2016 9:43 AM
To: Development Review Board
Subject: Summit Proposed sign

Hello,

As you can see I am a local shopper in the market area of The Summit shopping area and I am opposed to the construction the proposed signing. The reason is simply we are all living in North Scottsdale to enjoy he Sonoran desert without interruption, the sign is not going to bring in any additional traffic as this center serves only the local rather than a tourist market and the developer knew the rules when he built the center pertaining to unusual long setbacks and minimum signing.

Thanks you,

John Konwiser
7423 Arroyo Hondo Rd.
Scottsdale

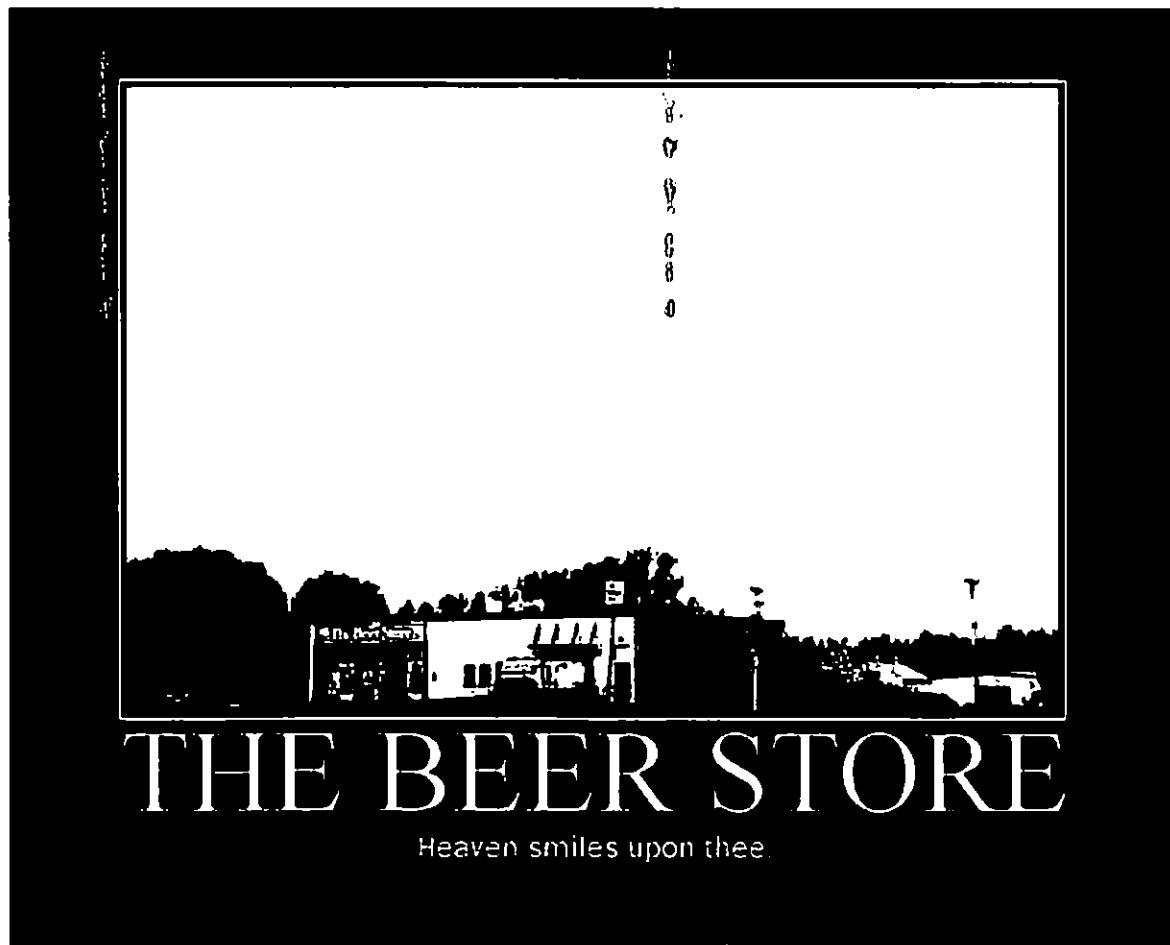
Perone, Steve

From: Geo Ludington <gorklud@gmail.com>
Sent: Tuesday, August 23, 2016 3:05 PM
To: Development Review Board
Subject: Summit shopping center signs

George Ludington
7777 E.Cassia Circle
Scottsdale, AZ 85266

i am totally opposed to the Signs proposed and will no longer shop/eat at any business in the shopping center should the signs be erected.

George Ludington



"[I recommend]...

bread, meat, vegetables and beer."
-Sophocles' philosophy of a moderate diet

In Wine, there is Wisdom...In Beer, there is Freedom...In Water, there is BACTERIA....

100

100

100

Perone, Steve

From: Cynthia Crowley <crowleycyn@gmail.com>
Sent: Tuesday, August 23, 2016 4:04 PM
To: Development Review Board
Subject: Summit towers

To whom it may concern, I am the owner of a home in the Boulders at 7850 E El Sendero. The Summit Shopping Center has been in existence for some time and is well used. To suddenly need to erect overly large sign towers makes no sense and just creates visual unattractiveness in a really beautiful desert area that the residents are protective of. And this is being forced on the residents by an out of state entity who would probably object to them near their homes but only care about some unnecessary marketing effect. The City of Scottsdale had all sorts of regulations but seems to be absent when it comes to anything to do with the real estate business. If you allow this, it will open the door to more of the same up and down Scottsdale Rd and then it can look like Phoenix instead of attracting guests to hotels and home buyers looking to enjoy the desert and preserving what is left of it. It would appear the city owes this company nothing and attention should be paid to residents/ taxpayers. I believe a boycott of these stores would be in order. Please consider the long term effect. Thank you, Cynthia Crowley.

Sent from my iPad

From: Stephen Farrar <steve_diana_tahoe@yahoo.com>
Sent: Tuesday, August 23, 2016 4:09 PM
To: Development Review Board
Subject: Proposed Signage At The Summit Shopping Center

Dear Scottsdale Review Board and Mr. Achi,

Until my recent retirement, I was the Chief Operating Officer for one of the top three largest international quick service restaurant chains in the world. During my career, I was involved in the selection of thousands of sites for the construction of our restaurants. This includes many locations in the Phoenix Metropolitan market. As the Chief Operating Officer, I became very aware of the success factors for retail shopping centers as well as our restaurants.

As such, I also became very knowledgeable of the critical factors necessary for the success of retail businesses. As you know, such factors include the population and income demographics in the three mile ring, site access, building visibility, traffic counts on streets and on the lot, on site traffic flow, signage, and so forth. You can also say that I am pro-business and understand the needs of businesses to have necessary tools such as adequate signage. I also understand that local neighborhoods often put up unreasonable opposition to businesses for things like lighting, signage and so forth. But on the other side of these disputes, I learned over time as a business owner how critically important it is not to alienate the local property owners who are an overwhelming source of the sales needed to survive.

My wife and I moved to the Boulders this past October. So we are new to the area. One of the first things we did was to make visits to each of the shopping centers along Scottsdale Road from the 101 to Carefree Highway. We also made similar visits to retail shopping areas along Carefree Highway from Scottsdale Road to 117, and also as far over as Pima and Cave Creek Road where there is another large concentration of retail businesses. This took us about a month. Now we know where every business is and we have begun to develop our shopping patterns. Our frequency of patronage depends a great deal on how we feel about the treatment we receive by the local businesses. Obviously we have lots of options.

We have frequently used the Summit Shopping center. We are regular Pei Wei and Safeway customers. We occasionally utilize Target as well. We've noted the closing of Basha's to the south since we moved to the area, and we note the new retail being built further south from their on Scottsdale Road. So competition is increasing at a faster rate than population growth.

Having said this, I'll get to my point. Based on my assessment, which from my experience is based on decades of experience and is balanced in its point of view, **I definitely feel the erection of 25 foot signs at the Summit shopping center will result in a net loss of traffic for the Summit merchants.** Most traffic this far out on Scottsdale Road comes from the local neighborhoods where people are already knowledgeable of the merchants in the center. **The considerable loss of goodwill the Summit merchants will experience from local customers will not be offset in gains from traffic from the additional signage.** If you were right off the 101 where thousands of people who are passing by daily and are unfamiliar with the composition of merchants in the shopping center, my opinion would be that the signs could be beneficial. But the Summit Center is squarely in local neighborhoods.

Given the strong affinity that we seen from neighbors in the Carefree and Cave Creek areas to maintain the natural feel of the area scenery, the Summit Center merchants will regret angering these locals. They will be punished by a boycott. I personally would hate to see that happen because I appreciate having the Summit merchants available. I also regret seeing the City lose tax revenue from lower sales. Given the adjacent options for retail to the north, I can imagine angry local residents will move some of their usage up north to Carefree and Cave Creek as well as to other merchants in north Scottsdale. In my long experience, I have seen this reaction happen many times!

For these reasons, and for the benefit of your merchants in the Summit Shopping Center, I strongly urge you not to erect the signs.

Sincerely,
Stephen Farrar
7500 E Boulder's Parkway
Unit 67
Scottsdale, AZ 86303
480-215-1630

Perone, Steve

From: david sisi <az3290@yahoo.com>
Sent: Wednesday, August 24, 2016 12:43 AM
To: Development Review Board
Cc: Chi, Andrew
Subject: Re: THE SUMMITT

> On Aug 24, 2016, at 8:41 AM, David Sidi <dcside@aol.co.uk> wrote:

>

> Sirs,

>

> The proposed large signs are more evidence of devaluing the wonderful desert environment - the reason we all came here to live rather than to more commercial ares

>

> Carefree is different — we do NOT want to become the same as everywhere else . it is the natural beauty of the area that brought us to live in The Boulders over 20 years ago from England.

>

> WHY SPOIL IT NOW ??

>

> NO lights at night should mean NO intrusive signs during the day

>

> Sincerely

>

> David Sidi

>

> 35056, N.Indian Camp Trail az85266

Perone, Steve

From: John L. Furth <JFurth@peterbcannell.com>
Sent: Wednesday, August 24, 2016 6:38 AM
To: Development Review Board
Subject: Summit Tower signs

To Whom It May Concern,

My name is John L. Furth. I have a home in Scottsdale, Arizona at 7453 E. Arroyo Hondo. We have spent time there for more than twenty years. My wife and I are strongly opposed to the erection of two signs at The Summit. If these signs are completed we will make every effort to shop elsewhere and not to make use of other businesses located at The Summit. Please revisit your decision regarding the construction of these signs.

Very truly yours,

John L. Furth

John L. Furth
Vice Chairman
Peter B. Cannell & Co., Inc.
(212) 752-5255

This email and any files transmitted with it are confidential and intended solely for the use of the individual to whom or entity to which they are addressed. If you have received this email in error please notify the system manager. Any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the company. The recipient should check this email and any attachments for the presence of viruses. The company accepts no liability for any damage caused by any virus transmitted by this email.

Perone, Steve

From: Cecilia Charlton <cecilia.charlton@gmail.com>
Sent: Wednesday, August 24, 2016 9:21 AM
To: Development Review Board; Chi, Andrew
Subject: Summit Signs

As a resident of the area near the Summit I would like to submit my objection to 25 foot signs on our otherwise placard free highway. It would be virtually impossible to drive past the Summit and not know it was there as it now stands. The Summit owners don't give people sufficient credit for seeing what's right in front of them. Those signs would undoubtedly be followed by MORE signs, thereby cluttering an otherwise lovely vista of the Boulders and Black Mountain. Scottsdale has so much taste as a city, why would they cave in to being so ordinary?

Cecilia Charlton
P.O. Box 814
Carefree AZ 85377

Perone, Steve

From: Dave Bolger <davebolger57@aol.com>
Sent: Monday, August 22, 2016 3:35 PM
To: Development Review Board
Subject: Tower signs at The Summit

As a Carefree resident, I strongly oppose the proposed erection of two 25 foot tall "tower signs" at the Summit shopping plaza. Guests always remark how subtle the shopping areas in North Scottsdale are (i.e. no big ugly signs), and what good taste that shows for the natural beauty of the area.

I will no longer support the businesses in that plaza if the proposed signs are erected.

Dave Bolger
36601 N Sidewinder Road
Carefree, AZ

Sent from my iPhone

Perone, Steve

From: Michael Jones <mejones@rcn.com>
Sent: Tuesday, August 23, 2016 4:29 AM
To: Development Review Board
Subject: summit shopping center proposed lighting

We are opposed to the Summit shopping center (located on Scottsdale Rd in North Scottsdale) proposed change in lighting

This increased lighting will ruin the night sky in north Scottsdale

Nancy & Michael Jones
33223 North 72nd Place
Scottsdale, AZ 85266

Perone, Steve

From: Richard Christiansen <christiansenrichard@hotmail.com>
Sent: Thursday, August 18, 2016 11:16 AM
To: Development Review Board
Cc: Chi, Andrew
Subject: Summit constructionRequest

We were among the original buyers and residents of Winfield. Our address is: 7427 E. Quien Sabe Way, Scottsdale, AZ 95266-7612

We, Winfield and Pulte Builders, worked with the Summit when they designed and built the shopping area. It was clear that the atmosphere and character of the area and the community would be best served and protected by certain lighting and height standards.

It is very offensive to our community to even have this issue arise. We, of course, can move, we can ignore the abuse thrust upon us, or, we can take our business elsewhere and badmouth the Summit and the agency which should be protecting us and is now doing this to us.

It might be time for Scottsdale to LISTEN TO THE RESIDENTS!!!!!!!!

We hope and pray that you will do the right and proper thing!

Dr. Richard L. and Nancy M. Christiansen

Perone, Steve

From: Bill Krieg <bkrieg@cox.net>
Sent: Thursday, August 18, 2016 11:20 AM
To: Development Review Board
Subject: Summitt Shopping Center proposed signage

August 18, 2016

To: Scottsdale Development Review Board

Re: Proposed 25-foot tall signs at The Summit Shopping Center

My name is Bill Krieg. My wife and I live at 8305 E Arroyo Hondo Rd, Scottsdale, AZ.

We shop almost daily at various stores at the Summit Shopping Center. We wish to voice our strong objection to the proposed 25-foot tall tower signs for that shopping center. The proposed signs are not in keeping with the character of this part of far north Scottsdale.

If the proposed signs are approved and constructed, we will boycott the Summit Shopping Center and take our business elsewhere. Because so many in the neighboring communities feel the same way and will also boycott the Summit Shopping Center, it is very likely the new signs would result in a noticeable decrease rather than increase in business. Tax revenues from this shopping center to the City of Scottsdale will likely decrease rather than increase.

Please reject the proposed signs and do not approve their construction.

Thank you,

E. William & Claudia Krieg

8305 E. Arroyo Hondo Rd.

Scottsdale, AZ 85266

602-885-6566

bkrieg@cox.net

Perone, Steve

From: Phylliss Henry <agneta1@cox.net>
Sent: Thursday, August 18, 2016 7:06 PM
To: Development Review Board
Subject: FW: Tower signs at The Summit

From: Phylliss Henry [<mailto:agneta1@cox.net>]
Sent: Thursday, August 18, 2016 6:12 PM
To: 'DevelopmentReview' <Board@socttsdaleaz.gov>
Subject: Tower signs at The Summit

I am a resident living within one-quarter mile of The Summit and I am opposed to the Tower Signs that have been proposed. If they are installed I will shop elsewhere. Most affected will be Safeway, Target, and Office Depot. I can easily find those stores elsewhere. The new Texas owner apparently has no appreciation of the environment we have tried to create in this area, the cooperation we have previously had from businesses and, no, I will not get used to the tall signs after they have been there for a while. My move to shopping elsewhere will be permanent.

Sincerely,
Phylliss Henry
7322 E. Sunset Sky Circle
Scottsdale, Arizona 85266

Perone, Steve

From: Ira Fertik <ijfertik@cox.net>
Sent: Saturday, August 20, 2016 12:14 PM
To: Development Review Board; Chi, Andrew
Subject: Summit Tower Signs

Gentlemen:

WE STRONGLY OPPOSE THE ERECTION OF TWO TOWER SIGNS AT THE SUMMIT.

We are residents of the Winfield HOA, our address is 33624 N 78th Place, Scottsdale, and consider the Summit stores as our first place to shop. We have lived in the community for 16 years and have had no trouble finding our way to the shopping center. We don't need signs in northern Scottsdale. In our opinion, all of our neighbors in the community patronize the shops at the Summit. We do not believe that the erection of any signs will benefit the stores. Conversely, we believe the anger shown at the recent meeting held by the new landlord will create a reason for community members to organize and BOYCOTT THE SUMMIT.

WE REQUEST THAT YOU SUPPORT WHAT THE COMMUNITY WANTS AND PREVENT THE TOWERS FROM BEING BUILT.

Ira Fertik and Arlene Fertik

ijfertik@Cox.net

Perone, Steve

From: Rifkin <drifkin@earthlink.net>
Sent: Friday, August 19, 2016 2:54 PM
To: Projectinput
Subject: Case Name: The Summit at Scottsdale - Proposed Tower Signs Case Number: 32-DR-2016

To Whom It May Concern:

I am a resident near Scottsdale Rd and Dixileta Dr. I strongly oppose the proposal to change the signage at the Summit Shopping Center.

As with most people I know in this area, my family and I moved to this area of Scottsdale due to the natural characteristics that come with the area. Green spaces, trees, set-backs and open areas make it a one-of-a-kind place to live.

We are frequent shoppers and diners at the Summit and appreciate it's convenience. We also appreciate the buildings being set back and out of direct view from Scottsdale Road. Adding larger monument signs to the shopping center would be an awful addition that would adversely affect property values and quality of living in this are. The upscale environment of this North Scottsdale are would be put at risk.

Please oppose the builders request for adding these unnecessary signs to our community.

The City of Scottsdale has designated this stretch of N Scottsdale Rd a "Scenic Corridor". Please help to keep it that way.

Thank you,

David Rifkin
7707 E Dale Ln
Scottsdale AZ 85266

Perone, Steve

From: Helena Melnick <hyminaz@yahoo.com>
Sent: Friday, August 12, 2016 11:03 AM
To: Development Review Board
Subject: Summit tower signs

Sent from my iPad

My name is Helena Melnick and I reside at 7979 E. Evening Glow Drive, Scottsdale. I am a regular shopper at the Summit I'm there several times a week as I live close by.

I am strongly opposed to the proposed tower signs and if the tower signs are approved and built I will BOYCOTT every business who's name is on the sign. There are plenty of similar store close by in Carefree and Cave Creek that I will give my business to. The Summit will not increase their business and Scottsdale will lose out on the sales tax they currently receive.

I can promise you the residents of this area will not get over this and businesses will suffer and Scottsdale will lose tax revenue.

I ask that you urge the businesses in the Summit to reject the towers as they will lose a lot more regular customers then they will gain from people who are not from this area and are just driving by.

Thanks you,

Perone, Steve

From: Ken Holeski <ken@getnewport.com>
Sent: Friday, August 12, 2016 11:52 AM
To: Development Review Board
Subject: Summit Tower Signs Approval

August 12, 2016

Dear Review Board:

It has come to my attention that the owner of the Summit Shopping Plaza has requested approval of 24 foot towers. May I offer my suggestion that the approval be denied. I'm am confident that the residents of the area prefer the "non commercial" look of the area. I chose to live in the area because it wasn't all concrete, asphalt and curbs. That the desert look had been preserved. To permit the commercialization of the area would be contrary to the very reasons that residents chose to live in this area.

The area is predominately a residential area, not a commercial area. The benefits of the vegetation buffer between Scottsdale Road and the commercial area has been a tremendous benefit. Please don't allow that benefit to be diluted by commercial greed.

Businesses don't vote. Out of state owners don't vote. The residents vote. I assure you that the residents will vote their voices when their voices are not heard.

Please deny the request.

Respectfully,

Ken Holeski

8143 E. Arroyo Seco Rd.
Scottsdale, AZ 85266

ken@getnewport.com

T: 216.514.5151

F: 216.373.4949

C: 216.789.0696

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Perone, Steve

From: Allan Harrelson <cdr.harr@gmail.com>
Sent: Friday, August 12, 2016 12:24 PM
To: Development Review Board; Chi, Andrew
Subject: Summit Tower Signs

I own a home in the Winfield community just North of the Summit shopping center. I have learned that the owner of the Summit center wants to erect two 25 foot high signs along Scottsdale Rd. advertising the stores in the center.

Scottsdale ordinances limit the height of homes in the community to 24 feet. The signs for businesses presently along the roadway are under ten feet. 25 foot high signs would be an eyesore and also would distract from the beauty of the Scottsdale corridor.

I for one would stop shopping or using the services of the Summit stores if these 25 foot high signs are allowed. I did not purchase a home in Scottsdale to live in a strip mall.

STOP THE TOWER SIGNS.

Allan Harrelson
7667 E Shooting Star Way
Scottsdale, AZ 85266

Perone, Steve

From: Patricia Bernesser <bernesser1@gmail.com>
Sent: Friday, August 12, 2016 1:03 PM
To: Development Review Board
Subject: Summit signage

I am a regular shopper at businesses in the Summit and I am strongly against the proposed Tower Signs. Furthermore, if these Tower Signs are approved and built, I will boycott every business whose name appears on one of these signs. Additionally, I will then shop in the future at similar stores that are still close by but located in Carefree, Cave Creek and Phoenix, resulting in Scottsdale no longer receiving the sales taxes they currently receive from the Summit businesses.

This idea is preposterous - obviously the owners know nothing of the fragility of the Sonoran Desert we love. You must not allow this to become a reality.

Patty Bernesser
7291 E Sunset Sky Circle
Scottsdale, Az 85266

Perone, Steve

From: Karl Kuo <karlokuo@cox.net>
Sent: Friday, August 12, 2016 1:54 PM
To: Development Review Board
Subject: Summit Shopping Center proposed signs

To whom it may concern,

My name is Karl Kuo and I am a resident of the Sand Flower community (35031 N. 81st Street). My family and I are current shoppers of many of the stores at the Summit Shopping Center. We enjoy the convenience of having that center there, as do many of our family, friends and neighbors. But what brought us to live in this area was the subtlety and the aesthetics our surrounding neighborhoods and businesses provide. We are fortunate have these choices and to have the means to make these choices.

The proposed 25 foot signs would significantly detract from that choice for many of us. I would argue it would counter the whole concept that a larger sign will attract more business in a neighborhood market. The hope of upside business from passers-by will be overshadowed by the purposeful decisions of the residents, full-time and part-time, to choose to go elsewhere based on the lack of insight and respect of a business in the decisions they make in their market. Though it may seem inconvenient, we would make subtle adjustments to our daily routine to shop elsewhere if such a decision were to be executed. I pass many options on my way to and from commitments and activities but currently choose to shop at Summit.

I hope there is a more collaborative way for the Summit Shopping Center owners to grow their business, incrementally, while maintaining the base of transactions both businesses and customers currently enjoy. Thank you for taking this into serious consideration.

Best regards,

Karl Kuo
(480) 473-8428

Perone, Steve

From: Mina Smith <minareesesasha@gmail.com>
Sent: Friday, August 12, 2016 1:56 PM
To: Development Review Board
Subject: Please no tacky signs at the Summit

Please stop ugly signage towers from being built.

The main reason why I purchased a home in this area was because of its natural beauty.

I would hate to see North Scottsdale and the Summit area become like others it will bring down our property values. Keep our community unique and private the locals know where to go we do not need more nasty signs.

Many areas make mistakes and allow non-zoning laws and anything to be built and it brings down the property values of the area bit by bit, slowly and slowly things are built without thought and in the end it brings down the whole community and everybody loses even the businesses because people will eventually move out.

I just left a community that I saw this happened to. It had the potential to be an upscale area in another state but they did not control it and keep it natural and beautiful and high end and it ended up going downhill please don't let this happen to beautiful North Scottsdale!

The last thing we need is tacky huge signs!!!

No 24 foot towers!!!!

Mina Smith, local resident

From: Development Review Board
Sent: Friday, August 12, 2016 3:08 PM
To: Development Review Board
Subject: Development Review Board Public Comment (response #15)

Development Review Board Public Comment (response #15)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	http://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	8/12/2016 3:07:50 PM

Survey Response

COMMENT	
Comment:	Don and Ruth Isaak live at 7409 E Calle Primera Vista, Scottsdale, Az 85266. We live back of the Summitt and we do not want the new 24 ft sign, they want to put in the Summitt. I will shop some place else if the sign is put up. We moved to this area because of no lights and signs every place. DO NOT PUT UP THE SIGN AT SUMMITT
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	DON AND RUTH ISAAK
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	drkisaak@cox.net
Phone:	(480) 575-1526
Address:	7409 E CALLE PRIMERA VISTA, SCOTTSDALE 85266
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

Perone, Steve

From: Saranefloyd <saranefloyd@aol.com>
Sent: Friday, August 12, 2016 3:19 PM
To: Development Review Board; Chi, Andrew
Subject: Summit Tower Signs

We are regular shoppers at the Summit and are strongly opposed to the suggested Tower Signs. If these signs are approved and built, we will boycott every business whose name appears on them. Additionally, we will shop at similar stores located in Carefree, Cave Creek and Phoenix, which will result in a loss of sales tax revenue to Scottsdale.

We are in favor of new signs being installed; advertising is important. But if a taller than necessary sign is considered more important to the Summit management group than the interest of the surrounding community, then we have no desire to financially support the shopping center stores. I have spent many years in advertising and marketing; I know that a shorter sign can be created that will be both informative and attractive - there is no need to willfully upset an entire community.

Sarane and Floyd Berlant
7401 E. Russet Sky Drive
Scottsdale, AA 85266

Perone, Steve

From: Gary D'Water <garydwater@me.com>
Sent: Friday, August 12, 2016 3:20 PM
To: Development Review Board; Chi, Andrew
Subject: The Summit TOWER Signs

Gary D'Water
7355 E Eagle Feather Rd.
Scottsdale, AZ., 85266

I am a regular shopper at businesses in the Summit and are strongly against the proposed Tower Signs. Furthermore, if these Tower Signs are approved and built, I will boycott every business whose name appears on one of these signs. Additionally, I will then shop in the future at similar stores that are still close by but located in Carefree, Cave Creek and Phoenix, resulting in Scottsdale no longer receiving the sales taxes they currently receive from the Summit businesses.

Thanks for your time,

Gary
480-215-8762

Perone, Steve

From: JFKRoot <jfkroot@comcast.net>
Sent: Friday, August 12, 2016 4:03 PM
To: Development Review Board
Subject: signs at Summit

We have a home in Winfield and shop regularly at the Summit, we will NOT be frequenting that shopping center if the proposed signs are erected.

Judy and Al Kroot
7411 E Evening Glow Drive
Scottsdale 85266

Perone, Steve

From: Thoreson Louise <lkthoreson@gmail.com>
Sent: Friday, August 12, 2016 4:25 PM
To: Development Review Board
Subject: Signs at Dove Valley Road by the Summit

We are residents of Winfield near the site where you are planning your development. We do NOT want a sign that is higher than that allowed for our homes. Should you decide to go ahead with your signage as stated, we will not shop at shops at the Summit. We have many options.

Perone, Steve

From: Lawrence Wangler <lawangler@cox.net>
Sent: Friday, August 12, 2016 4:46 PM
To: Development Review Board

My wife and I are regular shoppers at businesses in the Summit and are strongly against the proposed Tower Signs. Furthermore, if these Tower Signs are approved and built, you will boycott every business whose name appears on one of these signs. Additionally, you will then shop in the future at similar stores that are still close by but located in Carefree, Cave Creek and Phoenix, resulting in Scottsdale no longer receiving the sales taxes they currently receive from the Summit businesses.

In today's world it is ridiculous to need signs of this magnitude when GPS can take you anywhere. Also, these signs would , we believe, violate the dark skies ordinances.

Lawrence Wangler PhD
Verna Wangler PhD
7687 E. Mary Sharon Drive (1.5 miles due south of the summit)
Scottsdale, Az 85266

Perone, Steve

From: Mary Allen <marymallen@icloud.com>
Sent: Friday, August 12, 2016 8:45 PM
To: Development Review Board
Subject: Proposed Tall signage for summit plaza

Dear Board Members,

We live in Winfield, the gated community just north of the summit. We are writing to inform you that We are VERY OPPOSED to your proposed new 25 ft signage! We use the businesses at the summit all the time. We will boycott all businesses that advertise on your new 25 ft signs if you proceed to install them. We will also tell all our friends and neighbors to boycott them too! Please don't build those signs! I can assure you the existing signs are adequate and people know what businesses are there. Most of the residents in this area of north Scottsdale, carefree and cave creek do not want the violation that these signs will make in our pristine neighborhoods. We don't want our beloved desert polluted by your unsightly signs! I'm afraid your attempt to advertise in order to attract new clients, will backfire as everyone in this northern neighborhood will be alienated!

Sincerely,

Mary and Rick Allen
7320 East Soaring Eagle Way
Scottsdale AZ 85266
4804731025

Sent from my iPhone

Perone, Steve

From: Scott Golan <dgsg823@comcast.net>
Sent: Saturday, August 13, 2016 6:45 AM
To: Development Review Board
Subject: SUMMIT TOWER SIGNS

Development Review Board,

I am very upset and disappointed to learn that the Tower Signs at the summit are going to be erected despite the overwhelming negative response from the residents who live in the area. It is unfortunate that a out of state business will come in and ignore the residents of Scottsdale and the guidelines that are in place to keep the area as pristine as possible. Weingarten Realty has not proven that the higher signs will do anything for the businesses at the Summit.

If the signs are erected, it looks like my only recourse will be to boycott every business whose name appears on one of these signs. Additionally, I will encourage other to do the same. As you are aware, there are similar businesses in Carefree, Cave Creek and Phoenix, that will happily accept my business which will result in Scottsdale no longer receiving the sales taxes they currently receive from the Summit businesses.

Scott Golan
7323E. Evening Glow Dr.
Scottsdale, AZ. 85266

Perone, Steve

From: Barbara & Peter <bandp7406@gmail.com>
Sent: Saturday, August 13, 2016 8:01 AM
To: Development Review Board; Chi, Andrew
Subject: Summit Tower Signs

Peter Frank
7406 East Soaring Eagle Way
Scottsdale, AZ 85266

We are regular shoppers at the Summit Shopping Center. We patronize most of the stores in the center because of the convenience to our home. We are firmly opposed to the installation of the 25 foot tall Tower signs that the landlord is proposing to erect at the site. They are totally out of character for our neighborhood and would contribute to "visual pollution". We, and many of our neighbors will boycott the center if these eye soars are erected, and will do our shopping elsewhere. Please keep our Scottsdale Road corridor looking beautiful. Thank you.

Perone, Steve

From: Clay Stringer <cmstringer@me.com>
Sent: Saturday, August 13, 2016 8:02 AM
To: Development Review Board
Subject: Summit Towers

I am a full time resident of Legend Trail and frequently shop at the Summit. If you approve this measure, i.e. the construction of towers, adjacent to the shopping center; I will do all my shopping in Cave Creek, where I can avoid Scottsdale sales taxes.

CM Stringer
9783 E. Roadrunner Dr.
Scottsdale. AZ

Perone, Steve

From: Roxy Fronko <roxyfronko@cox.net>
Sent: Saturday, August 13, 2016 11:58 AM
To: Development Review Board; Chi, Andrew
Subject: New signs at Scottsdale Summit

My name is Roxanne Fronko. My husband, Don, and I live at 7467 E. Quien Sabe Way. Since moving here in 2005 we have shopped at the Summit Shopping Center weekly. We are both strongly opposed to the Tower Signs being proposed for that center on Scottsdale Rd. If the towers are approved and built we will boycott every business who displays their name on one of these signs/towers.

This will mean that we take our dollars to similar businesses in nearby Carefree, Cave Creek or Phoenix which would result in Scottsdale no longer getting sales taxes from our purchases which would have been made at the Summit businesses.

Roxanne Fronko

From: Lawrence Wangler <lawangler@cox.net>
Sent: Sunday, August 14, 2016 8:19 AM
To: Development Review Board
Subject: We Need Dark Skies, Not 25 Foot Neon Signs

As people around the world stepped into their backyards or onto rooftops to peer up at the annual spectacle of the Perseid meteor shower early on Friday morning, few of them had a view like Wilson Jarvis and Steve Linderer.

At 2:30 a.m. as the light show was peaking, the two men sat on a grassy bluff here in the Wet Mountain Valley of southern Colorado, swaddled in blankets against the chilly mountain air and looking up at the stars in the torrent of the Milky Way. Every few seconds, a tiny chunk of space ice cast off by Comet Swift-Tuttle would blaze through Earth's atmosphere, silently streaking through the darkness.

"There's one!" the men called out.

"And another!"

"I saw that."

Night skies like this one are disappearing across much of the world, nibbled away by the ever-expanding glow of city lights. American skies are no different. Four out of five Americans live in places where they can no longer see the Milky Way.

But here, the tiny neighboring ranching and railroad towns of Westcliffe (population 568) and Silver Cliff (population 587) have decided to tap into the dwindling natural resource of darkness. The old silver mines that once made Silver Cliff Colorado's third-largest town are long closed, and many ranchers are retiring. But there is still the night.

A meteor streaked above the town of Westcliffe, Colo., a dark-sky community, on Thursday. Credit: Nick Cote for The New York Times

So for more than a decade, the two towns and a local dark-sky nonprofit have been dialing down the dimmer switch. They have replaced streetlights and passed rules requiring that outdoor lights point down. The group built a small observatory with star guides who tee up its telescope and take people on a tour of the night. They coax homeowners to hood their porch lamps or dim a bright light outside their house.

"People out of ignorance go with whatever's cheap or whatever's brightest," said Ed Stewart, a board member of the local dark-sky group. "You multiply that by 200, 300, and there goes the sky."

He said advocates met with homeowners' associations and held stargazing parties to sell the virtues of the night. When they gaze over the valley and see winking floodlights on a ranch or home in the hills, they see their next targets of persuasion.

"You can't just go up to someone and say, you've got a bad light, and legislate the problem away," he said. "People resist that, especially in Colorado."

her garage light was too bright. "I didn't even have the light on," she said.

The town of Westcliffe has replaced streetlights and mandated that outdoor lights must point down. Credit Nick Cote for The New York Times

In 2012, Mr. Stewart said a new store opened in town that flouted the area's nighttime sensitivities and became a glowing eyesore. He said people in the community wrote letters to the editor, urging the store's manager to change the lighting until, finally, the store relented.

"We feel like they're a part of the community now," Mr. Stewart said.

Last year, the International Dark-Sky Association, a nonprofit working to stop light pollution, rewarded their efforts by designating the two towns among a handful of dark-sky communities. Lovers of the night cheered — they had put their community on the map by blotting themselves out.

A trickle of amateur stargazers have taken notice and have started to visit, telescopes in tow.

When you drive into either town, the streets are not pitch-black. Streetlights and porch lights glow along the main street, where photos of 40-acre ranches are posted on the front windows of real estate offices. But viewed from the mountain pass above the towns, Westcliffe and Silver Cliff look less like an island of light than a constellation in the dark valley.

"There aren't many towns, even small towns, where you can stand in town limits and see the Milky Way like that," Mr. Linderer, 69, said from his camping chair. He and his wife, Margaret, who baked chocolate chip cookie squares for Friday's stargazing, moved here a decade ago.

"I moved here because of this," said Mr. Jarvis, 71, who retired here from Houston three years ago.

"So did I," said Mr. Linderer.

To the west, toward the Sangre de Cristo range, a pack of coyotes yipped as another streak flashed across the sky.

Lawrence Wangler PhD
Verna Wangler PhD
7687 E. Mary Sharon Drive (1.5 miles from the Summit)
Scottsdale, Az 85266

Perone, Steve

From: Tena Vogt <tenavogt@gmail.com>
Sent: Sunday, August 14, 2016 4:10 PM
To: Development Review Board; Chi, Andrew
Subject: Summit Tower Signs

To the Development Review Board and Andrew Chi,

I am a regular shopper at businesses in the Summit and am strongly against the proposed Tower Signs. Furthermore, if these Tower Signs are approved and built, I will boycott every business whose name appears on one of these signs.

Additionally, I will then shop in the future at similar stores that are still close by but located in Carefree, Cave Creek and Phoenix.

Sincerely,

Tena Vogt

Winfield Resident

--
480.717.7375

tenavogt@gmail.com

Perone, Steve

From: muhsj <muhsj@gmail.com>
Sent: Sunday, August 14, 2016 11:09 PM
To: Development Review Board
Subject: Tower Signs

We are opposed to Weingarten Realty's desire to place several 25' signs at the Summit. We are one of many locals that shop at the Summit on a regular basis and more signage is absolutely unnecessary. If this application would be approved and signs erected we have choices in our area and will take our business elsewhere when necessary. Steve and Cindy Muhl, 7356 E. Crimson Sky Trail, Scottsdale, 85266

Sent from my Verizon, Samsung Galaxy smartphone

Perone, Steve

From: roslyn tayne <rozbret@aol.com>
Sent: Monday, August 15, 2016 4:21 AM
To: Development Review Board; Chi, Andrew
Subject: Summit Signs OPPOSED

Roslyn Tayne
33695 N 79th St
Winfield Subdivision

I shop regularly at Summit and I am strongly against the proposed Tower Signs!!!
Honestly, I have no qualms taking my business elsewhere - there are plenty of similar shops close by.

These signs are UGLY and not necessary. The Summit is easy to find and signage doesn't increase business!!!

From: Development Review Board
Sent: Monday, August 15, 2016 12:26 PM
To: Development Review Board
Subject: Development Review Board Public Comment (response #16)

Development Review Board Public Comment (response #16)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	http://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	8/15/2016 12:25:30 PM

Survey Response

COMMENT	
Comment:	Reject Weingarten Realty's Request To Erect Two, New, Illuminated 25-Foot-Tall "Tower" Advertising Signs Along the Desert Foothills Scenic Drive of North Scottsdale. If the Scottsdale Development Review Board approves of this signage, it will set precedent for all signage in Scottsdale. As a citizen of Scottsdale I strongly object to the denigration our community's image by use of these "Tasteless Monoliths". Maybe these "Tasteless Monoliths" look great in Weingarten Realty's Houston, Texas, but that's why we proudly live in Scottsdale, Arizona! Respectfully, Herb Natker
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Herbert Natker
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	hmat@ymail.com

Phone:

(480) 478-4757

Address:

20100 N. 78th Place-Apt. 2055 Scottsdale, AZ
85255

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

Perone, Steve

From: Martha Oswalt <m.oswalt@charter.net>
Sent: Monday, August 15, 2016 5:10 PM
To: Development Review Board
Subject: Signs in Summit
Attachments: att1471019846.pdf

My wife and I bought a residence in Winfield in 2015. We decided on the area because of the character of the area. I can assure you that if these signs are put in I will not frequent the stores of The Summit. Walmart, Frys, and Walgreens are just a few minutes away. This you can count on.

Sincerely Jeff Oswalt

Sent from my iPad

Perone, Steve

From: Allan Hertzenson <ahertzen@yahoo.com>
Sent: Tuesday, August 16, 2016 11:18 AM
To: Development Review Board
Subject: Tower Signs at the Summit

Dear Review Board Members:

My husband Allan Hertzenson and I have owned a home at 7355 E Evening Glow Drive and lived in Winfield in north Scottsdale since 1999. We moved to this area because we love the desert and the mountains.

We have been shopping at the Summit since it was built. We were not originally pleased that a shopping center with a gas station was being built close to our home, but it was tastefully done.

I don't understand why you would approve 25-foot tower signs to be placed in the Summit.

The signs are not needed. My husband and I have discussed this issue and we will begin to shop in other areas that are not in Scottsdale. Why would we support a mall shopping center that does not care about the community around it?

Please do not approve the Tower Signs at the Summit.

Sincerely,
Joan Kasle

Perone, Steve

From: Cathy Tombari <ctombari@yahoo.com>
Sent: Tuesday, August 16, 2016 5:54 PM
To: Development Review Board; Chi, Andrew
Subject: SUMMIT TOWER SIGNS

As local residents in the Winfield development in North Scottsdale, we regularly shop at businesses in the Summit. We are strongly opposed to the Tower Signs that are being proposed for the Summit. We believe that they will greatly detract from the beautiful scenic drive that is currently experienced in that area of North Scottsdale. We purchased property in North Scottsdale because of the reduced commercial signage in the area. If these tower signs are approved and built, we will boycott every business whose name appears on these signs. Instead, our shopping dollars will go to merchants located in Carefree, Cave Creek and Phoenix. These signs, if approved, will be constant beacons that remind us of the needless destruction of such a beautiful area. If we can't change things with our input, we will change things with our pocket books!

Sincerely,

Jerry & Cathy Tombari
7363 E. Evening Glow Dr.
Scottsdale, AZ 85266

Perone, Steve

From: Lawrence Melnick <ken156bk@yahoo.com>
Sent: Tuesday, August 16, 2016 7:15 PM
To: Development Review Board; Chi, Andrew
Subject: summit shopping center tower signs

I attended the presentation/meeting at the Hacienda Mexican grill and the meeting room was full to capacity. Not one member of the communities surrounding the Summit Shopping Center agreed with the proposal to install a 25-foot tall lighted Tower Signs at the entrance of the shopping center. The obvious reason is we chose to live at our current location because of the esthetics, lack of congestion and country like surroundings. We don't want to see our community ruined with bill boards and large signs. Once one is approved there is no way others can be turned down for doing the same thing.

If the application for these tower signs are approved and they are built my family and the communities on northern Scottsdale road will boycott every business whose name appears on the signs. We will shop at stores that are close-by in Carefree, Cave Creek and Phoenix hurting not only the Summits business but also Scottsdale will not receive our shopping sale tax.

Lawrence Melnick
7979 East Evening Glow Drive
Scottsdale AZ 85266

Castro, Lorraine

From: dvt150@cox.net
Sent: Monday, August 08, 2016 4:12 PM
To: Projectinput
Subject: Case number 32-DR-2016

As a home owner living right off of Ashler Hills Drive I want to state my objection to this proposal. The area is along a beautiful stretch of desert which will not be enhanced by glaring street signs. Pleased reconsider this idea. Thank you.

Daniel Tumolo
480-595-7071
dvt150@cox.net

This message was feedback from the following web page:

<https://www.google.com/>

8/8/2016 4:12:06 PM

24.251.100.124 Mozilla/5.0 (iPad; CPU OS 9_3_4 like Mac OS X)
AppleWebKit/601.1.46 (KHTML, like Gecko) Version/9.0 Mobile/13G35
Safari/601.1 sessionID: 0

Castro, Lorraine

From: Betsy Carlson <jbcarls@frontiernet.net>
Sent: Friday, August 12, 2016 9:54 AM
To: Development Review Board
Subject: Summit tower signs

To the Development Review Board,

We are residents at the Winfield community at 7472 E. Sunset Sky Circle, and we would like to strongly oppose the Summit Shopping center Management company petitioning to place large lighted signs to advertise the businesses.

We have owned our home in Winfield for 12 years and have faithfully shopped at the Summit. We appreciate the no commercial signage that does not detract from the beauty of the area.

We will be forced to boycott the Summit shops that participate in the lighted tall signage and believe that the center will receive significant negative consequences from shoppers opposed to this action.

Please take our concern seriously, thank you, Jeff and Betsy Carlson

Sent from my iPad

Castro, Lorraine

From: Leslie Thonn <L1cook@aol.com>
Sent: Friday, August 12, 2016 9:51 AM
To: Development Review Board
Subject: Summit signs

Please be advised that I am opposed to the proposed summit signs. I believe they will ruin the desert landscape that we all have come to love. Not to mention property values in the area. There is no one in the area that is not familiar with the summit. We do not need signs to let us know that it is there. You will not get more business because of them. In fact, I believe that you will lose business.

I a, writing to let you know that I will boycott the summit stores and am encouraging my neighbors and friends to do the same. There are many other close stores to shop at. This includes the boutiques there that have stores located in other properties. These are the businesses that will suffer the most.

Leslie Thonn
7380 E. Crimson Sky Trail, Scottsdale

Sent from my iPad

From: Marjorie Anctil <marjorieanctil@gmail.com>
Sent: Friday, August 12, 2016 10:04 AM
To: Development Review Board; Chi, Andrew
Cc: FrontDesk@winfieldhoa.com; Home, Stfd Anctil
Subject: Opposition to proposed Tower Signs for the Summit Plaza (N. Scottsdale Rd.)

To: Development Review Board
Andrew Chi

We live at 7449 E Soaring Eagle Way in Scottsdale, literally right around the corner from the Summit Plaza. We are regular shoppers at businesses in the Summit and we are strongly against the proposed Tower Signs. We do not wish to turn our beautiful Sonoran community into an eyesore, and the size of these signs will contribute to that result. Furthermore, if these Tower Signs are approved and built, we will boycott every business whose name appears on one of these signs. Additionally, we will then shop in the future at similar stores that are still close by but located in Carefree, Cave Creek and Phoenix, resulting in Scottsdale no longer receiving the sales taxes they currently receive from the Summit businesses. We hope you will assert your authority to stop the proposed Tower Signs immediately.

Sincerely,

Marjorie and Philip Anctil

Castro, Lorraine

From: Russell Kern <rjksc90@cox.net>
Sent: Friday, August 12, 2016 10:12 AM
To: Development Review Board
Subject: Summit signage

I am strongly opposed to the new sign towers at the Summit. Most of my neighbors are also. They may not shop there if this happens. Walmart is very close in Cave Creek and has most of the products as these stores do. Please help. Russ

Russell J. Kern
7474 East Russet Sky Drive
Scottsdale AZ 85266-4206
Phone-480-595-1445
Mobile- 480-696-4617
Email- rjksc90@cox.net
Mobile Email- rkern4@cox.net

Castro, Lorraine

From: Judy Rosell <judyrosell@gmail.com>
Sent: Friday, August 12, 2016 10:16 AM
To: Development Review Board; Judy Rosell
Subject: sign

Dear Sirs, I am opposed to putting up the 2 signs proposed. Did you ever hear of KARMA??? What one put out into the universe will come back to you. Money is not everything. For you to change the FEEL of the area is disgusting. You should search into your soul and abandon placing these 2 signs at the Summit. I can assure you that after shopping there for 10 years, I may go elsewhere if you do not abandon placing these signs. If only money is what you are after, then know in the end there will be less profits for all. Sincerely, Mrs. Judy Rosell. PS I live in Winfield and you may call me to discuss your thoughts. 480-6560073

Castro, Lorraine

From: William Heiser <bheiser36@gmail.com>
Sent: Friday, August 12, 2016 10:26 AM
To: Development Review Board
Cc: r-cappel1@msn.com; nheiser1@gmail.com
Subject: Signage

We are William and Nina Heiser who live in Winfield at 33625 N 79th Street. We are very much opposed to the proposed signage at the Summit and as shoppers at the Summit we will watch carefully what happens!

Sent from my iPhone

Castro, Lorraine

From: Gretchen Ishler <ishlergretchen@gmail.com>
Sent: Friday, August 12, 2016 10:30 AM
To: Development Review Board
Subject: PROPOSED TOWER SIGNS AT THE SUMMIT

My name is Gretchen Ishler, residing at 33168 N. 72nd Street, Scottsdale, 85266. I am totally against the proposed new Tower Signs at the Summit shopping center. I do use the center almost daily and I WILL NOT be using it in the future if the signs go up.

Thank you for your consideration.

Gretchen Ishler

Castro, Lorraine

From: Sandra French <sfrench158@gmail.com>
Sent: Friday, August 12, 2016 10:46 AM
To: Development Review Board
Subject: Summit Tower signs

To the Development Review Board of Scottsdale,

I am Sandra S. French. We have lived in Scottsdale (on Russet Sky Drive in Winfield development) for sixteen years. My family and I are now regular customers at Summit businesses such as Safeway, Target, Hallmark, etc. We are strongly opposed to the proposed Tower Signs.

If those tall signs are approved and built we shall boycott every business in Summit and instead shop in Peoria--where one of our children now lives--or else in Cave Creek or Phoenix. Thus Scottsdale will no longer receive any sales tax from all of us--certainly not from any Summit businesses!

The tower signs would not only be ugly, they're totally unnecessary!

Yours sincerely,
Sandra S. French

From: ROBERT CAPPEL <r-cappel1@msn.com>
Sent: Friday, August 12, 2016 10:54 AM
To: Development Review Board; Chi, Andrew
Subject: Tower Signs at the Summit

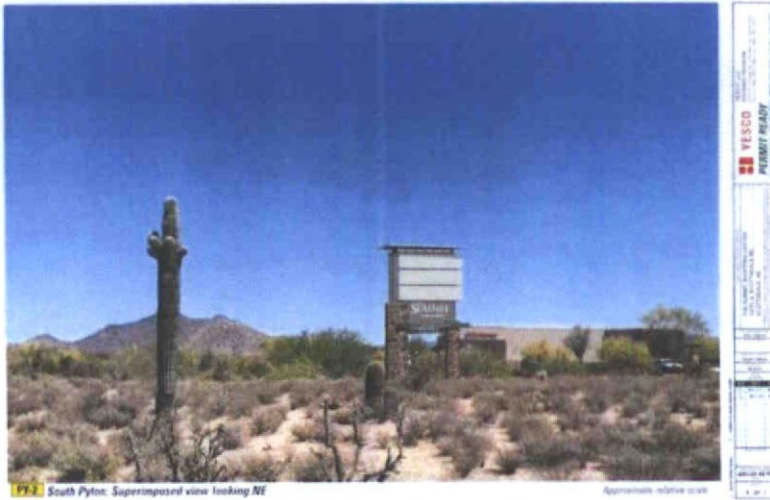
My name is Robert Cappel and I live at 33600 N. 79th Way in Winfield, just north of the Summit commercial center. I am a regular shopper at Safeway (daily), weekly at Safeway Gas, Target, CVS, Office Max, PetSmart, & the Summit Cleaners, and at least monthly at Karen's Hallmark, and the Summit Diner, Hacienda's Mexican Grill, and Blu Burger. My wife & I built our home in this area of north Scottsdale, like almost all of the residents in this area, because we love this upper Sonoran Desert, the World's only green Desert, and that is what we want to see, not large commercial signs. I am strongly opposed to this application, 32-DR-2016, for two 25 foot Tower Signs. If these Tower Signs are approved and built, I will no longer shop in any business whose name appears on these signs. I can drive the same distance to Walmart, Fry's, Bashes, and other businesses which are also close. Unfortunately, these businesses are not in Scottsdale, so this will not only hurt the businesses in the Summit but Scottsdale will not receive the sales taxes from my purchases. These businesses in the Summit must count on the local residents to support them because they will not get enough business from people who do not live in the area to stay in business. The businesses in the Summit should remember what happened to the restaurant, Dos Diablos, when they refused to back off their permit for live entertainment-they had a good business that disappeared when the local residents refused to dine there.

Castro, Lorraine

From: Karen Glogowski <karenglogowski@comcast.net>
Sent: Friday, August 12, 2016 11:00 AM
To: Development Review Board

If signs are placed at the Summit in Scottsdale I will no longer ship at this mall. I live in Winfield and these signs will ruin the area. Karen Glogowski

From: Eric Repec <eric.repec@technologent.com>
Sent: Friday, August 05, 2016 7:39 AM
To: Development Review Board
Subject: Regarding Case 32-DR-2016



With today's GPS technology and smart phones the way consumers find a business has changed. These signs are no longer needed. Lets let new technology improve our lives and stop living in the past.

I am NOT in favor for this type of construction, and I would like to suggest that an ordinance be created to promote invisible technology to be used to replace these signs.

Eric

--

Eric Repec
Technologent
Enterprise Management Solutions Architect
C: 313.806.3729
E: eric.repec@technologent.com
[Why Technologent?](#)



Planning & Development Services

7447 E. Indian School Road, Suite 105
Scottsdale, AZ 85251

Judy McMillin
27000 N. Alma School Parkway
Unit 1035
Scottsdale, Arizona 85262

Judy McMillin
27000 N. Alma School Parkway Unit 1035
Scottsdale, Arizona 85262

August 3, 2016

Dear Ms. McMillin,

Thank you very much for the phone call last week. Per your request, please refer to the attached materials related to Case# 32-DR-2016 – The Summit at Scottsdale Tower Signs:

- E-mail Correspondence from July 29, 2016
- Case Information Sheet for 32-DR-2016
- Applicant's Submittal
- Development Review Board webpage
- Public Notice & Community Involvement Efforts webpage
- My Business Card

You may view the case information at this following web URL:
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/46450>

The applicant's submittal will not be the final design. The case is still under review, and no Development Review Board hearing has been scheduled at this time. When a DRB hearing is officially scheduled, property owners within 750 feet of the site will be notified, the DRB meeting schedule updated, and a public hearing sign will be posted on site. Please continue to check the case webpage for any updates to the case.

If you have any questions, you may call me, email me, or write me a letter. Please make sure to include the case number on any correspondence regarding the case. Any feedback you provide will be included as part of the case record, included in the future Development Review Board report, and forwarded to the applicant and owner.

Thank you very much for your time and patience. I appreciate your feedback.

Regards,

A handwritten signature in black ink that reads "Andrew Chi".

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

From: Development Review Board
Sent: Thursday, August 04, 2016 6:10 AM
To: Perone, Steve
Subject: Development Review Board Public Comment (response #14)

Development Review Board Public Comment (response #14)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	http://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	8/4/2016 6:10:16 AM

Survey Response

COMMENT	
Comment:	I am a Scottsdale resident nearby the Summit shopping center and am opposed to the proposed elevated signage.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	June Leigh
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	June.leigh1012@gmail.com
Phone:	
Address:	
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: Patrice Sinkevich <patricesink@gmail.com>
Sent: Wednesday, August 03, 2016 5:18 AM
To: Natalie Beer
Cc: Cathy Nevin; Projectinput; Deb; Evelyn; Joyce; Judi; Linda Hansen; Trisha
Subject: Re: SUMMIT TOWER SIGNS

Beautiful job Cathy, Thank you for taking your personal time to vent all of our feelings of frustration on this matter. You have a way with words, my friend, and your depth of feeling really shines through. Please let us know any developments on the matter. Miss you and see you in a few months.

Patrice
XXOO

On Tue, Aug 2, 2016 at 3:30 PM, Natalie Beer <natalie.carole83@gmail.com> wrote:

Cathy- Thank you for speaking out. Your points are well reasoned and accurate. There is no question about where you (and the rest of us) stand on this issue. Thank too for keeping us out of staters in the loop. Looking forward to seeing you this fall.

Natalie

Sent from my iPhone

On Aug 1, 2016, at 11:21 PM, Cathy Nevin <ncathy2@cox.net> wrote:

·WHAT THE HELL IS WRONG WITH ALBERTSONS???? You sell out to Hagen's who arrives in the neighborhood with some kind of a filthy Guest Relations Quotient...you piss off 1300 home sites that are "automatic" customers by raising prices, not having a "welcome open house" and being generally disgusting to customers. Then, Hagen's goes bankrupt, which is generally applauded by North Scottsdale, but certainly seen as a planned strategy to make money at our expense. Then, you buy Safeway and turn the lighting and the employees upside down (not to mention self-check....believe me, Mr. Albertson's President....your employees are far less better than dealing with a machine...I was told you didn't want to miss that intimate customer contact...perhaps if you would train better, we might agree...but the red haired tattooed people with the "grumpy to have to show up for work" is not better than a machine and Safeway REALLY knew how to do it correctly...you suck at this). Now what...you want to take our beautiful North Scottsdale, without neon and billboards, and our beautiful Black Mountain views and stick two stupid 25 foot signs up, highlighting your name. I can guarantee you that I will go to Wal-Mart and Sprouts to do all of my shopping before I will applaud this move, and I can guarantee you, Terravita is a formidable opponent. Currently, with the closure of Basha's at Greyhawk, Hagen's or Albertson's or whatever, you are experiencing remarkable growth at the Safeway...so why the signage??? You think some out of state biker will miss buying a six pack from you? The only people that count are the ones who already know you exist and also the ones that currently frequent you on a regular basis. DO NOT CORRUPT OUR NEIGHBORHOOD!!! I live directly across Ashler Hills from the Summit and have always marveled that I have this wonderful, convenient center across the street, **ABIDING** by great low impact, low profile and low signage parameters that no one would know it was there at night. It's a good thing. With cell phones and car computers, anyone who would make an impact on your business will find you. What you are totally underestimating, because you are

you a ghost town. Why piss off the entire community, when your business is fine??? Sick Sick Sick. I worked in the Food Brokerage industry in the 80's and the word on the street was that Joe Albertsons was a crook and a con artist. I never gave it much credence until you chose to steal our community identity from us. I know he's dead, but I am thinking he does not care about people, about neighborhoods, about shared community...only about profits. That is NOT the kind of neighbor we are accustomed to in North Scottsdale. Have you noticed the signage on the rest of Scottsdale Road? There isn't any. Do you care? Why do you think we love AJ's? Take a peak at their sign.

Signing off,

Cathy Nevin

Summit Neighbor

Perone, Steve

From: Debbie Caapadona <dcaadona1@aol.com>
Sent: Tuesday, August 02, 2016 4:19 PM
To: Projectinput
Subject: summit tower signs

To whom it may concern,

We are a seasonal resident of Solstice development which is right next to summit shopping center.

I bought there with my lot having a black mountain view. Now you tell me there's a chance my view will be tainted with a neon sign that nowhere on North Scottsdale Road do see this! I am very disappointed to hear this is even being considered. The beauty of no signs is an important reason for us to have bought up there. Many visitors to our area also comment on this fact often if not always. They love this about the privacy!

The shopping areas will not attract more business with having new signs. In fact I fear the worst case. I for one and most likely many others would not use the shopping center if there aloud to erect large signs in our quaint area of North Scottsdale.

Please consider if one goes up this opens the door to any other strip malls in North Scottsdale. At this time please pay attention to the homeowners who pay taxes and respect the towns guidelines and do not let big business run our town!!!!!!

Thank You,
Debra Capadona
Solstice Community

Sent from my iPad

Perone, Steve

From: jones.michelle@cox.net
Sent: Tuesday, August 02, 2016 2:33 PM
To: Projectinput
Subject: Proposed Tower Signs at the Summit of Scottsdale 32-DR-2016

Importance: High

As a homeowner at the Solstice at Sevano I am truly disappointed that Tower Signs along Asher Hill and Scottsdale Road would even be considered. I have been a resident of Scottsdale since 1982 and have always been very proud of this City and the way aesthetics have continued to be of consideration here. All it takes is a ride throughout the metro area to realize what makes Scottsdale so desirable. This desirability is measured also in dollars, both in taxes paid and our property values. Tower Signs would have the result of our community being a development adjacent to a large commercial development, not the beautiful desert property I see it to be currently.

The Summit development currently has advertisement signage similar to other businesses in the area along Scottsdale Road. The developer fails to maintain the area around these signs, until the past few weeks. The signs were difficult to see based on their failure to maintain the growth around the signs. This shopping center is well utilized currently, having wonderful anchor tenants and the parking lots are busy. The walkway from Asher Hills to CVS and the surrounding area is not well maintained and I will not walk there alone or with my dogs due to overgrowth that goes untrimmed.

I truly believe these proposed Tower Signs will lower the property value of my home and the beautiful desert scenes I so love. It also allows other smaller commercial developments to disrupt our consistency in Scottsdale Signage, by example. Please do not approve this signage change.

Thank you for your consideration.

Michelle L. Jones
7233 E. Aurora - home owner at Solstice at Sevano since 2012

Perone, Steve

From: Natalie Beer <natalie.carole83@gmail.com>
Sent: Tuesday, August 02, 2016 12:31 PM
To: Cathy Nevin
Cc: Projectinput; Deb; Evelyn; Joyce; Judi; Linda Hansen; Patrice; Trisha
Subject: Re: SUMMIT TOWER SIGNS

Cathy- Thank you for speaking out. Your points are well reasoned and accurate. There is no question about where you (and the rest of us) stand on this issue. Thank too for keeping us out of staters in the loop. Looking forward to seeing you this fall.

Natalie

Sent from my iPhone

On Aug 1, 2016, at 11:21 PM, Cathy Nevin <ncathy2@cox.net> wrote:

WHAT THE HELL IS WRONG WITH ALBERTSONS???? You sell out to Hagen's who arrives in the neighborhood with some kind of a filthy Guest Relations Quotient...you piss off 1300 home sites that are "automatic" customers by raising prices, not having a "welcome open house" and being generally disgusting to customers. Then, Hagen's goes bankrupt, which is generally applauded by North Scottsdale, but certainly seen as a planned strategy to make money at our expense. Then, you buy Safeway and turn the lighting and the employees upside down (not to mention self-check....believe me, Mr. Albertson's President....your employees are far less better than dealing with a machine...I was told you didn't want to miss that intimate customer contact...perhaps if you would train better, we might agree...but the red haired tattooed people with the "grumpy to have to show up for work" is not better than a machine and Safeway REALLY knew how to do it correctly...you suck at this). Now what...you want to take our beautiful North Scottsdale, without neon and billboards, and our beautiful Black Mountain views and stick two stupid 25 foot signs up, highlighting your name. I can guarantee you that I will go to Wal-Mart and Sprouts to do all of my shopping before I will applaud this move, and I can guarantee you, Terravita is a formidable opponent. Currently, with the closure of Basha's at Greyhawk, Hagen's or Albertson's or whatever, you are experiencing remarkable growth at the Safeway...so why the signage??? You think some out of state biker will miss buying a six pack from you? The only people that count are the ones who already know you exist and also the ones that currently frequent you on a regular basis. DO NOT CORRUPT OUR NEIGHBORHOOD!!! I live directly across Ashler Hills from the Summit and have always marveled that I have this wonderful, convenient center across the street, **ABIDING** by great low impact, low profile and low signage parameters that no one would know it was there at night. It's a good thing. With cell phones and car computers, anyone who would make an impact on your business will find you. What you are totally underestimating, because you are either misreading or nonchalant about the feelings of the community, is the way we can make you a ghost town. Why piss off the entire community, when your business is fine??? Sick Sick Sick. I worked in the Food Brokerage industry in the 80's and the word on the street was that Joe Albertsons was a crook and a con artist. I never gave it much credence until you chose to steal our community identity from us. I know he's dead, but I am thinking he does not care about people, about neighborhoods, about shared community...only about profits. That is NOT

on the rest of Scottsdale Road? There isn't any. Do you care? Why do you think we love AJ's? Take a peak at their sign.

Signing off,
Cathy Nevin
Summit Neighbor

Perone, Steve

From: Debbie Caapadona <dcapadona1@aol.com>
Sent: Tuesday, August 02, 2016 10:25 AM
To: Cathy Nevin
Cc: Projectinput; Evelyn; Joyce; Judi; Linda Hansen; Natalie; Patrice; Trisha
Subject: Re: SUMMIT TOWER SIGNS

Nicely written Cathy,

You do have a way with words to get the point across gracefully.

Letters have been sent, hopefully Scottsdale will have the sense to not to put either sign up. Considering the ordinances along Scottsdale road with signage lets hope they poo poo this request by them as well.

Fingers crossed!!!!

Miss you girlfriend!

Debbie

Sent from my iPad

On Aug 1, 2016, at 10:21 PM, Cathy Nevin <ncathy2@cox.net> wrote:

WHAT THE HELL IS WRONG WITH ALBERTSONS???? You sell out to Hagen's who arrives in the neighborhood with some kind of a filthy Guest Relations Quotient...you piss off 1300 home sites that are "automatic" customers by raising prices, not having a "welcome open house" and being generally disgusting to customers. Then, Hagen's goes bankrupt, which is generally applauded by North Scottsdale, but certainly seen as a planned strategy to make money at our expense. Then, you buy Safeway and turn the lighting and the employees upside down (not to mention self-check....believe me, Mr. Albertson's President...your employees are far less better than dealing with a machine...I was told you didn't want to miss that intimate customer contact...perhaps if you would train better, we might agree...but the red haired tattooed people with the "grumpy to have to show up for work" is not better than a machine and Safeway REALLY knew how to do it correctly...you suck at this). Now what...you want to take our beautiful North Scottsdale, without neon and billboards, and our beautiful Black Mountain views and stick two stupid 25 foot signs up, highlighting your name. I can guarantee you that I will go to Wal-Mart and Sprouts to do all of my shopping before I will applaud this move, and I can guarantee you, Terravita is a formidable opponent. Currently, with the closure of Basha's at Greyhawk, Hagen's or Albertson's or whatever, you are experiencing remarkable growth at the Safeway...so why the signage??? You think some out of state biker will miss buying a six pack from you? The only people that count are the ones who already know you exist and also the ones that currently frequent you on a regular basis. DO NOT CORRUPT OUR NEIGHBORHOOD!!! I live directly across Ashler Hills from the Summit and have always marveled that I have this wonderful, convenient center across the street, **ABIDING** by great low impact, low profile and low signage parameters that no one would know it was there at night. It's a good thing. With cell phones and car computers, anyone who would make an impact on your business will find you. What you are totally underestimating, because you are

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Signing off,

Cathy Nevin

Summit Neighbor

From: JK@kingdirectemail.com
Sent: Monday, August 01, 2016 4:36 PM
To: Perone, Steve
Subject: Summit Shopping Center Sign Request



I object to the request to install 25 Ft signs at the Summit Shopping Center. This is not in compliance with scenic corridor requirements nor does it fit in with the character of the neighborhood. If this application is approved, it will be the beginning of the change in our entire area. -- sent by JJ King (case# 32-DR-2016)



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Perone, Steve

From: Cathy Nevin <ncathy2@cox.net>
Sent: Monday, August 01, 2016 8:21 PM
To: Projectinput
Cc: Deb; Evelyn; Joyce; Judi; Linda Hansen; Natalie; Patrice; Trisha
Subject: SUMMIT TOWER SIGNS

WHAT THE HELL IS WRONG WITH ALBERTSONS???? You sell out to Hagen's who arrives in the neighborhood with some kind of a filthy Guest Relations Quotient...you piss off 1300 home sites that are "automatic" customers by raising prices, not having a "welcome open house" and being generally disgusting to customers. Then, Hagen's goes bankrupt, which is generally applauded by North Scottsdale, but certainly seen as a planned strategy to make money at our expense. Then, you buy Safeway and turn the lighting and the employees upside down (not to mention self-check....believe me, Mr. Albertson's President....your employees are far less better than dealing with a machine...I was told you didn't want to miss that intimate customer contact...perhaps if you would train better, we might agree...but the red haired tattooed people with the "grumpy to have to show up for work" is not better than a machine and Safeway REALLY knew how to do it correctly...you suck at this). Now what...you want to take our beautiful North Scottsdale, without neon and billboards, and our beautiful Black Mountain views and stick two stupid 25 foot signs up, highlighting your name. I can guarantee you that I will go to Wal-Mart and Sprouts to do all of my shopping before I will applaud this move, and I can guarantee you, Terravita is a formidable opponent., Currently, with the closure of Basha's at Greyhawk, Hagen's or Albertson's or whatever, you are experiencing remarkable growth at the Safeway...so why the signage??? You think some out of state biker will miss buying a six pack from you? The only people that count are the ones who already know you exist and also the ones that currently frequent you on a regular basis. DO NOT CORRUPT OUR NEIGHBORHOOD!!! I live directly across Ashler Hills from the Summit and have always marveled that I have this wonderful, convenient center across the street, **ABIDING** by great low impact, low profile and low signage parameters that no one would know it was there at night. It's a good thing. With cell phones and car computers, anyone who would make an impact on your business will find you. What you are totally underestimating, because you are either misreading or nonchalant about the feelings of the community, is the way we can make you a ghost town. Why piss off the entire community, when your business is fine??? Sick Sick Sick. I worked in the Food Brokerage industry in the 80's and the word on the street was that Joe Albertsons was a crook and a con artist. I never gave it much credence until you chose to steal our community identity from us. I know he's dead, but I am thinking he does not care about people, about neighborhoods, about shared community...only about profits. That is NOT the kind of neighbor we are accustomed to in North Scottsdale. Have you noticed the signage on the rest of Scottsdale Road? There isn't any. Do you care? Why do you think we love AJ's? Take a peak at their sign.

Signing off,
Cathy Nevin
Summit Neighbor

Perone, Steve

From: Pauline Boldron <dpboldron@centurylink.net>
Sent: Monday, August 01, 2016 5:16 PM
To: Projectinput
Cc: Tricia@mgiproperties.com
Subject: The Summit @ Scottsdale - Proposed Tower Signs - 32331, N Scottsdale Rd.

Attn: Andrew Chi – City of Scottsdale Case # 32 - DR – 2016.

Dear Sir,

We are homeowners in in the Solstice at Sevano residential development at the S.E. corner of Scottsdale Rd and Ashler Hills. My wife and I agree with our Board of Directors and strongly oppose the proposal to change the signage at The Summit Shopping Center. Judging by the volume of traffic the Center creates, it would appear that it is a successful development, which is well known to the surrounding neighborhoods. The present signage is discreet and can easily be seen from Scottsdale Rd. The Summit Shopping Center has three entrances, all well marked, that should be adequate for commercial purposes. We believe that the proposed sign will be an intrusion to the natural desert landscape, an eyesore to the community and could affect property values. Its construction should be refused.

Dennis & Pauline Boldron
7250 E Eclipse Dr.
Scottsdale AZ 85266

Perone, Steve

From: Paula Rudnick <rudnickpaula@gmail.com>
Sent: Tuesday, August 02, 2016 8:55 AM
To: Chi, Andrew; Development Review Board
Subject: Fwd: Permitting for Sign at the Summit

Attention Andrew Chi and The Development Review Board,

I want it to be known that as a resident of Scottsdale and being less than 2 miles from the Summit shopping center I am **STRONGLY APPOSED** to the installation of 2 new signs that will be lighted and over 24 feet tall.

This is **NOT** what scenic Scottsdale is about. We moved here for the dark night skies, the quiet and the scenery. If we wanted tall signs, tall buildings, and bright lights we would have moved south to the area near old town Scottsdale or Phoenix.

When we build our house we had to follow lighting rules and no lights could be facing upward, no lights could be bright, etc. Now we are learning that developers and companies are exempt from these rules. How can that be?

Scottsdale Road is not the Las Vegas Strip and bringing in a sign company from Vegas to make a sign for the Summit is not what the residences of Scottsdale want. If the Summit Management had listen to the residence at the meeting they would know how we feel.

This area is known as the Scottsdale Scenic Drive **NOT** the Vegas Strip.

This should not be permitted and the city of Scottsdale must not let this go forward--This must be **STOPPED** now and that should be the end of it.

I want to hear your position on this matter and how it will be handled.

Paula Rudnick
Resident of North Scottsdale

Perone, Steve

From: Debi Palestina <debi@cornerstoneshealth.org>
Sent: Thursday, July 28, 2016 11:01 AM
To: Projectinput
Subject: The Summit at Scottsdale Proposed Tower Signs Case 32-DR-2016
Attachments: Case Number 32-DR-2016 Letter Palestina.pdf

To Whom It May Concern:

Please find the attached letter in regards to The proposed tower signs at The Summit at Scottsdale shopping center.
Thank you for taking my letter under consideration.

Best,
Debi Palestina

Perone, Steve

From: Ken Presant <kpel.west@gmail.com>
Sent: Thursday, July 28, 2016 12:34 PM
To: Projectinput
Subject: Case Name: The Summit at Scottsdale - Proposed Tower Signs Case Number: 32-DR-2016

Our family is the owner of a private home located in the Solstice at Sevano development on the southeast corner of Scottsdale and E. Ashler Hills Roads. We recently received a notice regarding a proposal to change signage at the Summit Shopping Center.

We strongly oppose the proposal to change the signage at the Summit Shopping Center. When we purchased our home from the developer we were told that the Summit Shopping Center was designed to follow the City of Scottsdale strict guidelines to preserve the natural desert landscape which we enjoy in North Scottsdale. We also understood that the larger tenants like Safeway and Target had to have their structures built low to the natural visual plane and set back into the site. Along with keeping the natural desert scenery the signage for the Summit Shopping Center was designed to complement the natural beauty and be restricted in size, shape and color. If our understanding is correct, the restrictions limit signs to five feet in height with low lighting. Allowing for a change in these restrictions impacts our enjoyment of our property and the natural surrounding desert landscape and contradicts everything we were told when we purchased our home in 2005.

We would have a significant negative impact if you approve the application by the Summit Shopping Center to now place a tower sign because our home faces West and we have clear views to the North West as well. Our home is 2 stories and we would be able to see the tower sign from our back yard patio, as well as our upper deck area, and from all of our living areas located on the second floor. Our other neighbors in the development will also have a negative impact which affects 73 homes in our development.

We respectfully request that you deny the Sumitt Shopping Center application and continue to strictly enforce the current City of Scottsdale restrictions and guidelines to protect our views and enjoyment of our property and future value. Maybe you can encourage the owner if the Sumitt Shopping Center to better maintain the landscaping on their property and prune and shape the trees and bushes on the property allowing for a better view of existing signage. A little weeding and pruning will enhance their property and our community.

Sincerely,

Ken Presant, 32146 N. 73rd Place, Scottsdale,AZ 85266. Phone 510-967-4740

ISent from my iPhone

Perone, Steve

From: ppan@uti.edu
Sent: Thursday, July 28, 2016 6:21 PM
To: Projectinput
Subject: Case 32-DR-2016 - The Summit at Scottsdale - Proposed Tower Signs

As a resident of Solstice at Sevano, I strongly oppose the proposal to change the signage at the Summit Shopping Center. while the current 5' signage follows the ESLO guidelines and fits nicely in the desert environment, the proposed signage stands 25 feet and will be an eye sore.

Baolu Pan
480-823-8023
ppan@uti.edu

This message was feedback from the following web page:

<http://www.scottsdaleaz.gov/building-resources/development-process/projects-in-process>
7/28/2016 6:21:03 PM

72.44.209.188 Mozilla/5.0 (Windows NT 6.1; Trident/7.0; rv:11.0) like Gecko sessionID: 0

From: David Chinsky <David.Chinsky@instituteforleadershipfitness.com>
Sent: Friday, July 29, 2016 6:16 AM
To: Projectinput
Cc: David Chinsky
Subject: 32-DR-2016 - The Summit at Scottsdale - Proposed New Signs

To Whom It May Concern:

My wife and I live at 7252 E Aurora in Scottsdale. We are original owners at Solstice at Sevano Village, which is located right across the street from The Summit at Scottsdale. One of the main reasons we were attracted to Solstice was the beautifully designed shopping center that blended so naturally into the desert surrounding. We have patronized almost every single store at The Summit and the parking lots seem to be full whenever we go over for a meal or to shop. While we appreciate the interest of the owners to be "more visible" to those from outside of our neighboring communities, we suspect there are alternatives to putting up tall signs that defeat the original and very thoughtful and respectful commitment to blend into our community. If some of the landscape has made it more difficult for some to see the current signage, perhaps the center can hire someone to prune the trees and bushes that have become overgrown.

Thank you for this opportunity to provide our comments.



David Chinsky, Founder and CEO
Institute for Leadership Fitness, LLC
<http://www.instituteforleadershipfitness.com>

P: 866-960-LEAD (5323)
F: 866-693-8284

Twitter: @thefitleader
LinkedIn: <http://linkedin.com/in/davidchinsky>

Perone, Steve

From: Jim W. Butkus <JWB@audubonmet.com>
Sent: Friday, July 29, 2016 6:56 AM
To: Projectinput
Subject: Case Number: 32-DR-2016

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

As a resident of Solstice at Sevano, my wife and I join the other residents and HOA Board of Directors of Solstice at Sevano, a 73 unit residential development on the southeast corner of Scottsdale and

Ashler Hills Roads, in strongly opposing the proposal to change the signage at the Summit Shopping Center.

ESLO guidelines for signage should be strictly adhered to, being five feet in height with low lighting. Any changes to the ESLO should require City Council approval. Recognition must be given

of any changes to these guidelines would result in other shopping centers, such as North Scottsdale Shopping Center anchored by AJs, in making similar requests.

The project narrative, submitted by the owner/developer, states "the two 5' monument signs are largely obscured by overgrown natural landscaping". We agree with a common sense proposal

that the vegetation be pruned instead of drastically altering the existing signage.

Finally and most importantly, our location on Eclipse Drive would force us to view this proposed 25' sign from our back yard instead of our present views of Black Mountain. These beautiful, natural

landscapes are why we chose to live in Northern Scottsdale.

Thank you for your consideration.

Jim and Sheri Butkus
7256 E. Eclipse Drive,
Scottsdale, AZ 85262

Perone, Steve

From: Sally Owens <sally.owens@hotmail.com>
Sent: Saturday, July 30, 2016 3:36 AM
To: Projectinput
Subject: Case number 32-DR-2016

Resident at Solstice at Sevano
Sally Owens Ratkovic
7249 E Aurora Dr
Scottsdale. AZ 85266

This is to inform you that I am against The Summit at Scottsdale Tower signs.
Also, if there was better landscape maintenance at this shopping complex, it would be more visible, eliminating the need for larger signage. It is overgrown and hiding the signs that are currently there.

Sent from my iPad

Perone, Steve

From: CATHY <cmys@comcast.net>
Sent: Monday, August 01, 2016 6:59 AM
To: Projectinput
Cc: Trisha@mgiproperties.com
Subject: Case Name The Summit at Scottsdale Tower Signs Case Number 32-DR-2016

I am a resident at Solstice at Sevano and my home backs to Ashler Hills Road. I purchased the property last year because I like the open feeling and wonderful views we enjoy in north Scottsdale. I am concerned that the tower signs proposed will affect the views for several residents and will begin to give the feeling of too much commercialism for the area. I object to having to see these tower signs each time I leave and return to my home. I am opposed to this proposal for the aforementioned reasons.

Michael R Mysliwicz
7292 E Eclipse
Scottsdale

From: Candace Baldwin <thebaldwins@me.com>
Sent: Monday, August 01, 2016 12:56 PM
To: Chi, Andrew
Cc: Development Review Board
Subject: regarding Case 32-DR-2016-Summit Signage

Dear Mr Chi,

My husband and I are residents of North Scottsdale, and support the GPPA. We are located in a community within Troon North.

Even though we are not residents of a community near the Summit shopping area, we do frequent Office Max and Target there.

We disagree with an approval for this signage proposal for the Summit.

I wanted to share our views on this case, and, what is occurring within the North Scottsdale communities as a whole.

When we moved to Arizona from the Midwest 6 years ago, we selected the North Scottsdale area because of the natural landscape, wildlife, and amenities of the high desert.

Our realtor, who had sold homes up here since the mid 90's, informed us about the intentional setback of the strip mall shopping structures, and how they were designed to *not* interfere or distract from the natural landscape. He also explained the restrictions of night sky compliancies for the residents, and the nature that surrounded us-how to live with it, and respect it.

Our decision to live in this part of Scottsdale was *very intentional*.

In six short years, we have (sadly) seen a very negative transformation occur in the North Scottsdale region. From the west to>the north>to the east...the "development" is out of control.

Whatever common sense existed within the confines of the City of Scottsdale government decision making when we moved here, is gone. Has no one learned anything from the late 2000's?

My husband and I were never "snowbirds". We moved here for a career opportunity for my husband. He is a Senior Executive with company based in Scottsdale.

When the company flew us in for an interview in 2007, they booked our stay at the Four Seasons. We couldn't believe how far out "in the country" we were, and from the city.

For two years, two weeks a month, we commuted back and forth from the Midwest. A condo was rented for us in Grayhawk, and while here, I often would take the short trip up to Pinnacle Peak to hike.

As a permanent move became a reality for us, we found our way back to North Scottsdale, and the un-obstructive view of Pinnacle Peak from our backyard.

Over the past three years, the open spaces around us, and all the way up Pima, have had the familiar white board signage on every corner and open land area. Taylor Morrison, and other builders like them, seem to own the development of this beautiful part of Scottsdale.-Track home developments are taking homes away from our wildlife.

-Southwest Wildlife, which we support, continues to see an increase in injured and orphaned wildlife.

-The Four Season's unique remote charm as we remember it from 2007, is now diluted with new developments all around it.

-Night sky compliancies, and other requirements of Troon North residents, will be harder and harder to enforce.

Now we are seeing proposals for resorts and more development around the beloved Tom's Thumb, and beyond.
We are saddened to see what is happening.
Greed is alive and well, once again.
... We are also very intuitive, and see what is likely looming around the corner.

We ask that those who would approve Case 32-DR-2016-Summit Signage, to rethink again.
Please also exercise thoughtful decision making for any other development requests that make their way onto your agendas, regarding the high desert of Troon North and North Scottsdale.

We have been entrusting our voting voices to those we thought represented responsible development, and stewardship responsibility, to this beautiful part of the valley.
We will be paying much closer attention going forward.

Regards,

Candace Baldwin
John Baldwin, PhD

Perone, Steve

From: PAUL VISCONTI <PBVISCONTI@msn.com>
Sent: Monday, August 01, 2016 7:27 AM
To: Development Review Board
Cc: Chi, Andrew; City Council
Subject: 25 ft. signs at the Summit shopping center

Please do NOT approve the 25 ft. signs at the Summit shopping center on No. Scottsdale Road. It certainly is not necessary as this is and has been a thriving shopping center for almost 14 years without the need of this kind of advertising. This is not Texas but the beautiful Sonoran Desert.

Thank you.

Visconti Family
33619 N. 79th Way
Scottsdale, Az. 85266

From: Development Review Board
Sent: Friday, July 29, 2016 2:22 PM
To: Perone, Steve
Subject: Development Review Board Public Comment (response #11)

Development Review Board Public Comment (response #11)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	http://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	7/29/2016 2:20:46 PM

Survey Response

COMMENT	
Comment:	These 25 foot lighted Summit signs are totally unnecessary and unwanted and not in ESLO compliance. the Summit has plenty of business already and I for one will boycott doing business there in the future if these signs are approved. The Summit knew ESLO regulations when it was first built and should have built elsewhere if it was not willing to comply. Another example of corporate bullying.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Juanita L. Enkoji
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	jte480@yahoo.com
Phone:	(480) 515-1087
Address:	26804 N. 79th Street

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

Perone, Steve

From: Development Review Board
Sent: Monday, August 01, 2016 6:23 AM
To: Perone, Steve
Subject: Development Review Board Public Comment (response #12)

Development Review Board Public Comment (response #12)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	http://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	8/1/2016 6:21:54 AM

Survey Response

COMMENT	
Comment:	I oppose the proposed changeover of the signage for The Summit, 32551 N. Scottsdale Road.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Bill Malicki
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	Billmalicki@gmail.com
Phone:	
Address:	10240 east whitefeather Lane, Scottsdale
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: Development Review Board
Sent: Monday, August 01, 2016 7:30 AM
To: Perone, Steve
Subject: Development Review Board Public Comment (response #13)

Development Review Board Public Comment (response #13)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	http://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	8/1/2016 7:29:22 AM

Survey Response

COMMENT	
Comment:	I am completely against the proposed new signage at the Summit in North Scottsdale! We do not need this and does not match the existing surroundings!
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	David Post
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	obewonsobi@gmail.com
Phone:	(480) 225-2558
Address:	27855 N. 74th St.
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

Perone, Steve

From: Ira Crider <irajcrider1@gmail.com>
Sent: Thursday, July 28, 2016 11:25 AM
To: Development Review Board; City Council; achi@scottsdale.gov
Cc: Bob Cappel
Subject: Application 32-DR-2016 (2 tower signs at the Summit)

We are residents of the Winfield community which abuts the Summit Shopping Center. We are strongly opposed to the two 25 foot lighted tower signs, they cause light pollution and are downright ugly.

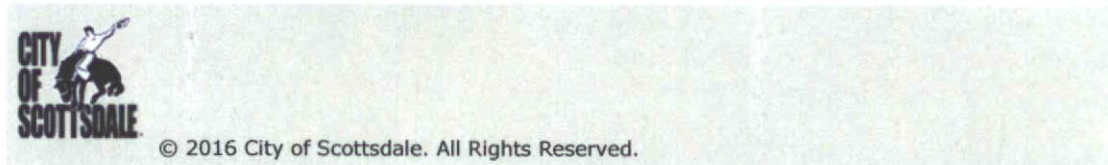
Ira & Edith Crider
33094 N 74th Place
Scottsdale, AZ 85266

Perone, Steve

From: dm-az@sitestar.net
Sent: Wednesday, July 27, 2016 7:46 PM
To: Perone, Steve
Subject: 32-DR-2016 THE SUMMIT AT SCOTTSDALE TOWER SIGNS



On Wednesday, 13 July, many, if not most, of the neighboring HOA's were invited to a meeting where these signs were to be discussed. The emphatic position was no 25 foot lighted sign in our neighborhood!! It is our understanding that lights are to shine down, not out. A 25 foot commercial sign stretches the limit of what is visually allowable along the scenic corridor. My home is the one at the North West corner of Scottsdale Rd and Ashler Hills directly across from one of the signs. -- sent by David Maass (case# 32-DR-2016)



From: Chi, Andrew
Sent: Tuesday, July 26, 2016 6:49 PM
To: 'beadorder@aol.com'
Cc: Perone, Steve
Subject: RE: 32-DR-2016 - Illuminated Signs

Dear Ms. Clewans,

My name is Andrew Chi, and I am the planner coordinating Case# 32-DR-2016. Thank you very much for taking the time to submit your feedback and comments regarding the case. I can assist you with your question regarding lighting for the two (2) proposed tower signs at The Summit.

- The tower signs must comply with the Environmentally Sensitive Lands Ordinance (ESL); the Scenic Corridor sign design guidelines, and the Scottsdale Sensitive Design Principles.
 - The Sign Ordinance and the ESL Ordinance limits any sign copy (the wording) to only halo-illumination at night (i.e. silhouetted letters). Therefore, no face-lit signs are allowed to use on the tower signs.
 - The applicant's current proposal does show full cut-off architectural window lighting at the top of the sign structure, which mimics the architecture of the existing shopping center. However, as part the review of the signs, staff will recommend elimination of the architectural lighting.
 - Here's an **example** of what 'halo-illumination' looks like (which is allowed in the ESL). It is currently found throughout The Summit shopping center and in other centers with ESL zoning. Any copy proposed on the tower signs must comply with this style of illumination:



- The ESL and City design guidelines does limit outdoor lighting and sign lighting to reduce lighting impacts on adjacent properties, and keep light pollution at a minimum.
- Review of the tower signs for compliance with the ESL and design guidelines will be part of the review before the case can proceed to a public hearing.
- The DRB hearing has yet-to-be determined.

Go ahead and periodically check the case webpage for any updates to a DRB hearing date. You may also email me if you have any questions, I am happy to assist.

Thank you Ms. Clewans and have a wonderful day.

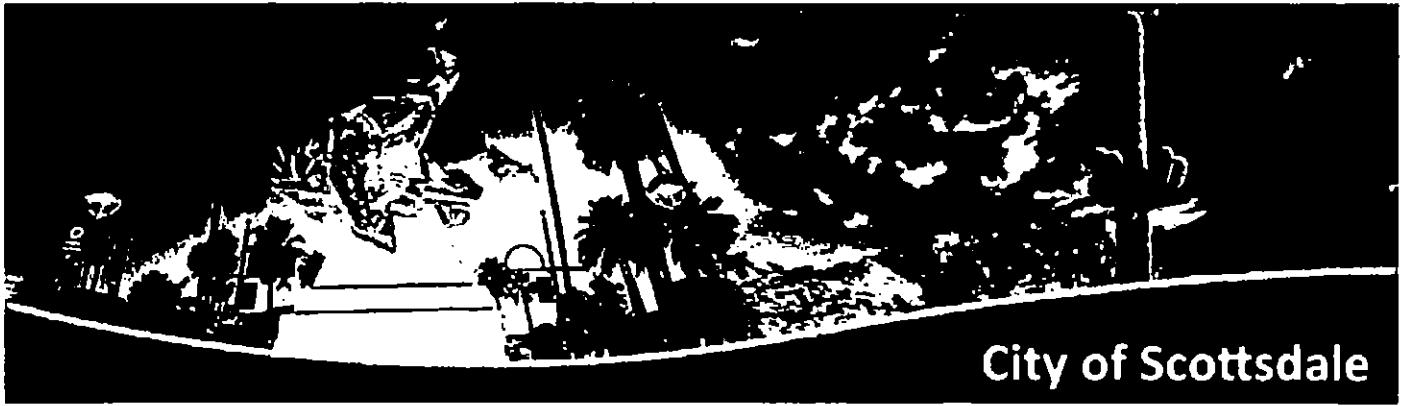
Regards,

Andrew Chi, Planner

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

To: Perone, Steve

Subject: 32-DR-2016--Illuminated Signs



Proposal for 2 illuminated signs at Summit Shopping Center Will this illumination create light pollution? -- sent by Bonnie Clewans (case# 32-DR-2016)



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From: Chi, Andrew
Sent: Tuesday, July 26, 2016 7:13 PM
To: 'Don Buch'
Subject: RE: Question re Summit Signs - Would Appreciate Clarity as Soon as You Can

Hello Don,
Thank you for your email and question.

From my recollection of what occurred in 2004/2005, case history and meeting minutes from Case# 7-TA-2004 – Scenic Corridor Signage Text Amendment (summer and fall of 2005) indicate that there was community discussion that addressed the question of 'no tower signs anywhere on the site in return for the two 5' tall scenic corridor monument signs inside the corridor.'

On July 13, 2005, the Planning Commission recommended approval of the text amendment to the City Council. On October 4, 2005, the City Council approved the final language of the new scenic corridor sign code (Ordinance No. 3641). What was codified does reflect the limitation that 'no tower signs are allowed on the property in return for allowing the shorter 5' tall scenic corridor signs.' However, for some reason, the codified code (Ordinance No. 3641) included an 'if and then' provision – if the owner elects **not** to utilize any 5'tall scenic corridor monument sign, then the property would be allowed tower signs outside of the scenic corridor.

7-TA-2004 – Scenic Corridor Signage Text Amendment:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/28652>

*Scroll down to 'Archived Documents' and download the TIFF files.

Ordinance No. 3641:

<https://eservices.scottsdaleaz.gov/cityclerk/DocumentSearch>

<https://eservices.scottsdaleaz.gov/eServices/EDM/Viewer.aspx?n=2352358&e=.tif>

*If you cannot download from the link above, go to the City Clerk's webpage and search for Ordinance 3641.

Let me know if this helps you out with your questions, and if you or your residents have any questions – I am happy to assist.

Thank you Don and have a great day.

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: Don Buch [<mailto:dnb.terravita@gmail.com>]
Sent: Tuesday, July 26, 2016 4:21 PM
To: Chi, Andrew
Subject: Question re Summit Signs - Would Appreciate Clarity as Soon as You Can
Importance: High

Andrew –

come by!

Thanks,

Don

Perone, Steve

From: LoAnn Larson <l Larson694@gmail.com>
Sent: Wednesday, July 27, 2016 11:44 AM
To: Projectinput
Subject: Case Number 32-DR-2016/The Summit at Scottsdale Tower Signs

I am a resident of Solstice at Sevano and have learned of the proposal to change the current signage at The Summit to 25 foot tower signs. I am strongly opposed to this change for the following reasons:

* We purchased our property in this area due to the beauty of the natural surroundings. One of the appealing aspects of the entire Scottsdale area is that buildings and signage are obscure and what one really focuses on is the natural beauty of the desert. Removing the smaller signs and replacing with large towering signs will definitely detract from this beauty.

* The Summit is a busy area already. I cannot see the added value to the businesses in this development. People use their GPS's to locate businesses and addresses today so large signage identifying the property is really not necessary.

* The complaint from the business owners is that the current signs cannot be seen very well due to natural growth of the desert plants. The more logical solution is to cut back some of this growth, careful not to disturb the natural plants too much, and people will be able to see the signs again. This is a win/win for the businesses and the local homeowners.

Thank you for taking the time to read this email. Please consider our concerns when making your final decision. The right decision is not to put these signs in place as it really does not meet the standards already established in the Scottsdale area.

LoAnn and Chris Larson
32134 N 73rd Place
Scottsdale, AZ 85266

Perone, Steve

From: Bill Sathers <bsathers@outlook.com>
Sent: Wednesday, July 27, 2016 11:25 AM
To: Projectinput
Cc: Bill Sathers
Subject: Project input: The Summit in Scottsdale - Proposed Tower Signs

Case Number: 32-DR-2016

My wife and I are residents and home owners in Solstice at Sevano across Ashler Hills road from the Summit Shopping Center. We chose to purchase a home in North Scottsdale because of the high quality management of the community assets and efforts to preserve the natural desert landscape that we enjoy in North Scottsdale.

We strongly oppose the suggested change to the signage at the Summit Shopping Center. A major effort by the center developer building low buildings deep in the property with low lighting that preserves the natural desert landscape is exactly what we wanted and needed. It would be a major shame to add tower signs that would negate all of the past efforts to preserve the desert beauty. This would take us back into the 1970's - 90's.

The current 5' monument signs do a great job informing consumers of the center location. They may require some pruning around the signs to make them look like new signs.

Please do not allow tower signs for the Summit Shopping Center.

Thank you for your support in this matter,
Leonard W. Sathers
Linnell L. Sathers
Home owners in Solstice at Sevano

Perone, Steve

From: Bill Feinberg . . . W-F Professional Assoc., Inc.--Pharmacy CE & Pharmacy Exam Reviews <bill@wfprofessional.com>
Sent: Wednesday, July 27, 2016 9:37 AM
To: Projectinput
Cc: Inc. Morrison Group (trisha@mgiproperties.com); Jim Pope (jpope8@cox.net); Mary Nuttall; Cyndy Squires; John and Peggy Roudebush
Subject: FW: Tower Signs-PLEASE READ THIS AND EMAIL YOUR COMMENTS TO THE CONTACT AS NOTED
Attachments: Zoning Letter 07-27-16.pdf
Importance: High

TO: projectinput@scottsdaleaz.gov
Case Name: The Summit at Scottsdale - Proposed Tower Signs
Case Number: 32-DR-2016

I am a resident (homeowner) in the development named Solstice at Sevano. I STRONGLY oppose the new signage for the Summit Shopping Center. If the owner of the center trimmed back the plants, foliage, etc., then the signs that presently are in place would probably be more than adequate & visible.

Respectively,

William J. Feinberg
7234 E. Aurora
Scottsdale, AZ 85266

William J. Feinberg, RPh, MBA

President
W-F Professional Associates, Inc.

- Providers of Continuing Professional Education
- Education & Communication Consultants in Pharmacy
- Approved Provider by Accreditation Council for Pharmaceutical Education
- Providers of Pharmacy Exam Review Courses

400 Lake Cook Road Suite 207
Deerfield, IL 60015
(Ofc) 847-945-8050
(Fax) 847-945-5037
(Cell) 847-226-5974
(Email) bill@wfprofessional.com

From: Trisha Morrison [<mailto:trisha@mgiproperties.com>]
Sent: Wednesday, July 27, 2016 7:35 AM
To: Trisha Morrison <trisha@mgiproperties.com>
Subject: Tower Signs-PLEASE READ THIS AND EMAIL YOUR COMMENTS TO THE CONTACT AS NOTED
Importance: High

Good Morning, Solstice Homeowners,

The Solstice Board of Directors has emailed the attached letter to City of Scottsdale opposing the two proposed tower signs on North Scottsdale Road. We've learned that in opposing such changes that "numbers count". Please take a minute and email your comments to the contact as noted on the attached.

Trisha Morrison

Trisha Morrison, AMS™, PCAM®

Morrison Group, Inc.

602-263-7772 Telephone

602-246-6674 Facsimile

Trisha@mgiproperties.com

Please visit MGI's Website at: www.mgiproperties.com



**SOLSTICE AT SEVANO COMMUNITY ASSOCIATION
C/O MORRISON GROUP, INC.
5229 NORTH SEVENTH AVENUE, SUITE 103
PHOENIX, ARIZONA 85013-1965
602-263-7772 TELEPHONE trisha@mgiproperties.com 602-246-6674 FACSIMILE**

July 27, 2016

projectinput@scottsdaleaz.gov

Case Name: The Summit at Scottsdale - Proposed Tower Signs

Case Number: 32-DR-2016

The residents and HOA Board of Directors of Solstice at Sevano, a 73 unit residential development on the southeast corner of Scottsdale and Ashler Hills Roads, strongly oppose the proposal to change the signage at the Summit Shopping Center.

In 2000 when plans were submitted for the shopping center, the developers did everything to build the development to preserve the natural desert landscape which we enjoy in North Scottsdale. The box stores, Safeway and Target, were built low and deep in the property. The ESLO guidelines for signage were adhered to, being five feet in height with low lighting. Changes to these guidelines would result in other shopping centers, such as North Scottsdale Shopping Center anchored by AJs, making similar requests.

The project narrative, submitted by the owner/developer, states "the two 5' monument signs are largely obscured by overgrown natural landscaping". We would propose that maybe the vegetation be pruned. The owner/developer believes that visible signage creates a safety hazard. There is a greater safety hazard to drivers in the surrounding communities like ours and Las Piedras who leave the shopping center, turning left onto Ashler Hills, and struggle to see around the overgrown vegetation. The NAOS area around the center is overgrown, and if anything is a fire hazard. Our community is a certified fire wise community, keeping our NAOS pruned to meet the standards of the Arizona State Forestry Division.

The Summit thinks the ESLO restrictions put them at a competitive disadvantage. We disagree since they have a high occupancy rate compared to other surrounding shopping centers, such as Terravita and El Pedrigal. Any changes to the ESLO should require City Council approval.

And last but not least, we would have residents who would be viewing a 25' sign from their homes versus views of Black Mountain. That is not why we chose to live in Northern Scottsdale.

Board of Directors for
Solstice at Sevano Community Association

Perone, Steve

From: coyote1078@comcast.net
Sent: Wednesday, July 27, 2016 9:20 AM
To: Projectinput
Subject: Case Number: 32-DR-2016

To Whom It May Concern:

Case Name: The Summit at Scottsdale-Proposed Tower Signs

Case Number: 32-DR-2016

As a resident of Soltice at the Summit, I agree with our HOA Board of Directors and oppose the proposal to change the signage at the Summit Shopping Center.

Thank you for your consideration in this matter.

Mary C Ziegelmaier
32147 N 73rd Place
Lot #23
Scottsdale, Az 85266

Perone, Steve

From: Trisha Morrison <trisha@mgiproperties.com>
Sent: Wednesday, July 27, 2016 7:31 AM
To: Projectinput
Subject: Tower Signs
Attachments: Scottsdale Notice.pdf; Zoning Letter 07-27-16.pdf

Good Morning, Mr. Chi,

Attached is a letter from Solstice at Sevano Community regarding the proposed Tower Signs on Scottsdale Road. May we ask you to please acknowledge receipt of the attached letter. Thank you.

Trisha Morrison

Trisha Morrison, AMS™, PCAM®
Morrison Group, Inc.
602-263-7772 Telephone
602-246-6674 Facsimile
Trisha@mgiproperties.com
Please visit MGI's Website at: www.mgiproperties.com



KEEPING YOU INFORMED

Postcard Date: 7/19/2016



Site Location:

32331 N. Scottsdale Rd.

Case Name:

The Summit at Scottsdale
Tower Signs

Case Number:

32-DR-2016

Dear Property Owner:

Case Objective*

- Two (2) new tower signs outside of the scenic corridor.

This is to inform you of a request by the owner to consider the design for two (2) new tower signs: one (1) on N. Scottsdale Road, and one (1) on E. Ashler Hills Road, located outside of the scenic corridor; and remove two (2) existing scenic corridor monument signs along N. Scottsdale Road, at an existing commercial development The Summit at Scottsdale.

Applicant contact: Kimberly Euers, 480-403-7707

City contact: Andrew Chi, 480-312-7828

*For more information enter the case number at:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases>, or to comment, e-mail projectinput@scottsdaleaz.gov. The entire case file may be viewed at Current Planning, 7447 E Indian School Road, Suite 105.

Scottsdale P & Z Link - An email bulletin to keep residents and merchants informed about upcoming projects.

Subscribe at <https://eservices.scottsdaleaz.gov/listserve/default.asp>

1289-029-1199

Ms Lorraine Castro
PO Box 1000
Scottsdale, AZ 85252-1000

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WILLIAM J FEINBERG AND LINDA M FEINBERG
7234 E Aurora
Scottsdale, AZ 85266-1558



**SOLSTICE AT SEVANO COMMUNITY ASSOCIATION
C/O MORRISON GROUP, INC.
5229 NORTH SEVENTH AVENUE, SUITE 103
PHOENIX, ARIZONA 85013-1965
602-263-7772 TELEPHONE trisha@mgiproperties.com 602-246-6674 FACSIMILE**

July 27, 2016

projectinput@scottsdaleaz.gov

Case Name: The Summit at Scottsdale - Proposed Tower Signs

Case Number: 32-DR-2016

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The project narrative, submitted by the owner/developer, states "the two 5' monument signs are largely obscured by overgrown natural landscaping". We would propose that maybe the vegetation be pruned. The owner/developer believes that visible signage creates a safety hazard. There is a greater safety hazard to drivers in the surrounding communities like ours and Las Piedras who leave the shopping center, turning left onto Ashler Hills, and struggle to see around the overgrown vegetation. The NAOS area around the center is overgrown, and if anything is a fire hazard. Our community is a certified fire wise community, keeping our NAOS pruned to meet the standards of the Arizona State Forestry Division.

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And last but not least, we would have residents who would be viewing a 25' sign from their homes versus views of Black Mountain. That is not why we chose to live in Northern Scottsdale.

Board of Directors for
Solstice at Sevano Community Association

Perone, Steve

From: diva85255@aol.com
Sent: Wednesday, July 27, 2016 8:39 AM
To: Projectinput
Subject: Summit proposed tower signs on North Scottsdale Road.

We oppose the proposed tower signs at the Summit located at Ashler Hills & Scottsdale Rd. Please do not approve this. We live directly across the street from the center.

Greg and Cathy Roth,
7210 E. Aurora

Perone, Steve

From: Chi, Andrew
Sent: Tuesday, July 26, 2016 6:49 PM
To: 'beadorder@aol.com'
Cc: Perone, Steve
Subject: RE: 32-DR-2016 - Illuminated Signs

Dear Ms. Clewans,

My name is Andrew Chi, and I am the planner coordinating Case# 32-DR-2016. Thank you very much for taking the time to submit your feedback and comments regarding the case. I can assist you with your question regarding lighting for the two (2) proposed tower signs at The Summit.

- The tower signs must comply with the Environmentally Sensitive Lands Ordinance (ESL); the Scenic Corridor sign design guidelines, and the Scottsdale Sensitive Design Principles.
 - The Sign Ordinance and the ESL Ordinance limits any sign copy (the wording) to only halo-illumination at night (i.e. silhouetted letters). Therefore, no face-lit signs are allowed to use on the tower signs.
 - The applicant's current proposal does show full cut-off architectural window lighting at the top of the sign structure, which mimics the architecture of the existing shopping center. However, as part the review of the signs, staff will recommend elimination of the architectural lighting.
 - Here's an **example** of what 'halo-illumination' looks like (which is allowed in the ESL). It is currently found throughout The Summit shopping center and in other centers with ESL zoning. Any copy proposed on the tower signs must comply with this style of illumination:



- The ESL and City design guidelines does limit outdoor lighting and sign lighting to reduce lighting impacts on adjacent properties, and keep light pollution at a minimum.
- Review of the tower signs for compliance with the ESL and design guidelines will be part of the review before the case can proceed to a public hearing.
- The DRB hearing has yet-to-be determined.

Go ahead and periodically check the case webpage for any updates to a DRB hearing date. You may also email me if you have any questions, I am happy to assist.

Thank you Ms. Clewans and have a wonderful day.

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: beadorder@aol.com [<mailto:beadorder@aol.com>]

Sent: Sunday, July 24, 2016 12:07 PM

To: Perone, Steve

Subject: 32-DR-2016--Illuminated Signs



Proposal for 2 illuminated signs at Summit Shopping Center Will this illumination create light pollution? -- sent by Bonnie Clewans (case# 32-DR-2016)



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Perone, Steve

From: Jmcmillin1@cox.net
Sent: Tuesday, July 26, 2016 9:43 AM
To: Projectinput
Subject: Case 32-DR-2016

Absolutely not.... No more signage.
At the summit .

Judi Mcmillin
480-759-1933
Jmcmillin1@cox.net

This message was feedback from the following web page:
<https://www.google.com/>
7/26/2016 9:42:47 AM

24.251.100.66 Mozilla/5.0 (iPad; CPU OS 9_3_2 like Mac OS X)
AppleWebKit/601.1.46 (KHTML, like Gecko) Version/9.0 Mobile/13F69
Safari/601.1 sessionID: 0

Perone, Steve

From: bdesler@netzero.com
Sent: Tuesday, July 26, 2016 1:59 PM
To: Development Review Board; City Council; achi@Scottsdale.gov
Subject: Summit Towers

We wish to express our vigorous objection to the construction of proposed lighted towers at the Summit shopping area on north Scottsdale Road. They are neither needed nor wanted and are thought of as a total eyesore in our desert area where the natural landscape is so treasured. We devoutly hope you will disapprove this project.

Sincerely,

James and Betty Wondra
7371 E. Evening Glow Dr.
Scottsdale, AZ 85266

Perone, Steve

From: Don Buch <dnb.terravita@gmail.com>
Sent: Sunday, July 24, 2016 9:08 PM
To: Chi, Andrew
Cc: Development Review Board; City Council; 'ROBERT CAPPEL'; 'James Johnson'
Subject: Case 32-DR-2016 (Tower Signs for The Summit at Scottsdale)

Andrew -

I have just read the June 27th "Project Narrative" relative to Case 32-DR-2016, which I believe was, in fact, only formally submitted to the City on 7/19/2016 and subsequently posted to the City website. I must say that I find many of its contents rather astounding.

As you know, the property owners (Weingarten Realty of Houston, Texas) hosted a community meeting on July 13. That and related correspondence suggested they wanted to work with the neighborhood to find a win/win answer to the signage at the Summit. To suggest there was all but unanimous and very vocal opposition to the signs as proposed would be an understatement. Yet only six days later our neighbors, supposedly interested in "working together with the community", filed (or had their sign company file) the Narrative, without notice. It appears to propose precisely what the community so vehemently objected to just days before. So much for working together.

In the days and weeks ahead, you, your department and various related individuals and entities will doubtless hear much more from the community. My purpose in writing you today is to pose a variety of questions prompted by the Narrative and to attempt to point out illogical statements offered by the owners' agent.

1. Does the City typically negotiate proposals like this with the property owner or with some agent – such as the sign company on whose letterhead this appears and whose "Government Relations Specialist" signed the Narrative? Is the sign company held responsible/liable for any agreements reached? Is the owner not a party to the agreement(s)?
2. It is interesting that Yesco (the sign company) notes that "tenants have noted their marked lack of exposure from Scottsdale Road and Ashler Hills Drive". That is not new news. The location has never moved. It's as it was when most of these tenants signed their leases, in some cases more than a decade ago. And they are only now noting their lack of exposure? Did Weingarten not notice it before they purchased the property roughly a year ago?
3. Yesco talks of the two existing 5-foot-high monument signs being "largely obscured by overgrown natural landscaping". The existence of landscaping is not new news either. Nor is the fact that the (protected) Scenic Corridor/Drive was there long before the tenants were. I don't believe it was ever suggested that the "natural" landscaping in this section of the Corridor would ever be cut back so that passing vehicles might more clearly see the shops. What leads tenants and Weingarten to think that the initial expectation should now be waived?
4. Should the undesired 25-foot-high tower signs actually get built, many sight lines to them will be obscured by the same "overgrown natural landscaping". Drivers looking off to the east, seeing the signs for the first time and suddenly becoming aware of the existence of these shops, will have to brake exceedingly quickly if they are going to be prompted to stop and shop as a consequence of having now seen the signs. Please ensure that if any of the offending natural landscaping seems to mysteriously "shrink", those found responsible will pay a heavy price: "sorry" should not suffice if a sign inexplicably becomes much more visible.

accidents have there been? Given that the vast majority of customers shop at the Center regularly, how many accidents are truly the result of someone not seeing (or knowing where) the entrance is? And don't people unfamiliar with a site/address tend to drive more slowly, looking for it – be it on N. Scottsdale Road or in downtown Phoenix?

6. The repeated insinuation that the ESL restrictions have suddenly appeared and blindsided some tenants (and Weingarten) is difficult to fathom. If tenants felt/feel this is a “grave disadvantage when compared to other like shopping centers” then why did they not lease space at one of those implicitly more desirable shopping centers in the first place? If this was so troubling, why did Weingarten purchase the Center only a year ago? Surely no one really expected that these environmentally sensitive lands would suddenly become less sensitive with the arrival of Weingarten?
7. I believe the scenic corridor is 100 feet wide, measured from the edge of N. Scottsdale Road. Is that correct? I further believe that the stated “175’ setback from Scottsdale Road” is, in fact, not a setback from the edge of the road but rather measured from the center of the four lane (plus median) Road. Is that correct? If so, I would suggest that the wording of the Narrative should be clarified.
8. One wonders about the need/desire for “the strip of white LED lighting at the top of the towers”. This is presumably an effort to draw attention to the sign in the midst of our “dark skies”. We assume any new signage would fully comply with “dark sky” regulations comparable to those of their neighbors?
9. We had understood that each of the sign’s three “tenant panels” were intended to be backlit in some manner at night. Could you elaborate on what it means that “The background for tenant panels are opaque; as such they will not light at night.” Is there some nuance here? Will they somehow be illuminated but they themselves will “not light”. We note that none of the drawings indicate there being anything of any nature (wording, logos, etc.) on any of the tenant panels
10. The applicant states, “Under current conditions, the tenants of The Summit are experiencing a negative financial return due to their lack of signage exposure.” How does the sign company know (a) that “the tenants” are losing money and (b) that its due to the lack of the signage? Do they have tenant financial records at their disposal? For all 41 tenants (minus 2 vacant spaces)? Are we to believe that putting up a sign advertising three tenants will somehow save the three, much less the 38 others from future “negative financial returns”? Why did Weingarten purchase a venture with apparently negative returns? Did they believe they could simply proceed with things like 25-foot-high illuminated signs and the community wouldn't care?
11. Again we read that “no one can easily tell there is a shopping center behind the old growth landscaping.” Was the landscaping not there first? And regulations to protect it? And now tenants (or at least the sign company) would like to waive those regulations? Was Weingarten unaware of the adjacent landscaping (and regulations protecting it) when they purchased the Center?
12. The suggestion that without these two signs “the new people visiting this region...and constant turnover in the population” will remain forever unaware of the Center, strains one's imagination. Anyone travelling within the speed limit on N. Scottsdale Road will know these shops are there. Maybe they won't have time to brake and turn in on their first drive-by but by the second or third pass they ought to be well aware.
13. And perhaps the final sentence is the most confusing, if not misleading. Supposedly the financial viability of this center and its “ability to thrive alongside other neighboring developments” is contingent upon the installation of these two signs. Or so says the sign company! 41 tenants going from “negative financial returns” to “thriving”, thanks to two signs advertising three businesses. Really?

and a "trophy". What dramatic change of circumstances has apparently taken place such that the financial viability of this Center is implicitly now contingent upon the installation of two 25-foot-high, illuminated signs?

15. The numbers do not appear to support any contention that this Center (and, presumably, it's tenants) is struggling, much less as some direct consequence of not having two tower signs. The shopping centers in Greater Phoenix average a vacancy rate of 9.0%. The market area in which the Summit is located has a vacancy rate of 14.3%. Currently the vacancy rate at The Summit is 1.8%. If tenant survival is such a struggle, why is the vacancy rate so low? Why would Weingarten buy the Center in the first place? Can they not make a financial success of a Center with a 1.8% vacancy rate? Irrespective of whether or not they can, success should not be achieved by changing the character and environment of a neighborhood that so many residents have fought so long to establish, maintain and protect – an environment we look to our City government to continue to protect.

Thank you for your continued time, consideration and assistance.

Don (Buch)
Resident of Terravita

Perone, Steve

From: barbgroszkruger@earthlink.net
Sent: Monday, July 25, 2016 9:57 AM
To: Perone, Steve
Subject: Signage at Summit Development



I protest the current request for signage approval of the new Summit Development. We value our scenic Scottsdale Road governed by the strict signage regulations that have prevailed over the years. I recall the restrained approvals for the Safeway and Target signage when the Summit development was first started. There should be no "loosening" of these regulations. What has been in place over the years has protected the beauty of our community. Please do not change these building regulations -- sent by Barbara S. Groszkruger (case# 32-DR-2016)



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Perone, Steve

From: beadorder@aol.com
Sent: Sunday, July 24, 2016 12:07 PM
To: Perone, Steve
Subject: 32-DR-2016--Illuminated Signs



Proposal for 2 illuminated signs at Summit Shopping Center Will this illumination create light pollution? -- sent by Bonnie Clewans (case# 32-DR-2016)



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Perone, Steve

To: Chi, Andrew
Subject: FW: Development Review Board Public Comment (response #10)

FYI

From: Development Review Board
Sent: Sunday, July 24, 2016 12:17 PM
To: Perone, Steve
Subject: Development Review Board Public Comment (response #10)

Development Review Board Public Comment (response #10)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	http://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	7/24/2016 12:16:45 PM

Survey Response

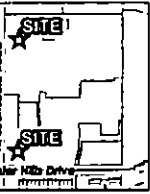
COMMENT	
Comment:	We are residents of the Winfield Community, North Scottsdale. We oppose the large commercial signs proposed by the Weingarten Realty, in the Summit Commercial Center. It will ruin the Scottsdale Road scenic route we've had for the past 51 years.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Mary and Stan Zdeb
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	atennisgirl@cox.net
Phone:	

Address:

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

KEEPING YOU INFORMED

Postcard Date: 7/19/2016



Dear Property Owner:

Case Objective*

- Two (2) new tower signs outside of the scenic corridor.

This is to inform you of a request by the owner to consider the design for two (2) new tower signs: one (1) on N. Scottsdale Road, and one (1) on E. Ashler Hills Road, located outside of the scenic corridor; and remove two (2) existing scenic corridor monument signs along N. Scottsdale Road, at an existing commercial development The Summit at Scottsdale.

Applicant contact: Kimberly Euers, 480-403-7707

City contact: Andrew Chi, 480-312-7828

*For more information enter the case number at:

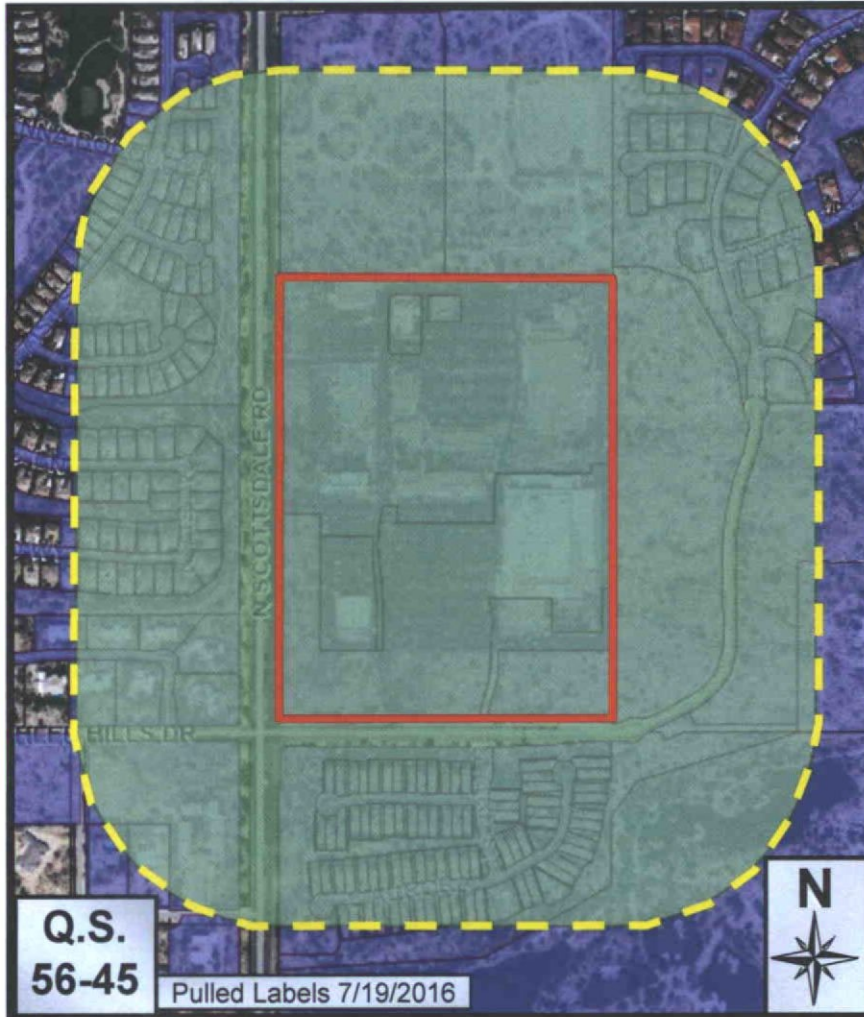
<https://eservices.scottsdaleaz.gov/bldgresources/Cases>, or to comment, e-mail projectinput@scottsdaleaz.gov. The entire case file may be viewed at Current Planning, 7447 E Indian School Road, Suite 105.

(OK)
*Updated in CDS
Thanks!!!
Chi

ale P & Z Link - An email bulletin to keep residents and merchants informed about upcoming projects.

Subscribe at <https://eservices.scottsdaleaz.gov/listserve/default.asp>

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet
243 Postcards

Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- Nextdoor
- City Website-Projects in the hearing process

32-DR-2016

**The Summit at Scottsdale
Tower Signs**

ATTACHMENT #___

From: AJL <lazz02@ameritech.net>
Sent: Wednesday, July 13, 2016 5:15 PM
To: Chi, Andrew
Subject: 1022-PA-2015 Tower Signs

Dear Andrew Chi,

My Name is Anthony Lazzaroni, I reside at 7593 E. Camino Salida Del Sol, 85266, along with my wife and adult daughter,(who shop at the Summit more than I care to mention). We purchased our home in 2010 and officially moved here from Chicago in 2013. We searched many neighborhoods for about a year and a half and finally purchased our home in Las Piedras. We especially loved the privacy and the setback shopping areas of the Foothills Scenic Corridor. The area lives up to its name and tries to maintain true Arizona Desert living. It is like your on vacation.

Now I hear that some retailers and/or shopping center developers are not happy with the area that the residents love so much. They want to bring twenty-five foot "Big City" signs to area that would begin the process of decaying the vicinity. There is no need for this action; the surrounding residents that make up the vast area know where everything is located. Please remind these retailers and developers of their residents who shop in the area everyday, and would not appreciate if they dirty up the beautiful neighborhood that we live. If for the sole purpose of **their** wallets I believe this proposal should be reconsidered.

We would like to cast three votes against any such proposal. Thank you.

Respectfully,

Anthony J. Lazzaroni
lazz02@ameritech.net

From: Don Buch <dnb.terravita@gmail.com>
Sent: Thursday, July 14, 2016 1:49 PM
To: Chi, Andrew
Subject: Summit Signage

Andrew –

Thanks for coming, listening, explaining last night. It is certainly a credit to your Department and much appreciated by the community.

Regards,

Don

From: Stephanie L. Perry <slperry@rogers.com>
Sent: Friday, July 08, 2016 6:03 AM
To: Chi, Andrew
Subject: Pre-Application# 1022-PA-2015 - The Summit (Two 25' Tower Signs)

Subject: Impact to impact to west-side of Scottsdale Road / p west-side of Scottsdale Road / Pre-Application# 1022-PA-2015 / Two 25 foot-high lit signs at entrances to The Summit

Dear Mr. Chi,

The submitted plans for this project say nothing about the impact to the hundreds of homes on the WEST side of Scottsdale Road between Dove Valley Road to the north and Ashler Hills to the south, and are actually MISLEADING in choosing to include several suprimposed views, but of course not the view that WILL be affected.

Like many of the residents affected by this project, I am not in Scottsdale in July, but I want to go on record with you with my concerns, and my objection to the project until these are addressed.

We already have the glow of the gas bar lights at night, almost exactly opposite the 7100 block of Aloe Vera Drive, and visible at oblique angles to all the residents. The proposed signs will not only contribute to the light pollution, but it appears that they will intrude on our views of the mountainous horizon to the east ("behind" the shopping complex when standing or living on the west side of Scottsdale Road).

The superimposed views artfully do not address this concern, nor do they account for the steep drop in elevation from east to west, so that the 25 foot high signs are actually much "higher" when seen from our community, and will certainly appear much higher than the rooflines of the shopping center from our homes, even though in the submitted superimposed photos the signs all appear in line with the roof.

Baloney: the photo points were carefully chosen.

I do not know the zoning laws nor the standard to which The Summit must adhere, but the fact that there is notice, a hearing, and a meeting (in JULY of course) suggest that there is an issue here to be aired and resolved.

I hope the neighborhood's concerns will be vigorously represented at the meeting and in correspondences to you, and I hope you will , to the extent the zoning laws provide, minimize the impact of these commercial signs on the natural beauty of the area.

Thanks.

Stephanie L. Perry
7138 East Aloe Vera Drive
Scottsdale AZ 85266

From: Don Buch <dnb.terravita@gmail.com>
Sent: Monday, July 11, 2016 1:10 PM
To: Chi, Andrew
Subject: Tower Signs for the Summit

Good Afternoon Andrew –

Kara tells me you have received quite a bit of correspondence re the proposed Summit signs. Is any/all of that available for public viewing?

Thanks for your efforts to make the property owners see the light and approach this in a considerably different manner.

Don (Buch)

From: Don Buch <dnb.terravita@gmail.com>
Sent: Friday, July 08, 2016 8:06 AM
To: Chi, Andrew
Subject: Summit Signage 1022-PA-2015

Good Morning Andrew –

Any feedback or more info from Weingarten?

Who would know if there were sign-related agreements at the time Summit was built? I'm told it was a long negotiation and the only way they got signs within the 100-foot corridor was (a) only two (b) only monuments and no higher than 5 feet and (c) no other free standing signs of any type anywhere on the property.

Thanks for your help. Have a good weekend.

Don (Buch)

From: ROBERT CAPPEL <r-cappel1@msn.com>
Sent: Thursday, July 07, 2016 12:03 PM
To: Chi, Andrew; Murillo, Jesus
Subject: Tower Signs at the Summit 1022-PA-2015

I understand that there is an application to build two new tower signs at the Summit Commercial Center along Scottsdale Road, which is also the City of Scottsdale's Scenic Drive. As the President of the Greater Pinnacle Peak Association which is responsible for and takes care of this Scenic Drive for the City, we are opposed to having tall signage along this scenic drive. I'm also the President of the Winfield HOA Board of Directors and Winfield's 511 residents will also be opposing tall signs. I would like to receive details on these signs proposed in 1022-PA-2015 before the meeting on July 13th.

Robert Cappel
480-595-1805
r-cappel1@msn.com

From: Don Buch <dnb.terravita@gmail.com>
Sent: Wednesday, July 06, 2016 8:20 PM
To: Chi, Andrew
Subject: Signs at the Summit

Andrew –

Thanks very much for all the time and insight you were kind enough to give me today. I hope you finally got some lunch!

This evening a resident mentioned to me that the Summit, and related signage, were major issues at the time the project was developed. Apparently the animated “discussions” re signage ended up with agreement to the two current monument signs on the condition there would be no others. Do you know if there might be any lingering restriction on the site that relates to this supposed agreement?

Thanks,

Don

Chi, Andrew

From: Chi, Andrew
Sent: Tuesday, July 05, 2016 5:24 PM
To: 'Gary Barnett'
Subject: RE: Pre-Application 1022-PA-2015

Hello Mr. Barnett,

Thank you very much for taking the time to email me. I hope you had a restful holiday weekend.

- The City has a webpage where you can search for pre-applications and the original pre-app meeting that was held: <https://eservices.scottsdaleaz.gov/bldgresources/PreApp/Search>
- Limit the month and year to 'Entire Year' and '2015' and search for Pre-App Number 1022-PA-2015:

Month and Year

Entire Year 2015

Other Search Criteria

Pre-App Number **Project**

Location **Applicant**

1 record(s) returned.

Meeting	Pre-App #	Project	Location	Applicant	Related
11/9/2015	1022-PA-2015	THE SUMMIT AT SCOTTSDALE TOWER SIGNS	32331 N SCOTTSDALE RD	YESCO LLC - 480-403-7764	

- Because the case is still under the 'Pre-Application' stage, no formal Development Review Board case submittal has occurred.
- Only the information presented in the pre-application webpage search shown above is as much information that is available online (until the applicant submits a formal DRB case). If you wish to view the current pre-application file and all of the files in it, you may do so in-person (but unfortunately not online). Visit the One Stop Shop Records Counter to request a Public Records request to view Pre-Application 1022-PA-2015. <http://www.scottsdaleaz.gov/building-resources/records>
- Please note that the files in the pre-app case file is ***not*** the final design of the tower signs. That will be determined by the Development Review Board once the public hearing meeting is scheduled.
- If you and your community members would like to be informed of all case submittals submitted to the Planning Department, the best way to receive notifications is to sign-up and subscribe to the Planning & Zoning Newsletter. Every week, a bulletin is sent out listing ALL new case submittals. You can sign-up here: <http://www.scottsdaleaz.gov/building-resources/records>

email@example.com

Subscribe

- After the case is officially submitted and accepted, all owners and HOA's within 750 feet of the site will be notified by a City project notification postcard.
- The open house meeting you and your neighbors were notified of on July 13th is a private open house meeting that the owner is conducting as a courtesy. The City does not require an open house meeting for a Development Review Board case.

I hope this detailed response provides you with some direction and answer that you are seeking. Please let me know if you have any zoning-specific related questions. Otherwise, I suggest keeping an eye out for the official City postcard mailing (late July/early August), and please subscribe to the P&Z link if you wish.

I thank you Mr. Barnett for your time. Have a wonderful day and let me know if you have 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

From: Gary Barnett [<mailto:gbarnett4@gmail.com>]

Sent: Friday, July 01, 2016 5:32 AM

To: Chi, Andrew

Subject: Pre-Application 1022-PA-2015

Mr. Chi

I have tried to locate information concerning pre-application 1022-PA-2015 (signage at 32527 N. Scottsdale Road) on the Scottsdale website and have not been successful. Is it available?

Gary Barnett
7163 E Thirsty Cactus Road
Scottsdale, AZ

From: Chi, Andrew
Sent: Tuesday, July 05, 2016 5:21 PM
To: 'Don Buch'
Subject: RE: Pre-Application 1022-PA-2015

Hello Mr. Buch,

Thank you very much for taking the time to email me. I hope you had a restful holiday weekend.

- The City has a webpage where you can search for pre-applications and the original pre-app meeting that was held: <https://eservices.scottsdaleaz.gov/bldgresources/PreApp/Search>
- Limit the month and year to 'Entire Year' and '2015' and search for Pre-App Number 1022-PA-2015: <https://eservices.scottsdaleaz.gov/bldgresources/PreApp/Search>

Month and Year

Entire Year 2015

Other Search Criteria

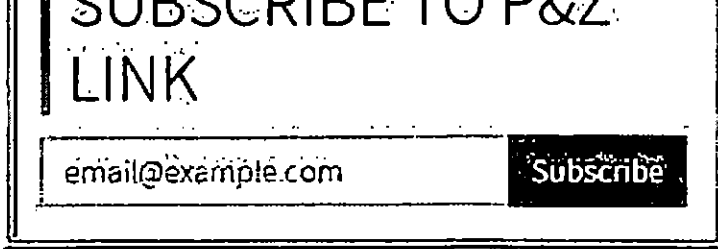
Pre-App Number Project

Location Applicant

1 record(s) returned.

Meeting	Pre-App #	Project	Location	Applicant	Related
11/9/2015	1022-PA-2015	THE SUMMIT AT SCOTTSDALE TOWER SIGNS	32332 N. SCOTTSDALE RD	YESCO LLC	

- Because the case is still under the 'Pre-Application' stage, no formal Development Review Board case submittal has occurred.
- Only the information presented in the pre-application webpage search shown above is as much information that is available online (until the applicant submits a formal DRB case). If you wish to view the current pre-application file and all of the files in it, you may do so in-person (but not online). Visit the One Stop Shop Records Counter to request a Public Records request to view Pre-Application 1022-PA-2015. <http://www.scottsdaleaz.gov/building-resources/records>
- Please note that the files in the pre-app case file is ***not*** the final design of the tower signs. That will be determined by the Development Review Board once the public hearing meeting is scheduled.
- If you and your community members would like to be informed of all case submittals submitted to the Planning Department, the best way to receive notifications is to sign-up and subscribe to the Planning & Zoning Newsletter. Every week, a bulletin is sent out listing ALL new case submittals. You can sign-up here: <http://www.scottsdaleaz.gov/building-resources/records>



- Here's the contact information for the owner representative in-case you have any questions:

Jennifer Paddison, Property Manager
Weingarten Realty
Office: 602.217.8855
Email: JPaddison@Weingarten.com

- The owner plans to submit a formal DRB application sometime after the July-13th private open house meeting – no date has been set – you will need to contact the owner to see when that may occur.
- After the case is officially submitted and accepted, all owners and HOA's within 750 feet of the site will be notified by a City project notification postcard.
- The open house meeting you and your neighbors were notified of on July 13th is a private open house meeting that the owner is conducting as a courtesy. The City does not require an open house meeting for a Development Review Board case.
- If you wish to voice your opinion on the timing of the July 13th private open house meeting date, you may contact the owner and have a conversation. However, you and your neighbors will get another opportunity to comment on the case at the DRB meeting.

I hope this detailed response provides you with some direction and answer that you are seeking. Please let me know if you have any zoning-specific related questions. Otherwise, I suggest keeping an eye out for the official City postcard mailing (late July/early August), and please subscribe to the P&Z link if you wish.

I thank you Mr. Buch for your time. Have a wonderful day and let me know if you have 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

From: Don Buch [mailto:dnb.terravita@gmail.com]
Sent: Thursday, June 30, 2016 7:56 PM
To: Chi, Andrew
Subject: Pre-Application 1022-PA-2015

Mr. Chi –

Given the facts that some people have yet to receive Weingarten's letter, that the application is not yet available for public consideration, that you are away until the 5th, and that we typically ought to leave you 1-2 business days to respond (and

Thank you for your consideration.

Don Buch
Terravita

From: Don Buch [mailto:dnb.terravita@gmail.com]
Sent: Thursday, June 30, 2016 7:42 PM
To: Chi, Andrew
Subject: Pre-Application 1022-PA-2015

Mr. Chi –

I write you as Chairman of Terravita's External Affairs Committee. Our charge is to gather and disseminate information about "external" activities to our residents.

Earlier today I was made aware of Weingarten Realty's filing of a request to install two new "tower" signs at The Summit shopping center, which they own. You are noted as the City's coordinator for this case.

Given the shortage of time, would you be kind enough to forward me a copy of the "pre application" at your earliest convenience. I have searched for the file (1022-PA-2015) on the City's website but met with no success.

Thanks, in advance, for your time and assistance.

Donald N. Buch

6605 E Evening Glow Drive
Scottsdale, AZ 85266
July 11, 2016

City of Scottsdale
Planning and Development Dept.
7447 E Indian School Road
Suite 105
Scottsdale, AZ 85261

Dear Planning and Development Department Committee,

My husband and I bought property in Terravita, a Scottsdale Sub-division near the intersection of Carefree Highway, in 1994 and moved into our house the following year. We have lived full time at this address since. We watched the development of the Summit and had no objections when the developer decided to respect the adjoining neighborhoods and set back the retail center with few lights and signage.

I believe the proposed additional signs would detract from this beautiful Sonoran Desert. A 25 ft sign with additional lighting will continue to destroy our night sky, and present a commercial look marring the appearance of the Saguaro and other desert plants surrounding the center. It is equivalent to a billboard.

At present, on Scottsdale Road, there is a sign for Safeway at the entry of the Center, leading to the grocery store, as well as a clearly visible Safeway filling station. There is also a street light over the Safeway sign. At the entrance to Target, there is a Target sign with a street light directly across access road. There are well marked turning lanes for cars and at the entries into the shops from both directions. When you drive up Scottsdale Road, you will see there is no large sign with lights advertising AJ's. There is only a small similar sign to the current Safeway/Target signs and entry. Will that Developer decide to add another sign, lighted and elevated, if the current request is allowed? What about Pinnacle Peak Shopping? Will we then see similar signs up and down Scottsdale Road? What do you think and additional sign will add?

It is hard to understand why The Summit needs additional signage and lighting. When pulling into the center, it is easy to see all merchants and the unfamiliar shoppers have probably searched their cell phones for locations. If a future plan is to list all stores, it will provide an additional eyesore. Once the sign is built, it will be hard for the Planning Commission to regulate its' use.

I also find it interesting that this is being presented during the summer months, when a high percentage of our residents are away from the area. Many property owners won't even know this is an issue until they return in the fall, and the debate is over. Please hold the Developer to the design that was approved and we are all comfortable with.

Thank you for your consideration,



Maryanne Annan
CC Weingarten Realty
Jennifer L. Paddison
Property Manager
CF/RF #0714-370

Subject: Summit Tower Signs (32-DR-2016) Meeting w/Scottsdale Citizens
Location: Community Development 2; Community Development 3

Start: Thu 11/17/2016 1:00 PM
End: Thu 11/17/2016 2:30 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Chi, Andrew
Resources: Community Development 2; Community Development 3



CASE 32-DR-2016:
Meeting on Th...

Meeting: Confirmed.
Organizer: Andrew Chi

Attendees:
Cindy Lee
Howard Myers
Robert Cappel
Don Buch
James Johnson
James Patterson
Dave Mass

Date: 11/17/16
Time: 1pm-2:30pm
Location: Community Development 2 & 3

From: Cindy Lee [<mailto:cindy4scenicdrive@gmail.com>]
Sent: Thursday, November 03, 2016 1:33 PM
To: Chi, Andrew
Cc: howard.myers@cox.net; ROBERT CAPPEL; Don Buch; James Johnson; James Patterson; Dave M
Subject: CASE 32-DR-2016: Meeting on Thursday 11/17 at 1:00 pm CONFIRMED

Hi Andrew,

We would like to confirm Thursday 11/17 at 1:00pm to meet with you.

Same location:
One Civic Center, 7447 E. Indian School Road, Suite 105.

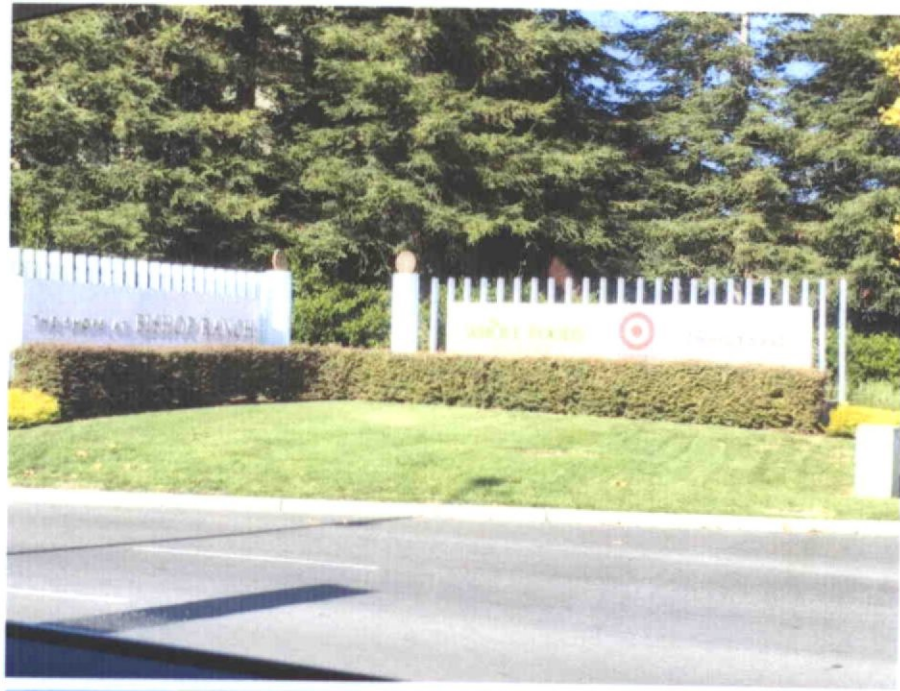
Thanks a lot, and looking forward.

Cindy and the group



FOUR 5' MONUMENT SIGNS AT THE SUMMIT TO BE REPLACED BY TWO 25' TOWER SIGNS. WEINGARTEN "FOR LEASE" ADVERTISING SIGNS ON SCOTTSDALE RD. ONLY 1 PERMITTED

SIGNAGE: TARGET at THE SHOPS AT BISHOP RANCH, SAN RAMON, CA



From: Cindy Lee <cindy4scenicdrive@gmail.com>
Sent: Wednesday, August 24, 2016 9:10 PM
To: Chi, Andrew
Cc: ROBERT CAPPEL; Don Buch; patterson@azbar.org; Dave M; Howard Myers; James Johnson
Subject: Fwd: Case# 32-DR-2016 1st Review Comment Letter & Documents for 08/25/16 Meeting
Attachments: 32-DR-2016_1st_Review_Comment_Letter.pdf; CASE 32-DR-2016 QUESTIONS for 08-25-16 Mtg w A Chi, COS.docx; CASE 32-DR-2016 REF DOCS for 082516 Meeting w A Chi, COS.pdf

Hi Andrew,

Thank you very much for the City's 1st Review Comment Letter on Case 32-DR-2016 received from you this evening.

In advance of tomorrow's meeting and prior to having received your attached letter, we assembled various documents as reference for our questions. Attached please find:

1. A list of our questions. At least one of these has been addressed in the City's review letter.
2. A pdf file of documents we will refer to for our questions.

Bob, Don, James, Dave and I look forward to meeting with you tomorrow at 10:30am.

Best regards,
Cindy Lee, GPPA

----- Forwarded message -----

From: Chi, Andrew <AChi@scottsdaleaz.gov>
Date: Wed, Aug 24, 2016 at 7:52 PM
Subject: RE: Case# 32-DR-2016 1st Review Comment Letter
To: Cindy Lee <cindy4scenicdrive@gmail.com>

Good Evening Cindy,

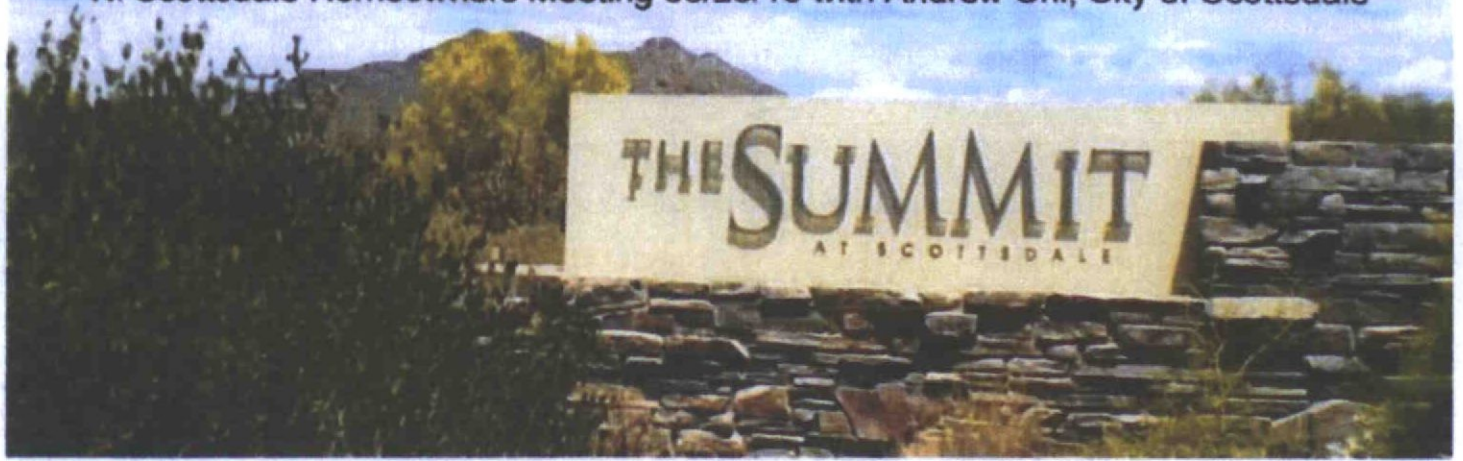
Per your request, please refer to the attached Case# 32-DR-2016 1st Review Comment Letter. The letter was sent to the applicant and owner today.

I will see you and the rest of the attendees tomorrow at our meeting at 10:30am here at the City.

Thank you for your patience.

Warmest Regards,

CASE 32-DR-2016 YESCO Application: Two 25' Lighted Tower Signs at The Summit
N. Scottsdale Homeowners Meeting 08/25/16 with Andrew Chi, City of Scottsdale



CASE 32-DR-2016: QUESTIONS FROM N. SCOTTSDALE HOMEOWNERS 08/25/16

1. Does Section 8.532 allow for a tower sign to be placed in NAOS property zoned R1-43 ESL? Section 8.532 applies to Commercial Districts. The NE corner of Scottsdale Road and Ashler Hills Drive is NAOS land zoned R1-43 ESL. It is not zoned C-2 ESL and is not currently owned by Weingarten Realty Investors, per Maricopa County Assessor's Office records.
- ✓ 2. If Sec. 8.532 does allow for a tower sign at that location, how does the applicant on behalf of Weingarten address the NAOS restrictions and R1-43 zoning restrictions that apply to the dedicated open land owned by Target at the NEC of Scottsdale Road and Ashler Hills Drive?
- ✓ 3. There is a drainage area/retention basin at the NEC of Scottsdale Rd. and Ashler Hills Dr. in front of CVS. How does this impact the placement of a 25' electric tower sign, if one is permitted?
- ✓ 4. If the tower sign may be approved, does the 100 feet Scenic Corridor setback plus the added 50 feet landscape buffer from the original Case 118-DR-1999 Stipulations apply to the tower signs, for a total of 150 feet set back from The Summit property line or 225 feet set back from center of Scottsdale Road?
- ✓ 5. Is there a separate Community Sign District for the property zoned R1-43 at the NEC of Scottsdale Rd and Ashler Hills Dr, as required per Case 118-DR-1999 Stipulations?
- ✓ 6. Were there any other private agreements or declarations of restrictions made at the time The Summit was built and/or the existing monument signs were approved?
- ✓ 7. Which two 5' monument signs will be replaced per YESCO on behalf of Weingarten?
8. If the two 25' tower signs are permitted, do the other 5' monument signs remain beyond the two designated for removal? **ADDRESSED**
9. Section 8.532 allows for tower signs a maximum height of 25' for the square footage of The Summit center. Does the Development Review Board have the discretion and authority to require a height less than 25' in the Scenic Corridor ESL? **MAYBE 1.904**
10. If a sign is proposed to be installed somewhere at the NEC of Scottsdale Rd & Ashler Hills, may we assume this application meets the approval of Target, the landowner of that parcel?

IV letter

+ Rendering showing front panel rendering
ADDRESSED

CASE 32-DR-2016: QUESTIONS FROM N. SCOTTSDALE HOMEOWNERS 08/25/16

1. Does Section 8.532 allow for a tower sign to be placed in NAOS property zoned R1-43 ESL? Section 8.532 applies to Commercial Districts. The NE corner of Scottsdale Road and Ashler Hills Drive is NAOS land zoned R1-43 ESL. It is not zoned C-2 ESL and is not currently owned by Weingarten Realty Investors, per Maricopa County Assessor's Office records.
2. If Sec. 8.532 does allow for a tower sign at that location, how does the applicant on behalf of Weingarten address the NAOS restrictions and R1-43 zoning restrictions that apply to the dedicated open land owned by Target at the NEC of Scottsdale Road and Ashler Hills Drive?
3. There is a drainage area/retention basin at the NEC of Scottsdale Rd. and Ashler Hills Dr. in front of CVS. How does this impact the placement of a 25' electric tower sign, if one is permitted?
4. If the tower sign may be approved, does the 100 feet Scenic Corridor setback plus the added 50 feet landscape buffer from the original Case 118-DR-1999 Stipulations apply to the tower signs, for a total of 150 feet set back from The Summit property line or 225 feet set back from center of Scottsdale Road?
5. Is there a separate Community Sign District for the property zoned R1-43 at the NEC of Scottsdale Rd and Ashler Hills Dr, as required per Case 118-DR-1999 Stipulations?
6. Were there any other private agreements or declarations of restrictions made at the time The Summit was built and/or the existing monument signs were approved?
7. Which two 5' monument signs will be replaced per YESCO on behalf of Weingarten?
8. If the two 25' tower signs are permitted, do the other 5' monument signs remain beyond the two designated for removal?
9. Section 8.532 allows for tower signs a maximum height of 25' for the square footage of The Summit center. Does the Development Review Board have the discretion and authority to require a height less than 25' in the Scenic Corridor ESL?
10. If a sign is proposed to be installed somewhere at the NEC of Scottsdale Rd & Ashler Hills, may we assume this application meets the approval of Target, the landowner of that parcel?

CASE 32-DR-2016: DOCUMENTS TO ANDREW CHI, PLANNER, CITY OF SCOTTSDALE

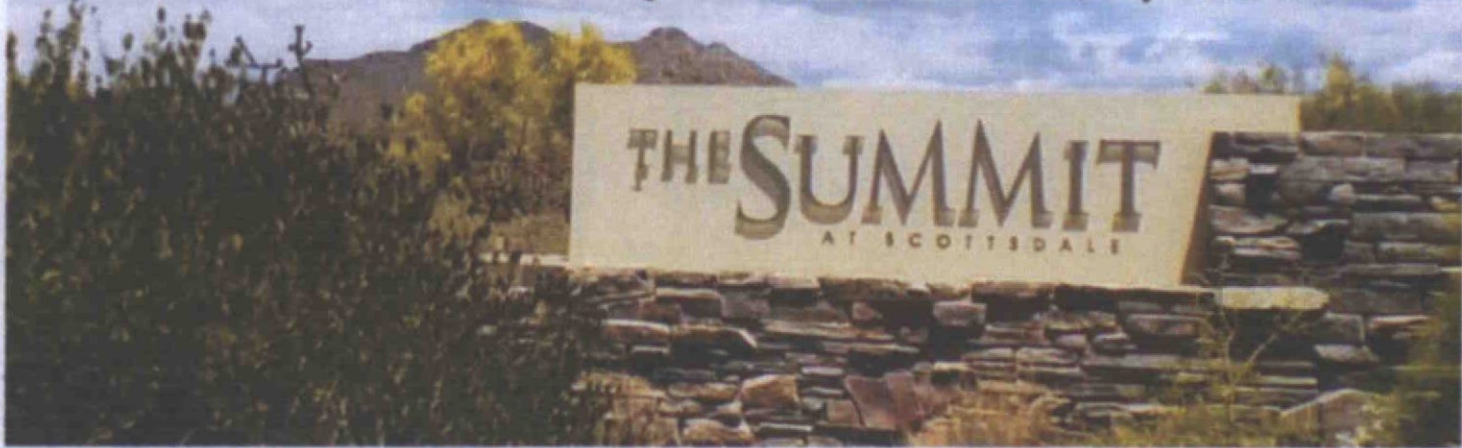
In advance of knowing the City's first review comments to Case No. 32-DR-2016 applicant, we provide the following documents as reference for our questions:

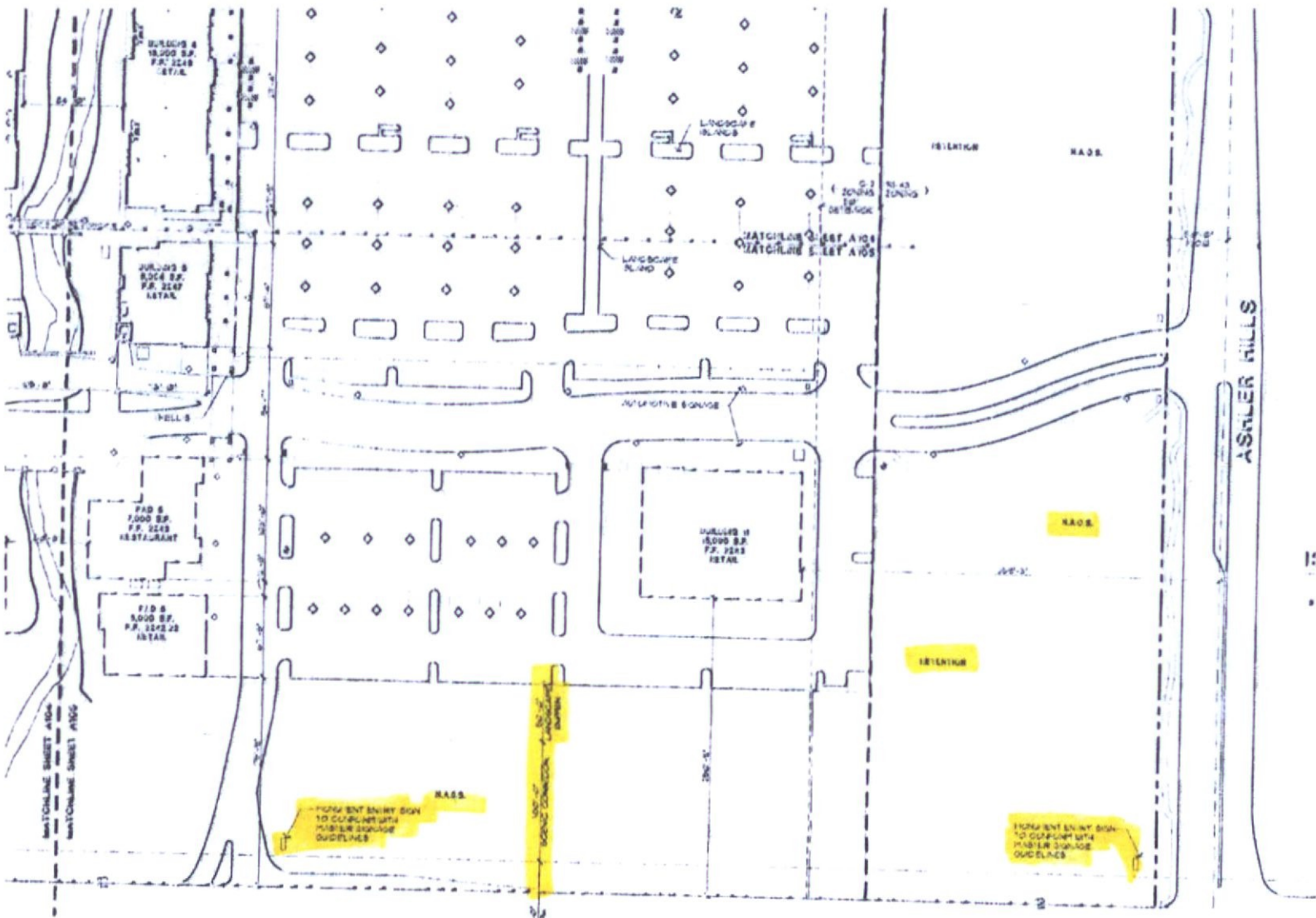
1. YESCO's application Project Narrative requesting two 25' tower signs at The Summit. The proposed tower signs will replace the two existing 5' monument signs. 2 pgs.
2. Development Review Board Sunset Review page stating the Board's purpose and purview.
3. Nelsen Architects, Inc. original Case 118-DR-1999 for The Summit at Scottsdale. 2 pgs.
4. Case No. 118-DR-1999 Stipulations. 4 pgs.
5. City of Scottsdale Code of Ordinances Sec. 8.532. – Multiple-tenant commercial buildings with a gross floor area of thirty thousand (30,000) square feet and greater. 2 pgs.
6. Table 4.100.A. Residential Districts identifying R1-43 as Single-family Residential.
7. Table 4.100.B. Commercial Districts identifying C-2 as Central Business.
8. Ordinance No. 3641 with specifics pertaining to Scenic Corridor Signage Amendment, specifically Sec. 8.411. Scenic corridor. 7 pgs.
9. Scottsdale City Council Meeting Minutes dated 10-04-2005. Council approved Ordinance 3641 and 7-TA-2004 amended to limit signs to 5' maximum height. 3 pgs.
10. The Summit Case History with Document Links.
11. Photo of The Summit Sign at N. Scottsdale Road Southern Entrance Drive taken 08/24/16.
12. Photo of The Summit Sign at Ashler Hills Drive east of Scottsdale Road (NEC) at 08/24/16.
13. The Summit Site Layout of Stores and Land.
14. Information on Target Owned Parcels with zoning C-2 ESL and R1-43 ESL. 5 pgs.
15. Information on Weingarten Owned Parcels with zoning C-2 ESL. 4 pgs.
16. Contacts at Weingarten Realty Investors, email addresses and phone numbers.

Signed,

NORTH SCOTTSDALE HOMEOWNERS,
for MEETING WITH ANDREW CHI ON 08/25/2016

CASE 32-DR-2016 YESCO Application: Two 25' Lighted Tower Signs at The Summit
N. Scottsdale Homeowners Meeting 08/25/16 with Andrew Chi, City of Scottsdale





13301

PLAN
 SHEET NO.
 CITY OF
 COUNTY



Neighborhood Notification Checklist

AB, BA, UP, DR, HE, HP, MUMSP, PP

Neighborhood notification is necessary for all Conditional Use Permits, including Municipal Use Master Site Permits, Abandonments, Development Review Board, Board of Adjustment, and Hardship Exemption cases. You are required to return this form with checked items completed, and your Neighborhood notification Report with your application submittal.

If you have questions on these requirements, please contact Planning & Development Services at 480-312-2328.

This application is for a:

- Abandon of ROW/GLO
- Board of Adjustment
- Conditional Use Permit
- Historic Preservation Commission
- Development Review Board
- Hardship Exemption
- Municipal Use Master Site Plan

If you are submitting an application for Re-Zoning, Zoning Ordinance Text Amendments, Zoning Stipulation Amendments, Council Approved Amended Standards, and City Council Site Plan Approval this is not the correct checklist; please obtain a copy of the Citizen Review Checklist from your project coordinator. If you are applying for a General Plan Amendment, please obtain a copy of the Neighborhood Involvement Checklist from your project coordinator.

Complete the following marked items **prior to** submitting your application

Step 1: Neighborhood Notification

<p>Provide information by:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> 1st Class Letter or Postcard <input type="checkbox"/> In Person <input type="checkbox"/> Phone call <input type="checkbox"/> Certified Mail <input type="checkbox"/> Door Hangers/Flyers 	<p>To:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Property owners and HOAs within 750' ; (*required for all WCF) <input type="checkbox"/> Adjacent property owners/ tenants/HOAs <input type="checkbox"/> School District(s) <input type="checkbox"/> Interested Party list (provided by Project Coordinator) <input type="checkbox"/> Tenants, employees, and students (*required for all WCF)
---	--

* WCF requirements for Notification shall be completed a minimum of 15 days prior to the application submittal. Notification for all other applications should be within 45 days prior to the date of your formal submittal.

Project Notification shall include the following information:

- Project request and description
- Location
- Size (e.g. Number of Acres of project, Square Footage of Lot)
- Zoning
- Site Plan
- Applicant and City contact names and phone numbers
- Any scheduled open house(s) - including time, date, and location

Step 2: Project Under Consideration

- Post sign 10 calendar days prior to your Open House Meeting. (See Sign posting requirements)
- Post sign 15 calendar days prior to your formal application submittal. (See WCF requirements)

Planning and Development Services

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



Neighborhood Notification Checklist

AB, BA, UP, DR, HE, HP, MUMSP, PP

Step 8: Hold An Open House Meeting

N/A

You are required to hold a minimum of 0 Open House Meeting(s).

Provide open house date, time, and location to Project Coordinator *at least* 14 calendar days prior to the meeting. E-mail open house information to project coordinator and to: planninginfo@scottsdaleaz.gov.

Step 4: Complete a Neighborhood Notification Report

Provide all of the checked items, in a report, with your submittal

- You are required to submit a Neighborhood Notification Report with your application.
- Submit either the original, or a copy of this marked Neighborhood Notification Packet.

Document your Project Notification efforts as follows: *(When Applicable)*

- Provide a list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives; and HOA's).
- Provide a map showing where notified neighbors are located.
- Provide the dates contacted, and the number of times contacted.
- Indicate how they were contacted (e.g. letter, phone call). If certified mail was used, provide receipts of delivery.
- Provide copies of letters or other means used to contact neighbors, the school district, and HOA's.
- Provide originals of all comments, letters, and correspondence received.

Verify the "Project Under Review" Sign Posting or Newspaper listing as follows:

- Provide affidavit of posting, and pictures of sign, which are date and time stamped.
- Copy of Newspaper listings with date of publication.

Document the Open House Meeting(s) as follows:

- List dates, times, and locations of open house meeting(s).
- Provide the sign-in sheets, list of people attended the meeting(s), comment sheets, and written summary of the comments, issues and concerns provided at the open house meeting(s).
- List the method by which the applicant has addressed, or intends to address, the issues, concerns, and problems identified during the process.
- List dates, times, and locations of any follow-up with interested parties.

List any other neighborhood, citizen involvement. *(If Applicable)*

Related Resources:

- Project Under Consideration Sign Posting Requirements
- Affidavit of Posting
- Public Hearing Sign Posting Requirements

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Neighborhood Notification Checklist

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Neighborhood Notification Checklist

AB, BA, UP, DR, HE, HP, MUMSP, PP

~~Step 3: Hold An Open House Meeting~~

N/A

You are required to hold a minimum of 0 Open House Meeting(s).

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Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP	MAIL_COUNTRY	APN
RAMAKRISHNAN SUDHIR/KRISHNA B	7472 E CALLE PRIMERA VISTA	SCOTTSDALE	AZ	85266 USA		21651158
GRIFFITH GERALD N/NORETTA S/HARJUNG VICKY L	7164 E MIGHTY SAGUARO WY	SCOTTSDALE	AZ	85266 USA		21650485
TERRAVITA COMMUNITY ASSOCIATION INC	34109 N 69TH WAY	SCOTTSDALE	AZ	85254 USA		21650510
SPECIAL K TRUST	39006 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262 USA		21651214
MARINO VINCENT A/SARAH E	7150 ST URSULA DR	CANFIELD	OH	44406 USA		21651228
ROTCHFORD GERALDINE H	7135 E MIGHTY SAGUARO WY	SCOTTSDALE	AZ	85262 USA		21650423
SOLSTICE AT SEVANO COMMUNITY ASSOCIATION	PO BOX 39242	PHOENIX	AZ	85069 USA		21651284
RIC A SCHNEIDER TRUST	32782 N 71ST ST	SCOTTSDALE	AZ	85266 USA		21650576
ISAAK DONALD/RUTH	7409 E CALLE PRIMERA VISTA	SCOTTSDALE	AZ	85262 USA		21651163
NOEL JOHN C/JANICE M TR	8912 E PINNACLE PEAK RD NO 167	SCOTTSDALE	AZ	85255 USA		21650548
STEWART JOANN B	7193 E BRAMBLE BERRY LN	SCOTTSDALE	AZ	85266 USA		21650546
LOMBARDO ANDREW J	7169 E BRAMBLE BERRY LN	SCOTTSDALE	AZ	852627178 USA		21650544
UECKER CONNIE R/WAGNER JOHN R	7130 E ALOE VERA DR	SCOTTSDALE	AZ	852667175 USA		21650537
SOLSTICE AT SEVANO COMMUNITY ASSOCIATION	PO BOX 39242	PHOENIX	AZ	85069 USA		21651277
COUNTRYMAN JOEY D/DEBRA S	7167 E ALOE VERA DR	SCOTTSDALE	AZ	85262 USA		21650525
JACKSON MICHAEL CARL	1814 W PEPPER LN	SPOKANE	WA	992182759 USA		21650554
ROESER MICHAEL JAMES/TERRI STEIK	PO BOX 1007	ZEPHYR COVE	NV	89448 USA		21650552
POTTER BRYCE E/C JANE	17421 BLUE HERON RD	LAKE OSWEGO	OR	97034 USA		21650439
TARGET CORPORATION	PO BOX 9456	MINNEAPOLIS	MN	55440 USA		21651090G
LAS PIEDRAS AT SEVANO VILLAGE HOA INC	PO BOX 12510	CHANDLER	AZ	85248 USA		21651170
ARONOW MARTIN R/LINDA M	714 NE CASTLETON CT	AKENY	IA	50021 USA		21651221
FAULKNER RANDY W	273 LAKESIDE GREENS CRESCENT	CHESTERMERE	AB	T1X1C3 CANADA		21651129
BOLDRON DENNIS/PAULINE J TR	7250 E ECLIPSE DR	SCOTTSDALE	AZ	85262 USA		21651216
MICHAEL J/BARBARA L FLEENER REVOCABLE TR	108 SILVERBELL COURT PO BOX 2923	FRISCO	CO	80443 USA		21651226
FACCO RAYMOND J/DZIUBLA-FACCO LYNDY C	118 CHESTNUT HILLS PKWY	FORT WAYNE	IN	46814 USA		21651206
PATEL MANISH K/MARIELA	7245 E ECLIPSE DR	SCOTTSDALE	AZ	85206 USA		21651225
IOSET PHILLIP R/JANICE E	7154 E ALE VERA DR	SCOTTSDALE	AZ	85262 USA		21650534
JAMES AND GRETCHEN CURTIS FAMILY TRUST	4395 COVE CT	HAYDEN	ID	83835 USA		21650542
FERN MEDWIN TRUST	7178 E ALOE VERA DR	SCOTTSDALE	AZ	852667175 USA		21650532
LARSON CHRIS/LOANN	11250 KASKANAK	EAGLE RIVER	AK	99577 USA		21651198
FOOTHILLS ACADEMY	PO BOX 4229	CAVE CREEK	AZ	85327 USA		21650185A
DAVID R MAASS AND JACQUELYN E MAASS REVOCABLE	32217 N 71ST PL	SCOTTSDALE	AZ	85266 USA		21650626
MILAZZO RONALD/CHERYL	417 LANDIMORE LN	WALES	WI	53183 USA		21651155
ARLP REO II LLC	7168 E THIRSTY CACTUS LN	SCOTTSDALE	AZ	85262 USA		21650435
TARGET CORPORATION	PO BOX 9456	MINNEAPOLIS	MN	55440 USA		21651090D
HAWS DOUGLAS/DEVONA	32785 N 74TH WY	SCOTTSDALE	AZ	85266 USA		21651133
SOLSTICE AT SEVANO COMMUNITY ASSOCIATION	PO BOX 39242	PHOENIX	AZ	85069 USA		21651280
LEVIN JOEL/LINDSEY-LEVIN SHEILA J	685 S EATON CT	LAKE FOREST	IL	60045 USA		21650545
KANARISH SHELBY H/SHEILA J	7424 E CALLE PRIMERA VISTA	SCOTTSDALE	AZ	85266 USA		21651161
JOHNSTON KENNETH R	7456 E CALLE PRIMERA VISTA	SCOTTSDALE	AZ	85266 USA		21651159
WEAVER DAVID S/JACKIE	NO 23 26323 TWP RD 532A	SPRUCE GROVE	AB	T7X 4M1 CANADA		21651205
KOZICH RONALD J/OLIVIERI FAYE S	1216 WEYBRIDGE LN	RADNOR	PA	19087 USA		21650437
WITTSTRUCK DARYL H/PATRICIA J	1805 S 190TH PLAZA	OMAHA	NE	68144 USA		21651210
DAHL GEORGE C/ANNA	7186 E ALOE VERA DR	SCOTTSDALE	AZ	85266 USA		21650531
TERRAVITA COMMUNITY ASSOCIATION INC	34109 N 69TH WAY	SCOTTSDALE	AZ	85262 USA		21650595

SHEA 124 INVESTMENTS LLC/HV & CANAL LLC ETAL	11811 N TATUM BLVD SUITE 1051	PHOENIX	AZ	85028 USA	21651298
DURHAM FAMILY TRUST	7269 E ECLIPSE DR	SCOTTSDALE	AZ	85262 USA	21651229
LEWIS ROBERT STEPHEN/JANICE MILES	32818 N 71ST ST	SCOTTSDALE	AZ	85266 USA	21650574
MCVEY ANNE MARIE	7171 E MIGHTY SAGUARO WY	SCOTTSDALE	AZ	85266 USA	21650426
SOLSTICE AT SEVANO COMMUNITY ASSOCIATION	PO BOX 39242	PHOENIX	AZ	85069 USA	21651281
JAMES EDWARD KOSTER LIVING TRUST	7140 E MIGHTY SAGUARO WY	SCOTTSDALE	AZ	85266 USA	21650487
BELLEN MANFRED/ELKE	7439 E CAMINO RAYO DE LUZ	SCOTTSDALE	AZ	85266 USA	21651154
JACQUELINE J DAVIS REVOCABLE TRUST	7239 ECLIPSE DR	SCOTTSDALE	AZ	85266 USA	21651224
LAS PIEDRAS AT SEVANO VILLAGE HOA INC	PO BOX 12510	CHANDLER	AZ	85248 USA	21651168
LAS PIEDRAS AT SEVANO VILLAGE HOA INC	PO BOX 12510	CHANDLER	AZ	85248 USA	21651169
CAPADONA VICTOR P/DEBRA L	875 E 22ND ST UNIT 110	LOMBARD	IL	60148 USA	21651215
JACOBBERGER JOSEPH/SHELLEY	2270 NW SAVIER ST	PORTLAND	OR	97210 USA	21650570
SMITH EVAN W/MERYL TR	7544 E CAMINO SALIDA DEL SOL	SCOTTSDALE	AZ	85262 USA	21651127
TERRAVITA COMMUNITY ASSOCIATION INC	34109 N 69TH WAY	SCOTTSDALE	AZ	85254 USA	21650511
DVORAK & ASSOCIATES LLC/DVORAK SUSAN W	822 7TH ST #540	GREELEY	CO	80631 USA	21650551
7545 LAS PIEDRAS LLC	7545 E CAMINO SALIDA DEL SOL	SCOTTSDALE	AZ	85266 USA	21651111
TARGET CORPORATION	PO BOX 9456	MINNEAPOLIS	MN	55440 USA	21651090E
IRONWOOD RETREAT L L C	8686 N CENTRAL AVE STE 206	PHOENIX	AZ	85020 USA	21650653
LEMKE LISE TR	7143 E ALOE VERA DR	SCOTTSDALE	AZ	85262 USA	21650522
TERRAVITA COMMUNITY ASSOCIATION INC	34109 N 69TH WAY	SCOTTSDALE	AZ	85262 USA	21650593
TYSON FAMILY TRUST	7538 E CAMINO SALIDA DEL SOL	SCOTTSDALE	AZ	85266 USA	21651128
MARK BERENT LIVING TRUST	7118 E SIENNA BOUQUET PL	SCOTTSDALE	AZ	85266 USA	21650557
STAAB LAWRENCE E/MACKEY CYNTHIA L	32767 N 74TH WY	SCOTTSDALE	AZ	85262 USA	21651132
SANDOVAL VALERIOR	7258 E AURORA	SCOTTSDALE	AZ	85262 USA	21651241
DENNISTON BRENT/HEATHER	205 NEWPORT WAY NW H-1	ISSAQUAH	WA	98027 USA	21650543
HOGLUND JAMES/RUTH	7176 E MIGHTY SAGUARO WY	SCOTTSDALE	AZ	85262 USA	21650484
PECK PAMELA S TR	7527 E CAMINO SALIDA DEL SOL	SCOTTSDALE	AZ	85266 USA	21651108
SOLSTICE AT SEVANO COMMUNITY ASSOCIATION	PO BOX 39242	PHOENIX	AZ	85069 USA	21651271
REYES ERLITA	32405 N 71ST WY	SCOTTSDALE	AZ	85262 USA	21650429
RIETH KATHRYN	32449 N 71ST WY	SCOTTSDALE	AZ	85262 USA	21650431
SINGLETON LISA O	7164 E BRAMBLE BERRY LN	SCOTTSDALE	AZ	852667177 USA	21650547
HAGEN KENNETH P/JOAN J	715 CHELSEA CIR	WEST CHESTER	PA	19380 USA	21650422
KANTER REVOCABLE TRUST	625B STONEHEDGE DR	BROOKFIELD	WI	53045 USA	21650577
QUINN DANIEL M/PATRICIA L	2250 S SAINT PAUL ST	DENVER	CO	80210 USA	21651106
PENA YOLANDA C/DELOORO NORBERT CASTEL	7152 E MIGHTY SAGUARO WY	SCOTTSDALE	AZ	85266 USA	21650486
STANOJLOVIC KATHLEEN K	7117 E HIBISCUS WY	SCOTTSDALE	AZ	85262 USA	21650560
PERRY STEPHANIE L	109 WINCHESTER ST	TORONTO	ON	M4X 1B3 CANADA	21650536
REJ 1 TRUST	7108 E THIRSTY CACTUS LN	SCOTTSDALE	AZ	85266 USA	21650440
BROCK JACK L JR/EMI NAKAMURA	7152 E BURNSIDE TR	SCOTTSDALE	AZ	85262 USA	21650628
SOLSTICE AT SEVANO COMMUNITY ASSOCIATION	PO BOX 39242	PHOENIX	AZ	85069 USA	21651276
SOLSTICE AT SEVANO COMMUNITY ASSOCIATION	PO BOX 39242	PHOENIX	AZ	85069 USA	21651286
JEFFREY S HAEHN TRUST/MEILAN L HAEHN TRUST	710 S 4TH AVENUE S	PRINCETON	MN	55371 USA	21651105
WHITLEY SCOTT S/DONNA J	6790 W CRESTLINE AVE	LITTLETON	CO	80123 USA	21650434
GRISWOLD LYNN C/PEGGY A	2608 ARROWHEAD ESTATES RD	LAKE OZARK	MO	65049 USA	21650572
TERRAVITA COMMUNITY ASSOCIATION INC	34109 N 69TH WAY	SCOTTSDALE	AZ	85262 USA	21650594
BOLTON RAYMOND L/JENNIFER L	7546 E CAMINO PUESTA DEL SOL	SCOTTSDALE	AZ	85266 USA	21651104

JOHNSON SIDNEY L/MAUREEN	7183 E MIGHTY SAGUARO WY	SCOTTSDALE	AZ	85262 USA	21650427
LOWE MARIOLA A	7441 E CALLE PRIMERA VISTA	SCOTTSDALE	AZ	85262 USA	21651165
TERRAVITA COMMUNITY ASSOCIATION INC	34109 N 69TH WAY	SCOTTSDALE	AZ	85262 USA	21650590
NICK BAGDASARIAN LIVING TRUST	7183 E ALOE VERA DR	SCOTTSDALE	AZ	85266 USA	21650527
PENA ELENITSA P	7276 E AURORA	SCOTTSDALE	AZ	85268 USA	21651238
WRI SUMMIT REIT LP	PO BOX 924133	HOUSTON	TX	77292 USA	21651102
STOUT ALLEN/JEAN M TR	7194 E ALOE VERA DR	SCOTTSDALE	AZ	85262 USA	21650530
TF DIVERSIFIED INVESTMENTS LLC	7377 E DOUBLETREE RANCH RD STE 100	SCOTTSDALE	AZ	85258 USA	21651100
SOLSTICE AT SEVANO COMMUNITY ASSOCIATION	PO BOX 39242	PHOENIX	AZ	85069 USA	21651287
POLLACK DANIEL R/NANCY L	700 REDWOOD LN	GLENCOE	IL	60022 USA	21650478
ZABRISKI JOSEPH C/DOLORES	7195 E MIGHTY SAGUARO WY	SCOTTSDALE	AZ	85266 USA	21650428
SOLSTICE JAYHAWK PARTNERS	13224 BARKLEY	OVERLAND PARK	KS	66209 USA	21651211
SCHLEGL ROBERT/MARGARET	146-21410 TOWNSHIP RD NO 524	ARDROSSAN	AB	T8E2H5 CANADA	21650627
CLARK JEFF P	2002 NW PERSPECTIVE DR	BEND	OR	97701 USA	21651223
PRESANT KENNETH D/LOCK E-VAN	5235 BROADWAY TER	OAKLAND	CA	94618 USA	21651197
WINSOR JOHN/LINDA	4606 HAMPTONS WAY NW	CALGARY	AB	T3A 6J9 CANADA	21650520
MNS-R&R LLC	11367 N 131ST PL	SCOTTSDALE	AZ	85259 USA	21650526
ST ANDRE CHRISTINE/HARDESTY CLIFFORD L JR	3437 DAYBREAKER DR	PARK CITY	UT	84098 USA	21651196
JACK LISA ELIZABETH	6859 E MIGHTY SAGUARO WY	SCOTTSDALE	AZ	85266 USA	21650433
SALOMON APRIL/MCVAY KARA	7106 E SIENNA BOUQUET PL	SCOTTSDALE	AZ	85266 USA	21650558
HOCHEVAR JEROME L/LINDA L	7121 E BRAMBLE BERRY LN	SCOTTSDALE	AZ	85266 USA	21650540
HOLLER BECKY	7275 E ECLIPSE DR	SCOTTSDALE	AZ	85266 USA	21651230
WEDIN JEFF THOMAS/ANNETTE	1058 GREYMOOR RD	SHOAL CREEK	AL	35242 USA	21650483
AWAN IHSAN H/JUDY L	7159 E MIGHTY SAGUARO WY	SCOTTSDALE	AZ	85262 USA	21650425
FULLER DOUGLAS H/EMILY GOTTSACKER	1603 WOODSIDE LN	SHEBOYGAN	WI	53081 USA	21650482
DOERING BRUCE C/LAURELLE D TR	7298 E ECLIPSE DR	SCOTTSDALE	AZ	85266 USA	21651208
JERRI Z KRANTZ TRUST	1465 ARBOR LN	NORTHBROOK	IL	60062 USA	21650436
SOLSTICE AT SEVANO COMMUNITY ASSOCIATION	PO BOX 39242	PHOENIX	AZ	85069 USA	21651288
SOLSTICE AT SEVANO COMMUNITY ASSOCIATION	PO BOX 39242	PHOENIX	AZ	85069 USA	21651292
CAMA THOMAS M	32471 N 71ST WAY	SCOTTSDALE	AZ	852627315 USA	21650432
BLACK MOUNTAIN GOLF CLUB INC	34522 N SCOTTSDALE RD #120	SCOTTSDALE	AZ	85266 USA	21649972B
KEITHLEY II JOHN L II/JUDY M	10770 W 205TH	LOWELL	IN	46356 USA	21650559
ROSEN MURRAY/MICHELE	6707 ELBOW DR SW STE 224	CALGARY	AB	T2V0E4 CANADA	21651234
SOLSTICE AT SEVANO COMMUNITY ASSOCIATION	PO BOX 39242	PHOENIX	AZ	85069 USA	21651283
VAN DYCK ROBERT G/MARY M	7132 E THIRSTY CACTUS LN	SCOTTSDALE	AZ	85266 USA	21650438
MCNEILL LIVING TRUST	7151 E THIRSTY CACTUS LN	SCOTTSDALE	AZ	85266 USA	21650480
TARGET CORPORATION	PO BOX 9456	MINNEAPOLIS	MN	55440 USA	21651090F
LACUNA ENTERPRISE LLC	PO BOX 8039	CRANSTON	RI	2920 USA	21651239
TATUM ROBERT W/MARGO TER KUILE	7135 E ALOE VERA DR	SCOTTSDALE	AZ	85266 USA	21650521
WILBON MICHAEL R/WATKINS SHERYL A	10409 AUBINOE FARM DR	BETHESDA	MD	20814 USA	21651160
ENGLAND DIANA	124 INDUSTRIAL BLVD	PENSACOLA	FL	32505 USA	21650571
REILEY BLAIR/GWYNNE	32710 N 71ST ST	SCOTTSDALE	AZ	85266 USA	21650580
SOLSTICE AT SEVANO COMMUNITY ASSOCIATION	PO BOX 39242	PHOENIX	AZ	85069 USA	21651285
SODORO JANETTE L	239 N 129TH ST	OMAHA	NE	68154 USA	21651110
CHINSKY DAVID J/EVA	5715 WINDSPIRIT CT	WATERFORD	MI	48327 USA	21651242
GULOTTA VINCENT T/BARBARA ANN	7123 E SIENNA BOUTIQUE PLACE	SCOTTSDALE	AZ	85266 USA	21650553

RUSSO JOSEPH R/GINNY	2 GREENWOOD LN	WOODBURY NY	11797 USA	21650479
PERRONE ROSARIO A TR/GAMBS THERESA TR	7407 E CAMINO RAYO DEL LUZ	SCOTTSDALE AZ	85262 USA	21651152
DAVID AND PATRICIA GORMAN REVOCABLE TRUST	PO BOX 2389	BENTONVILLE AR	72712 USA	21651131
SOLSTICE AT SEVANO COMMUNITY ASSOCIATION	PO BOX 39242	PHOENIX AZ	85069 USA	21651291
SOLSTICE AT SEVANO COMMUNITY ASSOCIATION	PO BOX 39242	PHOENIX AZ	85069 USA	21651252
BURKE FRANCES L TR	217-17 49TH AVE	BAYSIDE NY	11364 USA	21650573
BIGLER GILLIAN J	7840 N PLEASANT RUN CT	SCOTTSDALE AZ	85258 USA	21650550
SOLSTICE AT SEVANO COMMUNITY ASSOCIATION	PO BOX 39242	PHOENIX AZ	85069 USA	21651275
SOLSTICE AT SEVANO COMMUNITY ASSOCIATION	PO BOX 39242	PHOENIX AZ	85069 USA	21651282
MATTSON WILLIAM WHITTLE/TERI OWEN TR	12035 IOKA WAY NW	SILVERDALE WA	98383 USA	21650555
TERRAVITA COMMUNITY ASSOCIATION INC	34109 N 69TH WAY	SCOTTSDALE AZ	85262 USA	21650591
MISHRA PURNA C/PRANATI	7147 E BURNSIDE TRL	SCOTTSDALE AZ	85262 USA	21650652
POPE JAMES L/GLEE B	7240 E AURORA	SCOTTSDALE AZ	85266 USA	21651244
HARNOIS DAVID A/SUSAN M	22 LAKE RD	CHATHAM NJ	7928 USA	21651130
UTTERBACK GEOFFREY	7394 BRUSHMORE AVE NW	CANTON OH	44720 USA	21651213
SOLSTICE AT SEVANO COMMUNITY ASSOCIATION	PO BOX 39242	PHOENIX AZ	85069 USA	21651279
REESE HARRY J	7130 E SIENNA BOUQUET PL	SCOTTSDALE AZ	85266 USA	21650556
WRI SUMMIT REIT LP	PO BOX 924133	HOUSTON TX	77292 USA	21651090B
SCOTTSDALE CITY OF	3939 CIVIC CENTER BLVD	SCOTTSDALE AZ	85251 USA	21651098
MURRAY BRIDGET A	7128 W MIGHTY SAGUARO WY	SCOTTSDALE AZ	85266 USA	21650488
BOWEN MARK/DENISE	10510 SW HOODVIEW DR	TIGARD OR	91224 USA	21650578
RITA ARAGONA TR	7425 E CALLE PRIMERA VISTA	SCOTTSDALE AZ	85262 USA	21651164
BRAEGER ALFRED ARTHUR	2345 HILLVIEW DR	LAGUNA BEACH CA	92651 USA	21650528
GOODE STEPHEN T/MARTHA K	7533 E CAMINO SALIDA DEL SOL	SCOTTSDALE AZ	85266 USA	21651109
PATRICK M CONLIN REVOCABLE TRUST	315 MANITOBA AVE STE 310	WAYZATA MN	55391 USA	21651162
CHERNER MARLA/LARRY	39 CHESTNUT TER	BUFFALO GROVE IL	60089 USA	21650424
POWELL CONSTANCE S TR	7146 E ALOE VERA DR	SCOTTSDALE AZ	85262 USA	21650535
MYSLIWIEC LIVING TRUST	4275 BELL MOUNTAIN DR	CASTLE ROCK CO	80104 USA	21651209
MURPHY RAM/JUBB KENDAHL JAN	910 MONROE ST	MISSOULA MT	59802 USA	21650430
SOLSTICE AT SEVANO COMMUNITY ASSOCIATION	PO BOX 39242	PHOENIX AZ	85069 USA	21651270
WEAVER THOMAS KEITH/DEBRA W	7136 E BURNSIDE TRL	SCOTTSDALE AZ	85262 USA	21650629
NOTTENKAMPER ANDY L/MARGO A	7116 E MIGHTY SAGUARO WY	SCOTTSDALE AZ	85266 USA	21650489
TERRAVITA COMMUNITY ASSOCIATION INC	34109 N 69TH WAY	SCOTTSDALE AZ	85262 USA	21650587
HITCHCOCK LESLIE WHITMAN/JANET SLIGAR TR	660 W OLYMPIC PL APT 3	SEATTLE WA	98119 USA	21650579
PAN BAOLU	7287 E ECLIPSE DR	SCOTTSDALE AZ	85262 USA	21651232
BARNETT GARY/REBECCA	7163 E THIRSTY CACTUS LN	SCOTTSDALE AZ	85266 USA	21650481
WRI SUMMIT REIT LP	PO BOX 924133	HOUSTON TX	77292 USA	21651101
AVERY FERNE D TR	7133 E BRAMBLE BERRY LN	SCOTTSDALE AZ	85266 USA	21650541
LAMB RALPH/RAE	7162 E ALOE VERA DR	SCOTTSDALE AZ	85262 USA	21650533
JOHNSON BANK ARIZONA N A	3131 E CAMELBACK RD STE 100	PHOENIX AZ	85016 USA	21651089
DAVIS ELLIE ANN	7244 E ECLIPSE DR	SCOTTSDALE AZ	85262 USA	21651217
JPF INVESTMENTS LC	1495 HAWKEYE DR	HIAWATHA IA	52233 USA	21650575
TERRAVITA COMMUNITY ASSOCIATION INC	34109 N 69TH WAY	SCOTTSDALE AZ	85254 USA	21650514
DIVERSIFIED INVESTMENT MANAGEMENT CAPITAL GRO	1630 MISTWOOD DR	NAPERVILLE IL	60540 USA	21651166
REX DOVE VALLEY LLC	14301 N 87TH ST STE #318	SCOTTSDALE AZ	85260 USA	21651299
OTTESEN CAROLYN J TR	PO BOX 2148	GIG HARBOR WA	98332 USA	21651231

CASALE JOSEPH F/VINCEANNE F	7521 E CAMINO SALIDA DEL SOL	SCOTTSDALE	AZ	85266 USA	21651107
LAS PIEDRAS AT SEVANO VILLAGE HOA INC	PO BOX 12510	CHANDLER	AZ	85248 USA	21651167
FOOTHILLS ACADEMY	PO BOX 4229	CAVE CREEK	AZ	85327 USA	21650010A
SOLSTICE AT SEVANO COMMUNITY ASSOCIATION	PO BOX 39242	PHOENIX	AZ	85069 USA	21651278
GUETZ SCOTT	7293 E ECLIPSE DR	SCOTTSDALE	AZ	85266 USA	21651233
JOYCE G LANCE FAMILY WEALTH TRUST 12/10/04	1303 CHURCHILL RD	SPRINGFIELD	IL	62702 USA	21651240
NOTTINGHAM JUDITH K TR	7140 E BRAMBLE BERRY LN	SCOTTSDALE	AZ	85262 USA	21650549
PONTRESINA TRUST	7199 E ALOE VERA DR	SCOTTSDALE	AZ	85262 USA	21650529
HAUPT HAROLD W II/SHARYN A	7122 W ALOE VERA DR	SCOTTSDALE	AZ	85266 USA	21650538
ROBERT C DUGAN TRUST	2127 ASH ST	WAUKEGAN	IL	60087 USA	21650524
LYONS LENNY L JR	6740 DRUWOOD LN	CINCINNATI	OH	45243 USA	21651103
SOLSTICE AT SEVANO COMMUNITY ASSOCIATION	PO BOX 39242	PHOENIX	AZ	85069 USA	21651251
PAUL MARK T/TRACI LEE	7274 E ECLIPSE DR	SCOTTSDALE	AZ	85266 USA	21651212
KARAMOOZ SAIEDEH	7246 E AURORA	SCOTTSDALE	AZ	85262 USA	21651243
WILSON FAMILY TRUST	7227 E ECLIPSE DR	SCOTTSDALE	AZ	85266 USA	21651222
STROHEKER NUEL G JR/JEAN C	7232 E ECLIPSE DR	SCOTTSDALE	AZ	85266 USA	21651219
TERRAVITA COMMUNITY ASSOCIATION INC	34109 N 69TH WAY	SCOTTSDALE	AZ	85262 USA	21650381
WILBERT BRIAN/TARA	8320 E OXFORD CIR	WICHITA	KS	67226 USA	21651220
SINKEVICH MICHAEL J/PATRICE M	204 WILLOW RD	DALTON	PA	18414 USA	21651227
FISCHER ANNE L	32121 N 73RD ST	SCOTTSDALE	AZ	85262 USA	21651207
LAS PIEDRAS AT SEVANO VILLAGE HOA INC	PO BOX 12510	CHANDLER	AZ	85248 USA	21651171
ROTHKOPF SAUL S/MARY C	7129 E HIBISCUS WY	SCOTTSDALE	AZ	85266 USA	21650561
LEE BRIAN G/LEE NETA J	1901 GOLD CT	MINOT	ND	58703 USA	21650523
TARGET CORPORATION	PO BOX 9456	MINNEAPOLIS	MN	55440 USA	21651090C
FOOTHILLS ACADEMY	PO BOX 4229	CAVE CREEK	AZ	85327 USA	21650116A
SOLSTICE AT SEVANO COMMUNITY ASSOCIATION	PO BOX 39242	PHOENIX	AZ	85069 USA	21651250
MCMILLIN JUDI	7238 E ECLIPSE DR	SCOTTSDALE	AZ	85262 USA	21651218
SINCLAIR HOWARD V B/DONNA R	7423 E CAMINO RAYO DE LUZ	SCOTTSDALE	AZ	85266 USA	21651153