

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: October 20, 2016 Item No. 3
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

StorQuest
11-DR-2016

Location: 9350 N. 94th Street

Request: Request approval of the site plan, landscape plan, and building elevations for a new two-story internalized community storage facility with 60,792 square feet of building area, comprised of leasing office and 544 storage units, all on a 1.75-acre site.

OWNER

Raptor Funding Group
760-877-2009

ARCHITECT/DESIGNER

Magellan Architecture

ENGINEER

Rick Engineering Company

APPLICANT CONTACT

Ed Bull
Burch and Cracchiolo
602-234-9913

BACKGROUND

Zoning

In 1974, this site was rezoned from Single-family Residential, R1-35 to Planned Community Development (PCD) (Ordinance No. 881). An amendment to the PCD Zoning District Map occurred in 1979 which adopted a development plan that designated this property with Industrial Park (I-1) development standards (Ordinance No. 1269). This project is located on lots 7 and 8 within the McCormick Ranch Industrial Center (MRIC) and is currently zoned Industrial Park, Planned Community Development (I-1, PCD). The intent of the I-1 zoning district is to allow land uses such as, internalized community storage, light manufacturing, and restaurants. In 1981, the Board of Adjustment approved a variance request to allow a 10-foot encroachment into the required thirty (30) feet landscape buffer on lots 5, 6, and 7 of the MRIC. Concurrently with this Development

Review Board request, the applicant is combining lots 7 and 8 through the Minor Subdivision process.

Context

Located at the southwest corner of E. Via Linda and N. 94th Street, within the McCormick Ranch Master Planning Community, the site is surrounded by residences to the north, light industrial uses to the east and west, and the City of Scottsdale North Corporation Yard is to the south.

Adjacent Uses and Zoning

- North Existing residences (Village One-D), zoned Multiple-family Residential, Planned Community Development.
- South E. San Salvador Dr. abuts the property to the south. Beyond E. San Salvador Dr. is the City of Scottsdale North Corporation Yard, zoned Industrial Park, Planned Community Development (I-1 PCD).
- East N. 94th Street abuts the property to the east. Beyond N. 94th Street is an existing office, zoned Industrial Park, Planned Community Development (I-1 PCD).
- West Property owned by the Scottsdale Unified School District, zoned Industrial Park, Planned Community Development (I-1 PCD).

Key Items for Consideration

- Development Review Board Criteria
- Sensitive Design Principles
- McCormick Ranch Property Owners Association Approval

DEVELOPMENT PROPOSAL

Purpose of Request

The applicant is requesting approval of the site plan, landscape plan, and building elevations for a new two-story internalized community storage facility with 60,792 square feet of building area, comprised of leasing office and 544 storage units, all on a 1.75-acre site.

Neighborhood Communication

Property owners within 750 feet and a neighborhood group within the area have been notified of the applicants request and the site is posted with the required hearing sign. The McCormick Ranch Property Owners Association reviewed and approved the development on March 9, 2016. City staff received an email in opposition due to concerns that the use will diminish property value, construction noise, and view obstruction. Please refer to Attachment #13.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The General Plan Land Use Element describes the Employment land use designation as areas designated for employment uses from light manufacturing to light industrial and office uses. The request conforms to the General Plan description of Employment, intending to provide a combination of 59,573 square feet of building area and 1,219 square feet of office in a “neighborhood scale” redevelopment project that is near residential neighborhoods within the McCormick Ranch Master Plan.

Access to the redeveloped site is provided by-way of the existing driveway along E. San Salvador Dr., that will provide access to the new parking lot located on the north and east side of the site. A new

pedestrian walkway will connect the building to the existing sidewalk along N. 94th Street.

Formerly the City of Scottsdale Water Resource Department building, the site will be redeveloped with a new two-story building that is set towards the interior property line with the largest massing at the main office entry, minor massing at loading entries, and raised parapets at building wall offsets to subdivide the elevations. Two loading doors are located along the south side, with three oversized loading stalls. Architectural materials and colors emulate a Contemporary Desert theme. Materials include raised parapets, decorative faux covered window accents, with split-faced block, ribbed metal panel siding, and stucco finishes. Building paint colors reflect the same color scheme that is throughout the neighboring properties which include “Nuthatch” and “Java” applied to the exterior building materials of split-face CMU block and stucco, with “Rustic Red” applied to the metal canopies.

Landscape and hardscape improvements for the site are focused along the northern property line between the building and residential property to create a buffer. Mature trees, floral shrubs, and ground cover are provided along both street frontages and internal to the site to enhance pedestrian shade within the parking lot and outdoor seating area. Plant species include Sisso Tree, Palo Brea, Giant Hesperaloe, and Mexican Bird of Paradise.

Development Information

- Existing Use: Unoccupied, previously owned by the City of Scottsdale for the Water Resource Department.
- Proposed Use: Internalized Community Storage
- Parcel Size: 2.57 gross acres
1.75 net acres
76,015 square feet
- Building space: 59,573 square feet
- Office space: 1,219 square feet
- Volume Allowed: 684,135 cubic feet (50%)
- Volume Proposed: 674,564 cubic feet (40%)
- Lot Coverage Allowed: 38,007 square feet
- Lot Coverage Proposed: 30,662 square feet
- Floor Area Ratio Allowed: 60,812 square feet
- Floor Area Ratio Proposed: 60,792 square feet
- Building Height Allowed: 36 feet, excluding rooftop appurtenances
- Building Height Proposed: 29 feet 0 inches, including rooftop appurtenances
- Parking Required: 25 spaces
- Parking Provided: 25 spaces
- Open Space Required: 12,771 square feet / 0.3 acres
- Open Space Provided: 25,633 square feet / 0.6 acres

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve StorQuest per the attached stipulations, finding that the provisions of Character and Design Element of the General Plan and the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENTS

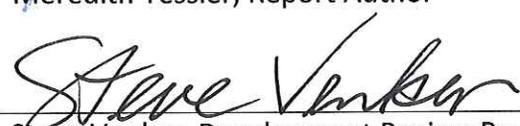
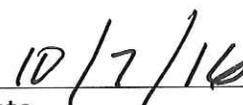
Planning and Development Services

- Current Planning Services
- Traffic Engineering
- Water Resources
- Fire and Life Safety Services

STAFF CONTACT

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APPROVED BY

 Meredith Tessier, Report Author	 Date
 Steve Venker, Development Review Board Coordinator Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov	 Date
 Randy Grant, Director Planning and Development Services 480-312-2664, rgrant@scottsdaleaz.gov	 Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Zoning Map
 - 3. Applicant's Narrative
 - 4. Combined Context Aerial and Site Plan
 - 5. Site Plan
 - 6. Building Elevations
 - 7. Perspective
 - 8. Material and Color Board
 - 9. Landscape Plans
 - 10. Electrical Site Plan
 - 11. Exterior Lighting Cut sheets
 - 12. Neighborhood Involvement Report
 - 13. Correspondence

**Stipulations for the
Development Review Board Application:
StorQuest
Case Number: 11-DR-2016**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations prepared by Magellan Architecture with a city staff date of 08/30/2016.
 - b. The location and configuration of all site improvements shall be consistent with the site plan prepared by Rick Engineering Company with a city staff date of 08/30/2016.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan prepared by Young Design Group with a city staff date of 08/30/2016.
 - d. The case drainage report submitted by Rick Engineering Company and accepted in concept by the Stormwater Management Department of the Planning and Development Services.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable cases for the site were: 40-Z-79 and 9-BA-1981.

ARCHITECTURAL DESIGN:

Ordinance

- B. Roof drainage systems, excluding scuppers, shall be concealed within the structure, or architecturally integrated with the design of the structure.

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.

CASE NO. 11-DR-2016

3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.
4. Service entrance sections (SES) shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. A SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets.

SITE DESIGN:

Ordinance

- C. Pursuant to Case 40-Z-79, no part of the building or accessory structure shall be located closer than thirty-five (35) feet to any street and this yard area shall be primarily considered a landscape setting.
- D. Pursuant to Case 40-Z-79, no part of the building or accessory structures shall be located closer than one hundred (100) feet from any residential boundary measured from the district property line.
- E. Pursuant to Case 40-Z-79, volume ratio shall not exceed the product of the net lot area in square feet multiplied by nine (9) feet.
- F. Pursuant to Case 40-Z-79, lot coverage shall not occupy more than fifty (50) percent of the total area of the lot.
- G. Pursuant to Case 40-Z-79, no building height shall exceed thirty-six (36) feet in height except as otherwise provided in Article VII.

DRB Stipulations

5. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
6. The refuse enclosure shall be constructed in conformance with the City of Scottsdale Supplements to MAG Standard Details. Details for construction of refuse enclosures can be found in the City of Scottsdale Supplements to MAG Standards Details, standard detail #2146-1.
7. Driveways must be upgraded to meet ADA compliance, per COS Standard Detail 2256.
8. Sidewalk ramp on the corner of 94th and San Salvador must be upgraded to meet ADA compliance, per COS Standard Detail 2234.
9. The Minor Subdivision final plat shall be recorded prior to final plan approval.

OPEN SPACE:

Ordinance

- H. Pursuant to Case 40-Z-79, open space shall be no less than ten (10) percent of the total lot area plus 0.4 percent of the total site.
- I. Any part of the total lot area not required for buildings, structures, parking and utility areas shall be landscaped (Case 40-Z-79).

LANDSCAPE DESIGN:

Ordinance

- J. Pursuant to Case 40-Z-79, a landscape buffer of thirty (30) feet shall be maintained adjacent to all residential districts.
- K. Pursuant to Zoning Ordinance Section 10.501.B., developments with more than one (1) story, fifty (50) percent of the trees shall meet the following; Palm trees: trunk twelve (12) feet tall; Single trunk trees: three (3) inch caliper; and Multiple trunk trees: one and one half (1 ½) caliper average trunk.

DRB Stipulations

- 10. Prior to the issuance of a building permit, the owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
- 11. Prior to the issuance of a building permit, the owner shall submit landscape improvement plans that require the utilization of the City of Scottsdale Supplements to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median(s).
- 12. Landscape pots and/or raised landscape planters, with a minimum of 36 inches in diameter, a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system, shall be provided in the plaza area and pedestrian nodes that are shown on the site plan.
- 13. The property owner shall obtain approval of a Salvage/Native Plant Plan Application, and obtain a permit to remove any tree.
- 14. At time of final plans, the applicant shall revise the landscape plan to reference that all rip rap shall be native stone, no river rock.

EXTERIOR LIGHTING:

Ordinance

- L. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting.
- M. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward and have an integral lighting shield.
- N. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- O. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

- 15. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign and landscape lighting.
- 16. No fixture shall be mounted higher than sixteen (16) feet when adjacent to residential.

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17. The pre-curfew lighting design hours shall be defined as dusk to 10:00 PM, and the post-curfew lighting design hours shall be defined as 10:00 PM to dawn. All exterior lights shall be turned off during the post-curfew hours with the exception of lights for security purposes.
18. A programmable timer, and photocells shall control the pre- and post-curfew lights; photocells shall be mounted on the north side of the building. The programmable timer may contain a maximum 1-hour manual over ride with an automatic turn off for after hours, and special events use only.
19. Incorporate the following parking lot and site lighting into the project's design:
Parking Lot and Site Lighting:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.5-foot-candles. All exterior luminaires shall be included in this calculation
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 10.0-foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this calculation
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.5-foot-candles. All exterior luminaires shall be included in this calculation.
 - d. The total lumen per luminaire shall not exceed 24,000 lumens.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

20. At time of final plans, the applicant shall relocate the bicycle parking spaces next to the existing sidewalk along N. 94th Street, and provide a minimum of 6-foot-clear-area at the front of each bicycle rack, per City of Scottsdale Standard Detail No. 2285

WATER AND WASTEWATER STIPULATIONS:

Ordinance

- P. All development within Industrial Park (I-1) and General Commercial (C-4) zoned districts, and all development where there are chemicals used that require pretreatment, shall provide a monitoring manhole.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

21. With the improvement plan submittal, the owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.
22. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

ADDITIONAL PLANNING ITEMS:

23. All signs require separate review and approval.



Q.S.
27-50

Google Earth Pro Imagery

StorQuest

11-DR-2016

ATTACHMENT #1



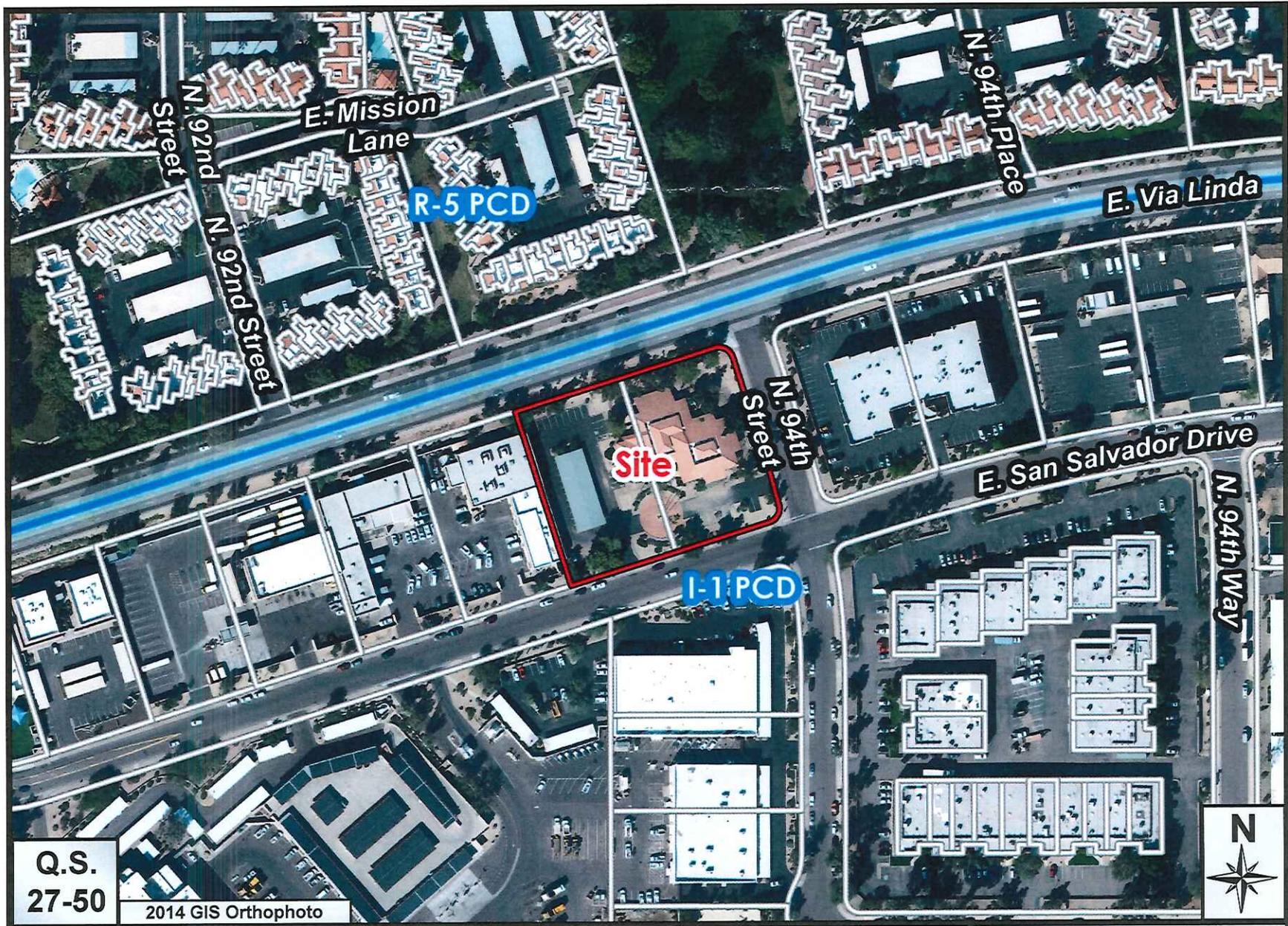
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Google Earth Pro Imagery

StorQuest

11-DR-2016

ATTACHMENT #1A



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2014 GIS Orthophoto

StorQuest

11-DR-2016

ATTACHMENT #2

NARRATIVE

I. INTRODUCTION

The William Warren Group d/b/a StorQuest (“StorQuest”) is the owner and developer of approximately 1.75 acres located at the northwest corner of 94th Street and San Salvador Drive (the “Site”). StorQuest is redeveloping the Site as a highly securitized, climate controlled, indoor self-storage facility. StorQuest is seeking Development Review approval for the architectural design and layout, landscaping, open space, site details, lighting, etc. As is detailed below, the Site’s redevelopment as an indoor self-storage facility is consistent with the City of Scottsdale General Plan and current zoning. The proposed development will be a state-of-the-art facility and will be secure and safe for use for the area’s businesses and residents.

II. SITE, SURROUNDING AREA, AND EXISTING ZONING

An aerial of the Site is attached as **Exhibit 1**. The Site is located at the former Water Resource Department for the City of Scottsdale (the “City”). The Site is designated on the City’s General Plan as Employment. The Site is zoned I-1 PCD (Industrial Park within a Planned Community District), which permits StorQuest’s proposed indoor self-storage facility.

III. DEVELOPMENT REVIEW

As previously stated, StorQuest is seeking Development Review approval for an indoor self-storage facility on an appropriately zoned Site. Attached as **Exhibit 2** is the proposed Site Plan. The building is proposed to be two-stories (approximately 29 feet high) and contains approximately 60,792 square feet, with an approximate 30,662 square foot footprint. A 1,219± square foot leasing office is provided in the northeast corner of the building. The building will contain approximately 544, climate controlled, storage units. See **Exhibit 7, Floor Plans**. No outdoor storage is provided. Required setbacks are provided along Via Linda, San Salvador Drive and 94th Street (35 ft. building setback, 20 ft. parking setback), allowing a significant amount of open space and landscaping to be installed within the required building setbacks. See **Exhibit 3, Conceptual Landscape Plan** and **Exhibit 4, Open Space Plan**. The building has been designed to be architecturally compatible with the surrounding area. See **Exhibit 6, Building Elevations**. The elevations have a Contemporary Desert architectural theme, which includes the following elements: raised parapets, enhanced elevation features, and decorative faux covered window accents with split-faced block, ribbed metal panel siding, and stucco finishes, all painted with an earth-toned desert color palette. See **Exhibit 8, Colors and Materials Palette; Exhibit 9, Building Renderings; Exhibit 11, Miscellaneous Plans; and Exhibit 12, Preliminary Grading & Drainage Plan**.

As a result of staff input, several changes were made to the original submittal including the following: canopies have been extended over pedestrian walkways and the color changed from red to rust; the 2nd floor glass along the Via Linda frontage has been deleted; the lighted building sign along the Via Linda frontage has been relocated to the west elevation; accent building lighting along Via Linda has been deleted; and an employee patio area has been added along with a sidewalk connection from the building to the 94th Street sidewalk.

Primary access to and from the Site will occur via two existing driveways, one from 94th Street and the other from San Salvador Drive. The StorQuest office is typically manned 7 days per week between the hours of 8:00 am to 6:00 pm. Customers needing access after office hours may do so via a pin number unique to each customer. Customers will be able to load/unload from two loading doors, with the main loading area located along the south side with three

oversized loading stalls. There is no direct access to any of the storage units from the building exterior. The StorQuest facility will include the most up-to-date security equipment as well as proper exterior lighting to ensure a safe environment while not impacting neighboring developments. Unlike self-storage facilities in the past, the StorQuest facility does not require an employee on the premises (in an apartment for live-in employee for “security”) other than when the storage facility is open for business. An extensive, 24-hour monitored state-of-the-art security system will be provided and replaces the need for after-hours staffing. The system includes: exterior and interior High Definition Cameras with DVR at the entry points and drive isles to monitor and record activity in and around the facility at all times; security access devices to control the access in and out of the building; security system controller that operates as the system control center and communicates critical messages to the appropriate authorities and management; individual unit alarms to notify management and the customer of a potential security breach; and lights, alarms, codes, and locks.

A. Design Criteria

The proposed StorQuest facility satisfies the Development Board Criteria established by Section 1.904 of the City’s Zoning Ordinance, as is addressed in greater detail below:

A. In considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.

Response: The StorQuest facility is consistent with the following goals of the Character and Design Chapter of the General Plan.

- *Goal #1 – “Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.”*

Redeveloping the Site with an indoor self-storage facility with state-of-the-art security and monitoring systems is an appropriate use of the former City Water Resource Department building. The facility will be safe, attractive, and compatible with the surrounding residential (multi-family residential on the north) and non-residential (east, south, and western perimeters) uses. The layout, design, building elevations, and landscape plans are compatible and complementary to other developments immediately adjacent to the Site and surrounding area.

- *Goal #6 – “Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the city.”*

As is shown on **Exhibits 3 (Conceptual Landscape Plan) and 4 (Open Space Plan)**, a significant amount of landscaping is being provided adjacent to the streets (Via Linda, 94th Street, and San Salvador Drive). The landscaping will consist of low water use plantings that are placed and designed to create a lush, comfortable feeling. Trees will be deciduous to add variety throughout the seasons. Colorful understory plantings will consist of low maintenance shrubs

and groundcovers to add to the landscaping theme. Existing, mature trees along Via Linda will be left in place as part of the proposed landscaping improvements. See **Exhibit 5, Native Plant Inventory**.

- *Goal #7 – “Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the city.”*

A variety of lighting techniques and devices will be used to provide safety for users of the StorQuest facility. Outdoor lighting on the Redevelopment Site will comply with the City’s lighting ordinance and design guidelines and will use the latest light control and energy saving technologies in an attractive and durable design/setting. For additional details see **Exhibit 10, Site Photometrics and Site Lighting Plan**. For details of the box lighting fixtures over the exterior doors, see **Exhibit 6, Building Elevations and Exhibit 9, Building Renderings**.

2. *The architectural character, landscaping and site design of the proposed development shall:*

a. *Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;*

Response: The proposed redevelopment contains substantial open space and landscaped areas. The building is appropriately setback along Via Linda and 94th Street, allowing StorQuest to provide a significant amount of landscaping in these areas.

b. *Avoid excessive variety and monotonous repetition;*

Response: The elevations are designed to include subtle design elements drawn from the surrounding area that have been enhanced for a more exciting design. In addition, a color palette that complements the character of the area and enhances key features of the design has been selected. The overall architectural form, materials, colors, palette, and landscaping are compatible with the character elements and design features of the adjacent developments and were selected to help enhance and blend with the surrounding neighborhood.

c. *Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;*

Response: The Sensitive Design Principles are addressed in Appendix “A” – Sensitive Design Principles.

d. *Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and*

Response: Not applicable.

e. *Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.*

Response: Not applicable.

3. *Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.*

Response: The building orientation is designed with direct access (vehicular and pedestrian) from San Salvador Drive and 94th Street. Careful attention has been paid to the onsite pedestrian and vehicular circulation to ensure safe and convenient access for all Site users. Code-required parking is provided along the Site's eastern and southern boundaries.

4. *If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.*

Response: All roof mounted mechanical equipment will be appropriately screened with architecturally integrated and finished parapets.

5. *Within the Downtown Area, building and site design shall:*

a. *Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;*

Response: Not applicable.

b. *Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;*

Response: Not applicable.

c. *Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;*

Response: Not applicable.

d. *Reflect the design features and materials of the urban neighborhoods in which the development is located; and*

Response: Not applicable.

e. *Incorporate enhanced design and aesthetics of building mass, height, materials, and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.*

Response: Not applicable.

6. *The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:*

a. *Accessibility to the public;*

Response: Not applicable.

b. *Location near pedestrian circulation routes consistent with existing or future development or natural features;*

Response: Not applicable.

c. *Location near the primary pedestrian or vehicular entrance of a development;*

Response: Not applicable.

d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and

Response: Not applicable.

e. Location in conformance to standards for public safety.

Response: Not applicable.

Further, the proposed StorQuest facility satisfies the additional Development Review Board Criteria:

A. Describe how the proposed development is consistent with the Character and Design Chapter of the Scottsdale General Plan, the Zoning Ordinance, any pertinent master plan, scenic corridor guideline, or streetscape guideline.

Response: See the response to Section 1.904(A)(1) above.

B. Explain how the proposed development will contribute to the general health, welfare, safety and convenience of persons residing or working in the vicinity.

Response: The self-storage facility will provide a secure, convenient place for area businesses and residents to store their business/personal effects. The StorQuest facility will not be detrimental to persons residing or working in the vicinity, to adjacent properties or neighborhoods, or to the public welfare in general.

C. Describe the spatial relationship that will exist between nearby structures and the proposed development, as well as open spaces, and topography, both within the project site and in the surrounding context.

Response: The proposed redevelopment contains substantial open space and landscaped areas. The building is appropriately setback along Via Linda and 94th Street, allowing StorQuest to provide a significant amount of landscaping in these areas.

D. Explain how the site layout will promote safety and convenience relative to ingress, egress, internal circulation for pedestrians and vehicles, parking areas, loading and service areas.

Response: The building orientation is designed with direct access (vehicular and pedestrian) from San Salvador Drive and 94th Street. Careful attention has been paid to the onsite pedestrian and vehicular circulation to ensure safe and convenient access for all Site users. Code-required parking is provided along the Site's eastern and southern boundaries.

E. Describe how the architectural characteristics of the proposed development relate to character elements and design features of the structures that are within the surrounding context.

Response: The elevations are designed to include subtle design elements drawn from the surrounding area that have been enhanced for a more exciting design. In addition, a color palette that complements the character of the area and enhances key features of the design has been selected. The overall architectural form, materials, colors, palette, and landscaping are compatible with the character elements and design features of the adjacent developments and were selected to help enhance and blend with the surrounding neighborhood.

F. Describe how the design features and details of the proposed development have been utilized to screen all mechanical equipment, appurtenances and utilities.

Response: All roof mounted mechanical equipment will be appropriately screened with architecturally integrated and finished parapets.

G. Describe how the proposed development is consistent with the Sensitive Design Principles, pertinent Architectural Design Guidelines and other design guidelines.

Response: The Sensitive Design Principles are addressed in Appendix “A” – Sensitive Design Principles.

H. If the proposed development is located within the Environmentally Sensitive Lands (ESL) District, explain how the proposed development complies with the recommendations and guidelines that are described in the Environmentally Sensitive Lands (ESL) Ordinance.

Response: Not applicable.

I. If the proposed development is located within the HP, Historic Property District, then describe how the proposed development has utilized any unique or characteristic architectural features throughout the design of the project.

Response: Not applicable.

J. If the proposed development is located within the Downtown District, then describe how the proposed development has incorporated urban character and pedestrian orientation throughout the design of the project.

Response: Not applicable.

K. If the proposed development is located within the Downtown District, then describe how the proposed development has incorporated traditional or southwestern design vernaculars, subdivided the building form into smaller character elements, emphasized fine-grain detailing, and utilized recessed fenestrations.

Response: Not applicable.

L. If the proposed development is located within the Downtown District, then describe how the proposed development has incorporated the urban design and architectural design guidelines.

Response: Not applicable.

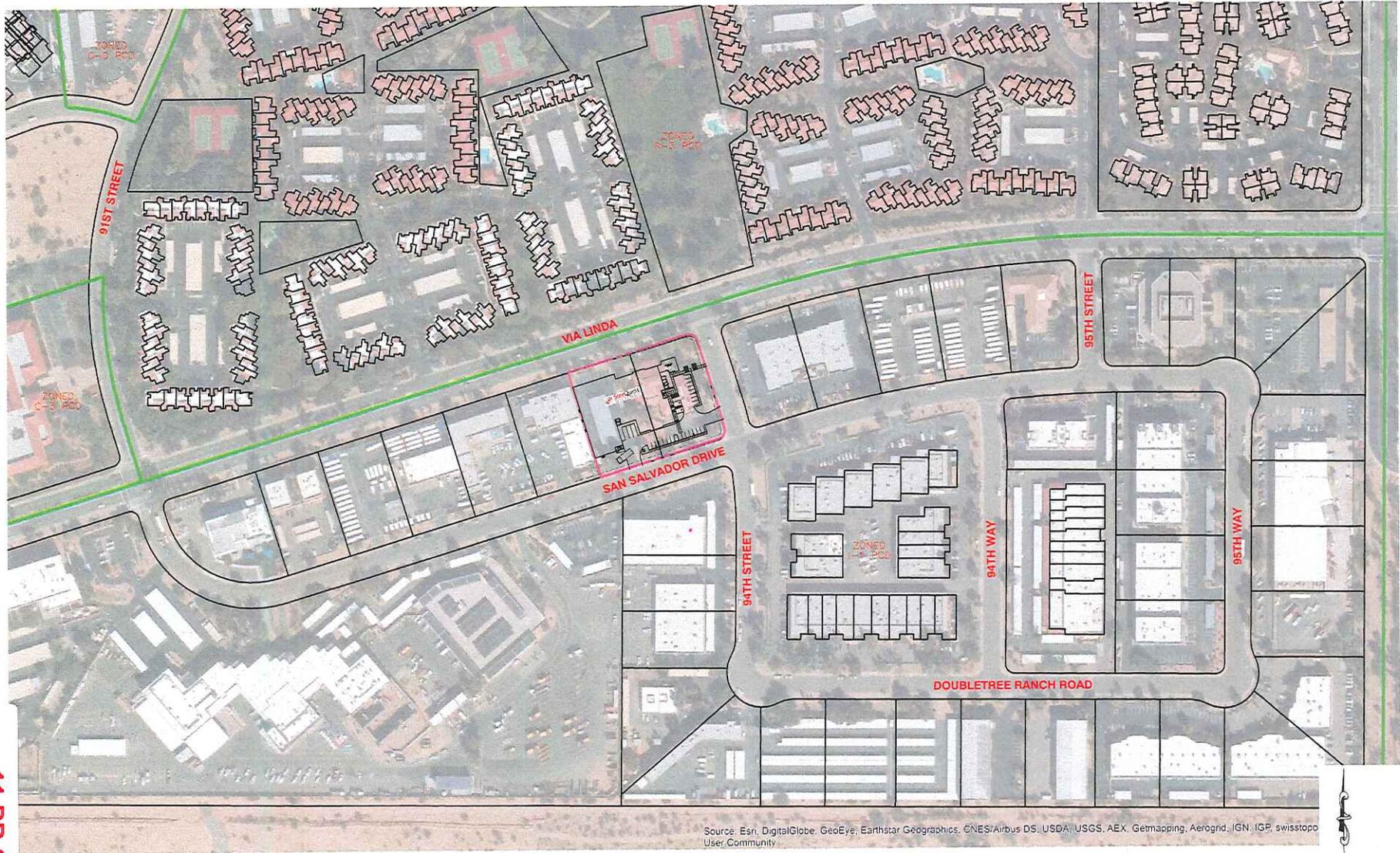
IV. CONCLUSION

The StorQuest indoor storage facility will be a state-of-the-art facility and will be a secure and safe use for the area’s businesses and residents. A high quality, climate controlled, self-storage facility will help serve the needs of the businesses in the immediate area and residents by providing convenient access to an indoor storage facility. The proposed Development Review application, layout, design, building elevations, and landscape plans satisfy the City’s Design Review Criteria. The facility is consistent with and compatible with the immediately adjacent developments and surrounding area.

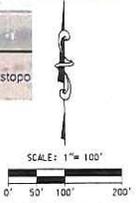
We request your approval.

The William Warren Group d/b/a StorQuest

11-DR-2016
08/30/16



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, User Community



STORQUEST - SCOTTSDALE
CONTEXT AERIAL



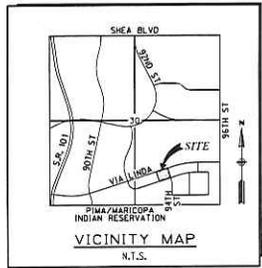
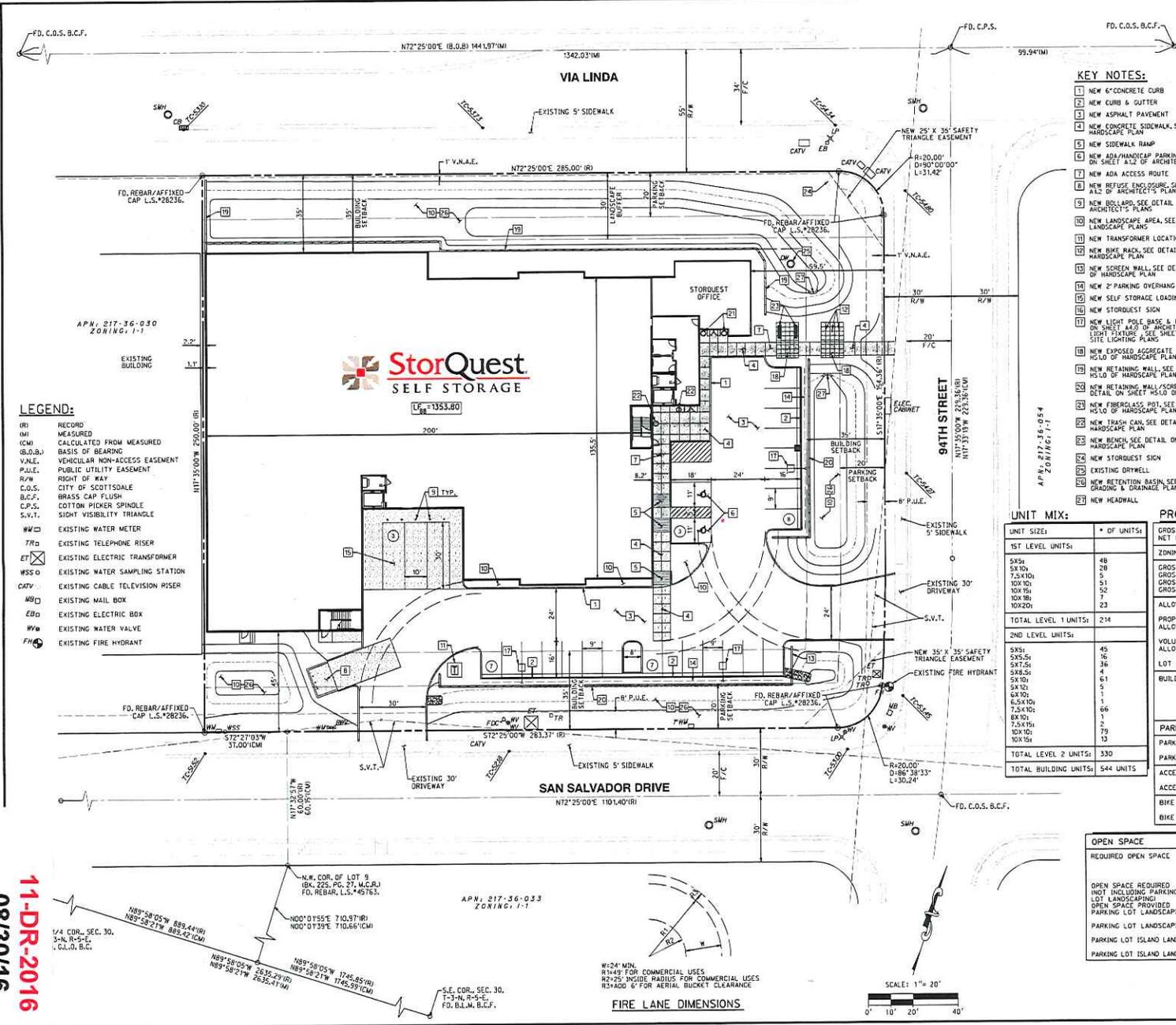
PROJECT NO. 152
DATE: JANUARY 2016
DRAWN: JMB
CHECKED: MMS
DESIGNED: MMS
RICK ENGINEERING COMPANY

RICK
ENGINEERING
INC.

4400 N. CENTRAL AVENUE
SUITE 100
SCOTTSDALE, AZ 85251
PH: 480.343.8800
FAX: 480.343.8801
WWW.RICKENGINEERING.COM

C:\p00001\SWC_Vial\Ina&84m5\1\Civil\4672con\text...ce\1a0\Logo (Modes Default).
2016

11-DR-2016
08/30/16



ENGINEER:
RICK ENGINEERING COMPANY
6150 NORTH 16TH STREET
PHOENIX, ARIZONA 85016
CONTACT: JOSEPH M. CIRONE, P.E.
PHONE: (602) 957-3350
EMAIL: JCIRONE@RICKENGINEERING.COM

ARCHITECT:
MAGELLAN ARCHITECTS
1701 BEACH BLVD, SUITE 900
HUNTINGTON BEACH, CA 92647
CONTACT: PATRICK ANDERSON
PHONE: (949) 519-9600
EMAIL: PATRICK@MAGELLANARCHITECTS.COM

OWNER:
WILLIAM WARREN GROUP
1319 MIRACELLO CT.
SAN MARCOS, CA 92078
CONTACT: NANCY K. BANE
PHONE: (760) 877-2009

ADDRESS:
9350 NORTH 94TH STREET
SCOTTSDALE, AZ 85258

APN NUMBERS:
217-36-021
217-36-032
(LOT THE REQUIRED)

- KEY NOTES:**
- 1 NEW 6" CONCRETE CURB
 - 2 NEW CURB & GUTTER
 - 3 NEW ASPHALT PAVEMENT
 - 4 NEW CONCRETE SIDEWALK, SEE SHEET HS10 OF HARDSCAPE PLAN
 - 5 NEW SIDEWALK RAMP
 - 6 NEW ADA/MANICAP PARKING SPACE, SEE DETAILS ON SHEET A12 OF ARCHITECT'S PLANS
 - 7 NEW ADA ACCESS ROUTE
 - 8 NEW REFUSE ENCLOSURE, SEE DETAILS ON SHEET A12 OF ARCHITECT'S PLANS
 - 9 NEW BOLLARD, SEE DETAIL ON SHEET A12 OF ARCHITECT'S PLANS
 - 10 NEW LANDSCAPE AREA, SEE SHEET L10 OF LANDSCAPE PLANS
 - 11 NEW TRANSFORMER LOCATION
 - 12 NEW BIKE RACK, SEE DETAIL ON SHEET HS10 OF HARDSCAPE PLAN
 - 13 NEW SCREEN WALL, SEE DETAIL ON SHEET HS10 OF HARDSCAPE PLAN
 - 14 NEW 2" PARKING OVERHANG
 - 15 NEW SELF STORAGE LOADING AREA
 - 16 NEW STORQUEST SIGN
 - 17 NEW LIGHT POLE, BASE & FOOTING, SEE DETAIL ON SHEET HS10 OF HARDSCAPE PLAN
 - 18 NEW EXPOSED AGGREGATE CONCRETE, SEE SHEET HS10 OF HARDSCAPE PLAN
 - 19 NEW RETAINING WALL, SEE DETAIL ON SHEET HS10 OF HARDSCAPE PLAN
 - 20 NEW RETAINING WALL/SCREEN WALL COMBO, SEE DETAIL ON SHEET HS10 OF HARDSCAPE PLAN
 - 21 NEW FIBERGLASS POT, SEE DETAIL ON SHEET HS10 OF HARDSCAPE PLAN
 - 22 NEW TRASH CAN, SEE DETAIL ON SHEET HS10 OF HARDSCAPE PLAN
 - 23 NEW BENCH, SEE DETAIL ON SHEET HS10 OF HARDSCAPE PLAN
 - 24 NEW STORQUEST SIGN
 - 25 EXISTING DRYWELL
 - 26 RETENTION BASIN, SEE PRELIMINARY GRADING & DRAINAGE PLAN
 - 27 NEW HEADWALL

- LEGEND:**
- (RI) RECORD
 - (MI) MEASURED
 - (CM) CALCULATED FROM MEASURED
 - (B.O.B.) BASIS OF BEARING
 - V.N.E. VEHICULAR NON-ACCESS EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R/W RIGHT OF WAY
 - C.O.S. CITY OF SCOTTSDALE
 - B.C.F. BRASS CAP FLUSH
 - C.P.S. COTTON PICKER SPINDLE
 - S.V.T. SIGHT VISIBILITY TRIANGLE
 - WM EXISTING WATER METER
 - TRD EXISTING TELEPHONE RISER
 - ET EXISTING ELECTRIC TRANSFORMER
 - WSS EXISTING WATER SAMPLING STATION
 - CATV EXISTING CABLE TELEVISION RISER
 - MB EXISTING MAIL BOX
 - EBD EXISTING ELECTRIC BOX
 - WV EXISTING WATER VALVE
 - FD EXISTING FIRE HYDRANT

UNIT MIX:

UNIT SIZE	# OF UNITS
1ST LEVEL UNITS:	
5X5	48
5X10	78
7.5X10	5
10X10	51
10X15	52
10X18	23
10X20	
2ND LEVEL UNITS:	
5X5	45
5X10	16
5X15	36
5X20	4
5X12	1
6X10	61
7.5X10	66
8X10	1
10X15	13
10X18	2
10X20	17
TOTAL LEVEL 2 UNITS:	330
TOTAL BUILDING UNITS:	544 UNITS

PROJECT DATA:

GROSS LOT AREA	112,027 SF
NET LOT AREA	76,015 SF
ZONING	[=] INDUSTRIAL PARK1
GROSS 1ST FLOOR STORAGE AREA	29,443 SF
GROSS 2ND FLOOR STORAGE AREA	30,130 SF
GROSS STORQUEST OFFICE AREA	1,279 SF
GROSS FLOOR AREA	60,792 SF
ALLOWABLE BASE FLOOR AREA (F.A.R.)	80% OF NET LOT AREA
PROPOSED BASE FLOOR AREA (F.A.R.)	0.80 x 76,015 SF = 60,812 SF
ALLOWABLE VOLUME	60,792 SF
NET LOT AREA x 9 FT	76,015 SF x 9 FT = 684,135 CF
VOLUME PROVIDED	674,564 CF
ALLOWABLE LOT COVERAGE	60% OF NET LOT AREA
PROPOSED LOT COVERAGE	0.60 x 76,015 SF = 45,609 SF
LOT COVERAGE PROVIDED	30,662 SF / 76,015 SF = 40%
BUILDING SETBACKS	REQUIRED PROPOSED
	NORTH = 35'
	EAST = 35'
	SOUTH = 35'
	WEST = 0'
PARKING DATA	
PARKING REQUIRED	1 SPACE PER 2,500 SF
PARKING PROVIDED	60,792 SF / 2,500 SF = 25 SPACES (INCLUDING 2 ACCESSIBLE)
ACCESSIBLE PARKING REQUIRED	4% OF TOTAL SPACES
ACCESSIBLE PARKING PROVIDED	0.04 x 20 SPACES = 2 SPACES
BIKE PARKING REQUIRED	LESS THAN 40 VEHICLE PARKING SPACES
BIKE PARKING PROVIDED	12 BIKE SPACES

OPEN SPACE

REQUIRED OPEN SPACE	MAXIMUM BUILDING HEIGHT + 2% PROPOSED 136' ALLOWED
OPEN SPACE REQUIRED (NOT INCLUDING PARKING LOT LANDSCAPING)	FIRST 12' OF HEIGHT = 10% x NET LOT AREA
OPEN SPACE PROVIDED	0.10 x 76,015 = 7,602 SF
PARKING LOT LANDSCAPING PROVIDED	NEXT 17' OF HEIGHT = 17 x .004 x 76,015 = 5,169.0 SF
PARKING LOT ISLAND LANDSCAPING PROVIDED	7,602 + 5,169.0 = 12,771 SF (16,831)
PARKING LOT LANDSCAPING PROVIDED	25,633 SF
PARKING LOT ISLAND LANDSCAPING PROVIDED	14,554 SF x 0.15 = 2,243 SF
PARKING LOT LANDSCAPING PROVIDED	4,527 SF
PARKING LOT ISLAND LANDSCAPING PROVIDED	1,378 SF

REVISIONS

NO.	DESCRIPTION	DATE

STORQUEST - SCOTTSDALE
SITE PLAN
 PROJECT NO: 697
 DESIGNED: MMS
 DRAWN: DMB
 CHECKED: JMB
 DATE: 08/30/16
 SHEET 1 OF 1

STORQUEST SELF STORAGE
 12401 Westheimer, Suite 200
 Houston, Texas 77042
 Phone: (281) 416-8800
 Fax: (281) 416-8801
 www.storquest.com

Magellan
 ARCHITECTURE
 12401 Westheimer, Suite 200
 Houston, Texas 77042
 Phone: (281) 416-8800
 Fax: (281) 416-8801
 www.magellanarch.com

StorQuest
 SELF STORAGE

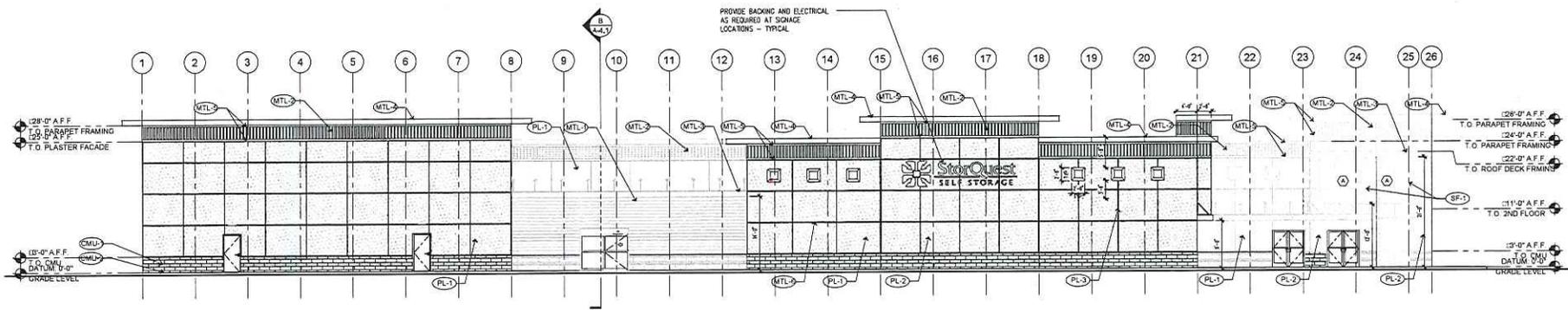
STORQUEST SAN SALVADOR
 2 STORY SELF STORAGE BUILDING
 9350 N. 94TH STREET
 SCOTTSDALE, AZ 85258

NO.	DATE	BY
1	04.27.16	REV 1

ISSUE DATES
 DESIGN APPROVAL:
 PERMIT SUBMITTAL:
 PERMIT RECEIVED:
 NO. ISSUES:
 CONSTR. ISSUES:

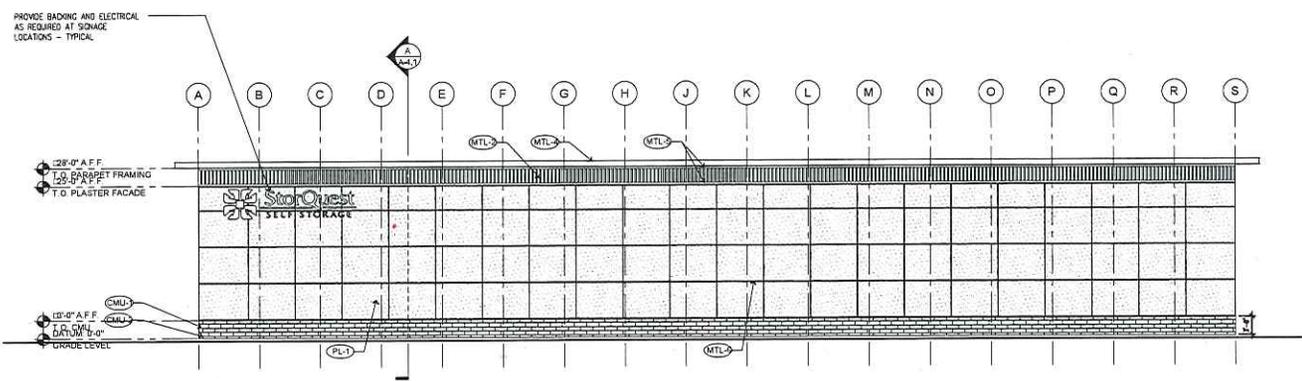
30" x 42" SCALE: 1/8" = 1'-0"
 PLOT DATE:
 CAD/3D/2D/AS-BUILT/ELEVATIONS
 JOB NUMBER: 15-044
 CHECKED: PA/PC
 DRAWN: YW
 STATUS: CADDROOM SET

EXTERIOR ELEVATIONS
A3.1



2 SOUTH ELEVATION- SAN SALVADOR
 SCALE 1/8" = 1'-0"

MATL. I.D.	DESCRIPTION	COLOR	FINISH
CMU-1	SPLIT FACE CMU BLOCK, RUNNING BOND	SHERWIN WILLIAMS SW 6088 NUTHATCH	CLEAR BLOCK SEALER
CMU-2	SPLIT FACE CMU BLOCK, RUNNING BOND	SHERWIN WILLIAMS SW 6090 JAVA	CLEAR BLOCK SEALER
MTL-1	HR-36 ARCHITECTURAL CLADDING, HORIZONTAL, 24 GA. STEEL	SHERWIN WILLIAMS SW 6088 NUTHATCH	PREFINISHED KYNAR-500
MTL-2	HR-36 ARCHITECTURAL CLADDING, VERTICAL, 24 GA. STEEL	SHERWIN WILLIAMS SW 6088 NUTHATCH	PREFINISHED KYNAR-500
MTL-3	METAL CANOPIES WITH STEEL ROD TIEBACK SUPPORTS	SHERWIN WILLIAMS SW 7593 RUSTIC RED	PREFINISHED KYNAR-500
MTL-4	METAL CANOPIES	SHERWIN WILLIAMS SW 6090 JAVA	PREFINISHED KYNAR-500
MTL-5	METAL TRIM	T.B.D.	PREFINISHED KYNAR-500
MTL-6	1" WIDE ALUMINUM FRY REGLET ACCENT REVEAL	T.B.D.	ALUMINUM FINISH
MTL-7	DECORATIVE METAL LATTICE/SHUTTER	SHERWIN WILLIAMS SW 6090 JAVA	PREFINISHED KYNAR-500
SF-1	STOREFRONT FRAMES	CLEAR ANODIZED	CLEAR ANODIZED
PL-1	CEMENT PLASTER SYSTEM	SHERWIN WILLIAMS SW 6088 NUTHATCH	30/30 LIGHT SAND FINISH
PL-2	CEMENT PLASTER SYSTEM	SHERWIN WILLIAMS SW 6090 JAVA	30/30 LIGHT SAND FINISH
PL-3	CEMENT PLASTER SYSTEM REVEAL	SHERWIN WILLIAMS SW 6088 NUTHATCH	30/30 LIGHT SAND FINISH



3 WEST ELEVATION- WEST PROPERTY LINE
 SCALE 1/8" = 1'-0"

1 EXTERIOR FINISH SCHEDULE
 SCALE: NONE

NOTE: THIS ELEVATION HAS BEEN "FLATTENED" FOR CLARITY. REFER TO FLOOR PLANS FOR ACTUAL WALL CONFIGURATION, ORIENTATIONS, DIMENSIONS, ETC. DO NOT SCALE DRAWINGS.

11-DR-2016
08/30/16

FOR THE ARCHITECT: MAGELLIAN ARCHITECTURE, 15601 Independence, Suite 205, Fort Worth, TX 76155, (817) 335-5500, www.magegianarchitecture.com

Magegian ARCHITECTURE
15601 Independence, Suite 205
Fort Worth, TX 76155
(817) 335-5500
www.magegianarchitecture.com

StorQuest SELF STORAGE

STORQUEST SAN SALVADOR
2 STORY SELF STORAGE BUILDING
9350 N. 94TH STREET
SCOTTSDALE, AZ 85258

REVISIONS

NO.	DATE	BY
01	04/27/16	REV 1

ISSUE DATES

DCOR APPROVAL

PRINT SUBMITTAL

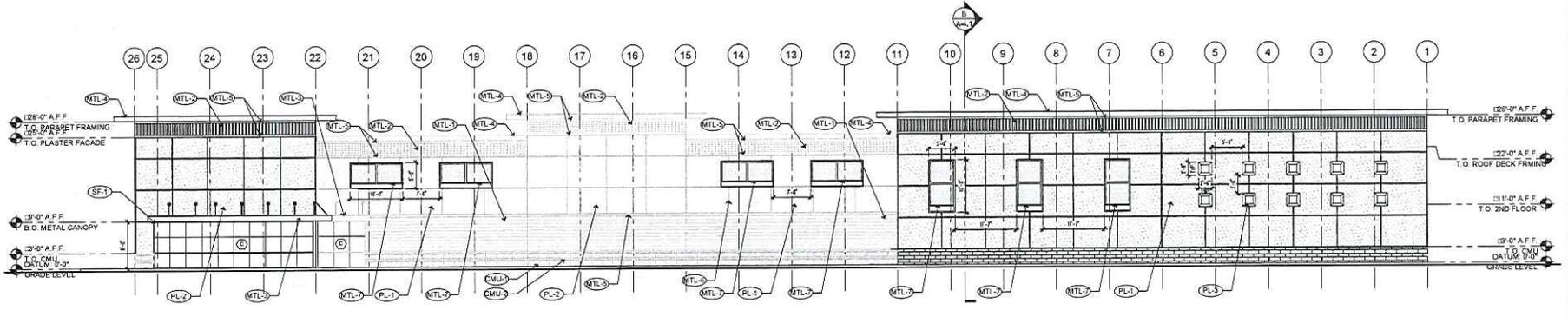
PRINT RECEIVED

NO ISSUES

CONTR. JOBS:

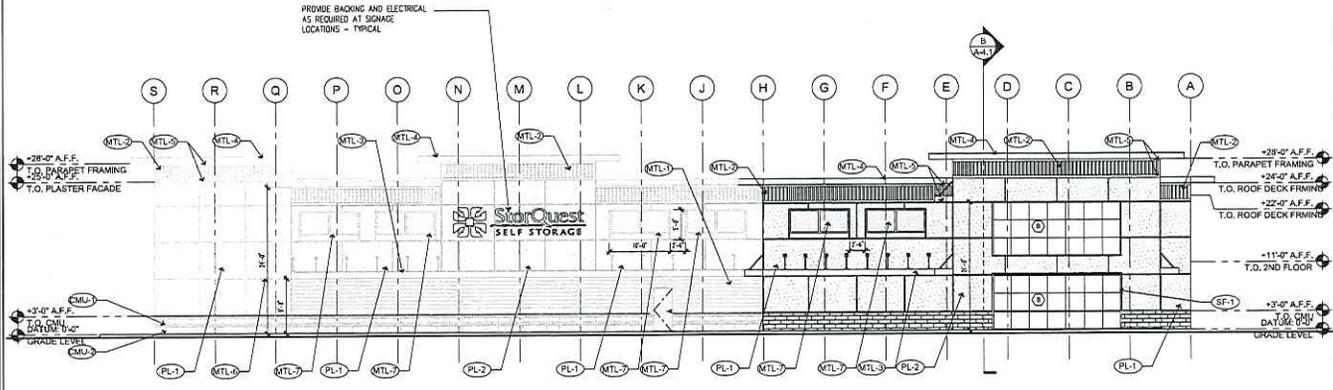
30'x43' SCALE: 1/8" = 1'-0"
PLOT DATE:
CAMERAS AND ELEVATIONS
JOB NUMBER: 13-044
CHECKED: PA/PC
DRAWN: STANBURN
STATUS: CARTOON SET

EXTERIOR ELEVATIONS
A3.2



2 NORTH ELEVATION- VIA LINDA
SCALE 1/8" = 1'-0"

MATL I.D.	DESCRIPTION	COLOR	FINISH
CMU-1	SPLIT FACE CMU BLOCK, RUNNING BOND	SHERWIN WILLIAMS SW 6088 NUTHATCH	CLEAR BLOCK SEALER
CMU-2	SPLIT FACE CMU BLOCK, RUNNING BOND	SHERWIN WILLIAMS SW 6090 JAVA	CLEAR BLOCK SEALER
MTL-1	HR-36 ARCHITECTURAL CLADDING, HORIZONTAL, 24 GA. STEEL	SHERWIN WILLIAMS SW 6088 NUTHATCH	PREFINISHED KYNAR-500
MTL-2	HR-36 ARCHITECTURAL CLADDING, VERTICAL, 24 GA. STEEL	SHERWIN WILLIAMS SW 6088 NUTHATCH	PREFINISHED KYNAR-500
MTL-3	METAL CANOPIES WITH STEEL ROD TIEBACK SUPPORTS	SHERWIN WILLIAMS SW 7593 RUSTIC RED	PREFINISHED KYNAR-500
MTL-4	METAL CANOPIES	SHERWIN WILLIAMS SW 6090 JAVA	PREFINISHED KYNAR-500
MTL-5	METAL TRIM	T.B.D.	PREFINISHED KYNAR-500
MTL-6	1" WIDE ALUMINUM FRY REGLET ACCENT REVEAL	T.B.D.	ALUMINUM FINISH
MTL-7	DECORATIVE METAL LATTICE/SHUTTER	SHERWIN WILLIAMS SW 6090 JAVA	PREFINISHED KYNAR-500
SF-1	STOREFRONT FRAMES	CLEAR ANODIZED	CLEAR ANODIZED
PL-1	CEMENT PLASTER SYSTEM	SHERWIN WILLIAMS SW 6088 NUTHATCH	30/30 LIGHT SAND FINISH
PL-2	CEMENT PLASTER SYSTEM	SHERWIN WILLIAMS SW 6090 JAVA	30/30 LIGHT SAND FINISH
PL-3	CEMENT PLASTER SYSTEM REVEAL	SHERWIN WILLIAMS SW 6088 NUTHATCH	30/30 LIGHT SAND FINISH



3 EAST ELEVATION- 94TH STREET
SCALE 1/8" = 1'-0"

1 EXTERIOR FINISH SCHEDULE
SCALE: NONE

11-DR-2016
08/30/16



11-DR-2016
08/30/16



STORQUEST SAN SALVADOR
SAN SALVADOR & 94TH ST.

9388 E SAN SALVADOR DRIVE,
SCOTTSDALE, AZ 85258

JOB NUMBER: CA 15-044
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Magellan
ARCHITECTURE

10540 Talbot Avenue, Suite 205
Fountain Valley, CA 92708
Tel: (949) 515-9600
www.magellanarchitect.com

11-DR-2016
08/30/16



STOREY WEST SAN SALVADOR
SAN SALVADOR & 94TH ST.

Magellan
ARCHITECTURE

9368 E SAN SALVADOR DRIVE
SCOTTSDALE, AZ 85258
JOB NUMBER: CA 13 001
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TEL: (949) 575-2000
WWW.MAGELLANARCH.COM

11-DR-2016
08/30/16



STORQUEST SAN SALVADOR
SAN SALVADOR & 94TH ST.

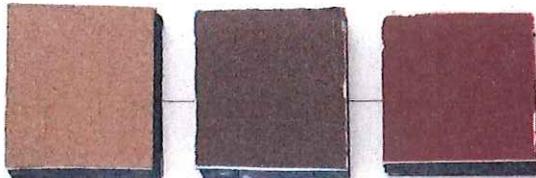
938 E SAN SALVADOR DRIVE,
SCOTTSDALE, AZ 85258

JOB NUMBER: CA-15-544

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ARCHITECTURE

10040 Tuleville Avenue, Suite 200
Rancho Valley, CA 92702
Tel: (949) 615-9600
www.magellanarch.com

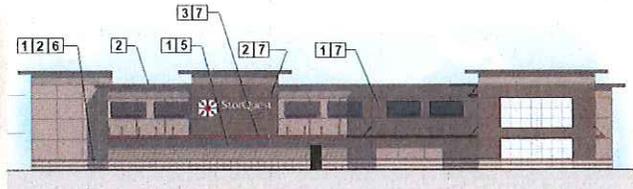
11-DR-2016
08/30/16



1 PAINT:
SHERWIN WILLIAMS
COLOR SW 6088

2 PAINT:
SHERWIN WILLIAMS
COLOR SW 6090

3 PAINT:
SHERWIN WILLIAMS
COLOR SW 7593



94TH STREET EAST ELEVATION

SCALE: NTS

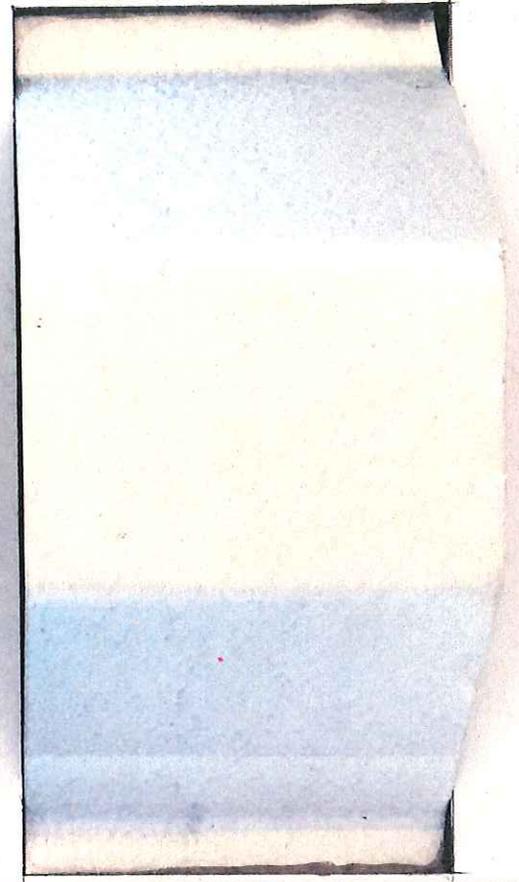
MATERIAL LAYOUT



1-888-PPG-IDEA

3
SUNGATE® 400 (3) Clear + Clear Glass
Insulating Glass Unit

▼ Exterior Annealed Glass

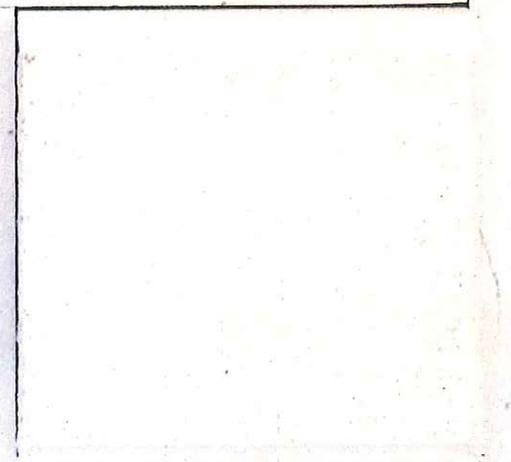


5 METAL PANELING: MCELROY METAL MEGA-RIB 7.2 EXPOSED FASTENER PANEL, PVDF COATING AND PAINTED ACCORDINGLY

4 GLAZING SAMPLE: SUNGATE 400 (3) CLEAR+CLEAR GLASS INSULATION GLASS UNIT



6 CMU SAMPLE: SUPERLITE® BLOCK INTEGRALLY COLORED SPLIT FACE CMU BLOCK, PAINTED ACCORDINGLY



7 STUCCO FINISH: MERLEX STUCCO 30 FINISH, 1/8" COLOR COAT STUCCO FINISH, PAINTED ACCORDINGLY

SCHEME:
A
02-15-2016

**STORQUEST SAN SALVADOR
2 STORY SELF STORAGE BUILDING**
NEW CONSTRUCTION
9388 E SAN SALVADOR DRIVE
SCOTTSDALE, AZ 85258

JOB NUMBER: 15-044
SCALE: N/A

Magellan
ARCHITECTURE
17011 Beach Boulevard, Suite 900
Huntington Beach, California 92647
Tel: (949) 515-9600

STORQUEST SAN SALVADOR SITE PHOTOMETRICS AND SITE LIGHTING PLAN

INITIAL PHOTOMETRICS

RESULTS

Site
1703 points at 1'x1' on 1' by 1' ft
HORIZONTAL FOOT-CANDELES
Average 0.8
Maximum 2.6
Minimum 0.3
Height N/A
Max Min N/A
Cust Var 1.32
UnitGrid N/A

West Spill
23 points
VERTICAL FOOT-CANDELES, observer facing West
Average 0.02
Maximum 0.10
Minimum 0.00
Avg/Min N/A
Max/Min N/A
Cust Var 4.46

East Spill
28 points
VERTICAL FOOT-CANDELES, observer facing East
Average 0.01
Maximum 0.03
Minimum 0.00
Avg/Min N/A
Max/Min N/A
Cust Var 1.06

North Spill
31 points
VERTICAL FOOT-CANDELES, observer facing North
Average 0.00
Maximum 0.02
Minimum 0.00
Avg/Min N/A
Max/Min N/A
Cust Var 0.00

South Spill
31 points
VERTICAL FOOT-CANDELES, observer facing South
Average 0.00
Maximum 0.02
Minimum 0.00
Avg/Min N/A
Max/Min N/A
Cust Var 1.24

LEGEND

- LIDMAN AU-30581-T4-W40
Lidman Lighting Photometric Laboratory test report no. LIDMAN
lamp(s): 17 (70 ADDK)
candle file AU-30581-T4-W40IES
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 1.000, watts per luminaire = 70
mounting height = 9 ft
number locations = 3, number luminaires = 3
w of locations = 0.1
- LIDMAN AU-30591-T3-W40
Lidman Lighting Photometric Laboratory test report no. LIDMAN
lamp(s): 12 (40 ADDK)
candle file AU-30591-T3-W40IES
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 1.000, watts per luminaire = 20
mounting height = 9 ft
number locations = 5, number luminaires = 5
w of locations = 0.1
- COOPER LIGHTING - MCGRAW-EDISON GLEON-AE-02-LED-E1-SL3-700
Innovations Center P2 test report no. 3124399
lamp(s): 3X2
candle file GLEON-AE-02-LED-E1-SL3-700-HSS-ies
32 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 1.000, watts per luminaire = 72
mounting height = 18 ft
number locations = 2, number luminaires = 2
w of locations = 0.1
- COOPER LIGHTING - MCGRAW-EDISON GLEON-AE-02-LED-E1-SL3-700
Innovations Center P2 test report no. 3126241
candle file GLEON-AE-02-LED-E1-SL3-700-HSS-ies
32 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 1.000, watts per luminaire = 72
mounting height = 16 ft
number locations = 1, number luminaires = 1
w of locations = 0.1

SPILL LIGHT CALCULATION RESULTS	
PROPERTY LINE	MAXIMUM VERTICAL FOOT-CANDELES
WEST	0.10
EAST	0.03
NORTH	0.00
SOUTH	0.02

LIGHTING FIXTURE SCHEDULE								
FIXTURE	SYMBOL	MANUFACTURER	CATALOG #	MOUNTING	LAMP(S)	UMENS	QTY	COLOR TEMP.
A		COOPER	AE/02/LED/E1/SL3/700/HSS	16" POLE	70W LED	7.875	1	4000K
B		COOPER	AE/02/LED/E1/SL3/700/HSS	16" POLE	70W LED	7.620	2	4000K
C		LIDMAN LIGHTING	UVK-3000/20W LED/T3/WAR/91/C	WALL 9"	20W LED	1.712	5	4000K
D		LIDMAN LIGHTING	UVK-3000/20W LED/T4/W40/91/C	WALL 9"	20W LED	1.679	3	4000K

WRIGHT
Engineering Corporation
341741 E. UNION DRIVE # CHANDLER, ARIZONA 85226
PHOENIX, AZ 85018 TEL: 480.971.8800 FAX: 480.971.8801

**PHOTOMETRIC CALCULATION
SHEET, FOR INFORMATION ONLY.**

PROJECT NAME:
STORQUEST
SAN SALVADOR
9385 E. SAN SALVADOR

WRIGHT ENG.
PROJECT NO: 16021

DESIGN BY: AKK PH-1

11-DR-2016
08/30/16

UVK-30001

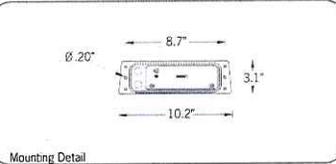
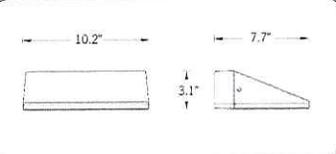
Austin-Vekter 1 Medium



Physical Data

Length - 10.2"
Height - 3.1"
Weight - 7 lbs

IP65 - Suitable For Wet Locations
IK08 - Impact Resistant (Vandal Resistant)



FIXTURE C & D



A range of asymmetrical and bi-symmetrical wall mounted luminaires for use in upright or downlight applications with a selection of energy saving LED. Flat glass cover for minimum spill light. The Austin-Vekter is suitable for lighting footpaths, building facades, entrances, under canopies and signs. Low copper content corrosion resistant die-cast aluminum frame and body. Stainless steel hardware, durable silicone rubber gasket and impact resistant tempered glass diffuser. The luminaire is treated with a chemical nickel and zinc phosphate protection before powder coating (4.7 mil thickness), ensuring high corrosion resistance. Integral control gear. Mounts over a 3" junction box.

Standard Options

Lamp 20w LED 1932 Lumens for M,W,VW & EW Beam	Beam M - Medium 31° W - Wide 53° VW - Very Wide 66° EW - Extra Wide 110°	T2 - Type II Distribution - 1704lm* T3 - Type III Distribution - 1712lm T4 - Type IV Distribution - 1679lm
---	---	--



LED Color W27 - 2700K W30 - 3000K W40 - 4000K	Finish Color 01 - Black - RAL 9011 02 - Dark Grey - RAL 7043 03 - White - RAL 9003 04 - Metallic Silver - RAL 9006 05 - Matt Silver - RAL 9005 06 - Bronze - RAL 8014 07 - Custom RAL	Lens C - Clear Lens F - Frosted Lens	Voltage 120/277 - 120/277V Other - Specify
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Options (Consult Factory For Pricing)

Surface Conduit Entry Box 1/2" - 1/2" Conduit Entry 3/4" - 3/4" Conduit Entry Additional information needed for conduit specifications	EMR - Remote Emergency Pack
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FIXTURE A & B

GLEON GALLEON LED

ORDERING INFORMATION

Sample Number: GLEON-AE-04-LED-E1-T3-GM-700

Product Family*	Light Engine	Number of Light Squares*	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	AE=IA Drive Current	A1=1 02=2 03=3 04=4 05=5 06=6 07=7 08=8 09=9 10=10	LED=Solid State Light Emitting Diodes	E1=120-277V 247=247V 480=480V 3-4	T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4FT=Type IV Forward Throw T4W=Type IV Wide SNQ=Type V Narrow SMQ=Type V Square Medium SWQ=Type V Square Wide SL=Type II w/Spill Control SL3=Type II w/Spill Control SL4=Type IV w/Spill Control SL5=30° Spill Light Eliminator Left SLR=30° Spill Light Eliminator Right RW=Rectangular Wide Type I AFL=Automotive Frontline	AP=Grey BK=Black PT=Paint Platinum GM=Graphite Metallic WH=White	[Blank]=Arm for Round or Square Hole CA=Canister Arm MA=Must Arm Adapter* WM=Wall Mount
Options (Add as Suffix)							
2L=Two Circuits* 7030=70 CRI 3000K* 8030=80 CRI 3000K** 7050=70 CRI 5000K** 7060=70 CRI 6000K** 7090=70 CRI 9000K** 700=Drive Current Factory Set to 700mA** 700=Drive Current Factory Set to 700mA** PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle B=NEMA Twistlock Photocontrol Receptacle HA=50°C High Ambient 4,12 MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height 12, 14, 16, 18, 21 MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height 12, 14, 16, 18, 21 MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height 12, 14, 16, 18, 21 MS/X-L08-B=Level Motion Sensor, Maximum 8' Mounting Height 12, 14, 16, 18, 21 MS/X-L20-B=Level Motion Sensor, 9' - 20' Mounting Height 12, 14, 16, 18, 21 MS/X-L40-B=Level Motion Sensor, 21' - 40' Mounting Height 12, 14, 16, 18, 21 MS/X-L40W-B=Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) 12, 14, 16, 18, 21 MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height 12, 14, 16, 18, 21 MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height 12, 14, 16, 18, 21 MS-L40=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height 12, 14, 16, 18, 21 MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) 12, 14, 16, 18, 21 DIMRF-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height 21 DIMRF-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height 21 L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right MT=Factory Installed Mesh Top TH=Tool-less Door Hardware LFC=Factory Installed Lens Cap HSS=Factory Installed House Side Shield** Denote Marking							
Accessories (Order Separately)							
OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V OA/RA1013=Photocontrol Shorting Cap CA/RA1014=20V Photocontrol MA1252=10kV Surge Module Replacement MA1036-XX=Single Tenon Adapter for 2-3" O.D. Tenon MA1037-XX=2x180° Tenon Adapter for 2-3" O.D. Tenon MA1191-XX=2x120° Tenon Adapter for 2-3" O.D. Tenon MA1188-XX=4x90° Tenon Adapter for 2-3" O.D. Tenon MA1189-XX=2x90° Tenon Adapter for 2-3" O.D. Tenon MA1190-XX=3x90° Tenon Adapter for 2-3" O.D. Tenon MA1191-XX=2x120° Tenon Adapter for 2-3" O.D. Tenon MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX=3x120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX=4x90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX=2x90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX=3x90° Tenon Adapter for 3-1/2" O.D. Tenon FSM-180=Wireless Configuration Tool for Occupancy Sensor** GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares GLEON-MT2=Field Installed Mesh Top for 5-8 Light Squares GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares LS/HSS=Field Installed House Side Shield**							

NOTES:
1. DesignLights Consortium™ Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Standard 4000K CCT and minimum 70 CRI.
3. Requires the use of a step down transformer when combined with MS/DIM, MS/X or DIMRF.
4. Only for use with 480V three phase systems. For NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
5. May be required when two or more luminaires are oriented on a 30° or 120° striking pattern. Refer to arm mounting requirement table.
6. Factory Installed.
7. 2L is not available with MS, MS/X or MS/DIM at 247V or 480V. 2L in AE-02 through AE-04 requires a larger housing, normally used for AE-05 or AE-06. Extended arm option may be required when mounting two or more returns per pole at 90° or 120°. Refer to arm mounting requirement table.
8. Not available with LumaWatt wireless sensors.
9. Extended lead times apply. Use dedicated CES files for 3000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
10. Extended lead times apply. For 4000K, select 7030 CES file or 3030 CES file for 7000, use 7090 CES file.
11. 1 Amp standard. Use dedicated CES files for 500mA and 700mA when performing layouts. These files are published on the Galleon luminaire product page on the website.
12. 5°C lumens maintenance data applies to 500mA and 700mA drive currents.
13. Consult factory for more information.
14. Utilizes internal step down transformer when 247V or 480V is selected.
15. The GBR-180 configuration is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
16. Not available with HA option.
17. Approximately 22' detection diameter at 8' mounting height.
18. Approximately 42' detection diameter at 20' mounting height.
19. Approximately 62' detection diameter at 40' mounting height.
20. Approximately 180' detection diameter at 40' mounting height.
21. Replace X with number of Light Squares operating in low output mode.
22. LumaWatt wireless sensors are factory installed only requiring network components RF-EM-1, RF-GW-1 and RF-RDUT-1 in appropriate quantities. See www.eaton.com/lighting for LumaWatt application information.
23. Not available with house side shield (HSS).
24. Only for use with SL2, SL4, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected.
25. CE is not available with the DIMRF, MS, MS/X, MS/DIM, P or PER7 options. Available in 120-277V only.
26. This tool enables adjustment of parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
27. One required for each Light Square.

11-DR-2016
08/30/16

Ordering Example : UVK - 30001 - 20w - T2 - W30 - 02 - C - 120/277V - Options

UVK	30001	Lamp	Beam	LED Color	Color	Lens	Voltage	Options
		20w LED	W30	W40 4000K	01 Black	C Clear	120/277V	1/2" 1/2" Conduit Entry 3/4" 3/4" Conduit Entry EMR Remote Emergency Pack

PROJECT: _____ DATE: _____ QUANTITY: _____

TYPE: _____ NOTE: _____

Head Office:
7144 NW Progress Ct
Hillsboro, Oregon 97124
Tel: 503-645-0500
Fax: 503-645-8100
www.ligmanlightingusa.com



Eaton
1211 Highway 73 South
Parsippany, NJ 07054
P: 973-481-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

WRIGHT
engineering corporation
ELECTRICAL ENGINEERING DIVISION
363 LAKE DRIVE, SUITE 200, DANBURY, CT 06810
TEL: 203-748-1234 FAX: 203-748-1235

PHOTOMETRIC CALCULATION SHEET FOR INFORMATION ONLY.

PROJECT NAME:
STORQUEST
SAN SALVADOR
9388 E. SAN SALVADOR
WRIGHT ENG.
PROJECT NO: 16021

DESIGN BY: ASK PH-2

CITIZEN REVIEW REPORT
FOR
STORQUEST STORAGE FACILITY

NORTHWEST CORNER OF 94TH STREET & SAN SALVADOR DRIVE

FEBRUARY 19, 2016

AUGUST 30, 2016

11-DR-2016
08/30/16

ATTACHMENT #12

**Citizen Review Report
for
StorQuest Storage Facility**

A letter was mailed to owners within 750' (approximately 370 neighbors) and to one neighborhood group within the area to let them know a Design Review application has been filed. The letter contained information about the facility and included plans and elevations. A copy of the February 26, 2016 letter, the 750' ownership list, and neighborhood group list are attached at **Exhibit A**.

A meeting with two of the three board members of the McCormick Ranch Property Owners Association Architectural Review Committee was held on February 26, 2016. A copy of the MRPOA ARC approval letter (unanimous) is attached at **Exhibit B**.

A property owner within Village One at McCormick Ranch sent two emails to the City and us. We sent two emails and a letter to the owner. Her last email said if the City would not consider relocating the development, there would be nothing more to discuss. See correspondence at **Exhibit C**.

BURCH & CRACCHIOLO, P.A.

702 E. Osborn Road, Suite 200

Phoenix, AZ 85014

602-234-9913 (o)

602-343-7913 (fax)

ebull@bcattorneys.com

TO: Area Neighbors and Registered Groups
FROM: Ed Bull
DATE: February 26, 2016
RE: StorQuest Storage Facility
NWC 94th Street & San Salvador Drive
Case No.11-DR-2016

Dear Area Property Owners and Associations:

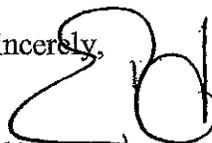
The purpose of this letter, on behalf of William Warren Group d/b/a StorQuest ("StorQuest"), is to inform you that StorQuest is proposing to develop a high quality, secure, indoor self-storage facility on the property located at the northwest corner of 94th Street and San Salvador Drive (the "Site"). StorQuest's facility is indoor only; no outdoor storage is proposed. A map of the site is attached.

The Site is zoned Industrial-1 PCD (Planned Community District), which permits StorQuest's proposed indoor storage facility. Therefore, we are not requesting rezoning on the Site. We have submitted an application to the City of Scottsdale for Development Review Board (DRB) approval as required by the City. The DRB will review the site design, building character, landscaping, open space, building architecture, and elevations, etc. An aerial photograph identifying the Site, the Conceptual Landscape Plan and Building Elevations are attached. The DRB hearing has not yet been scheduled.

We are happy to answer questions or discuss StorQuest's Design Review application in greater detail. You can contact Brennan Ray at Burch & Cracchiolo (602-234-8794/bray@bcattorneys.com, Ricki Horowitz at Burch & Cracchiolo (602-234-8728/rhorowitz@bcattorneys.com) or me (602-234-9913/ebull@bcattorneys.com). You may also contact Meredith Tessier, the City Planner assigned to this case, at 480-312-4211/mtessier@scottsdaleaz.gov.

Thank you.

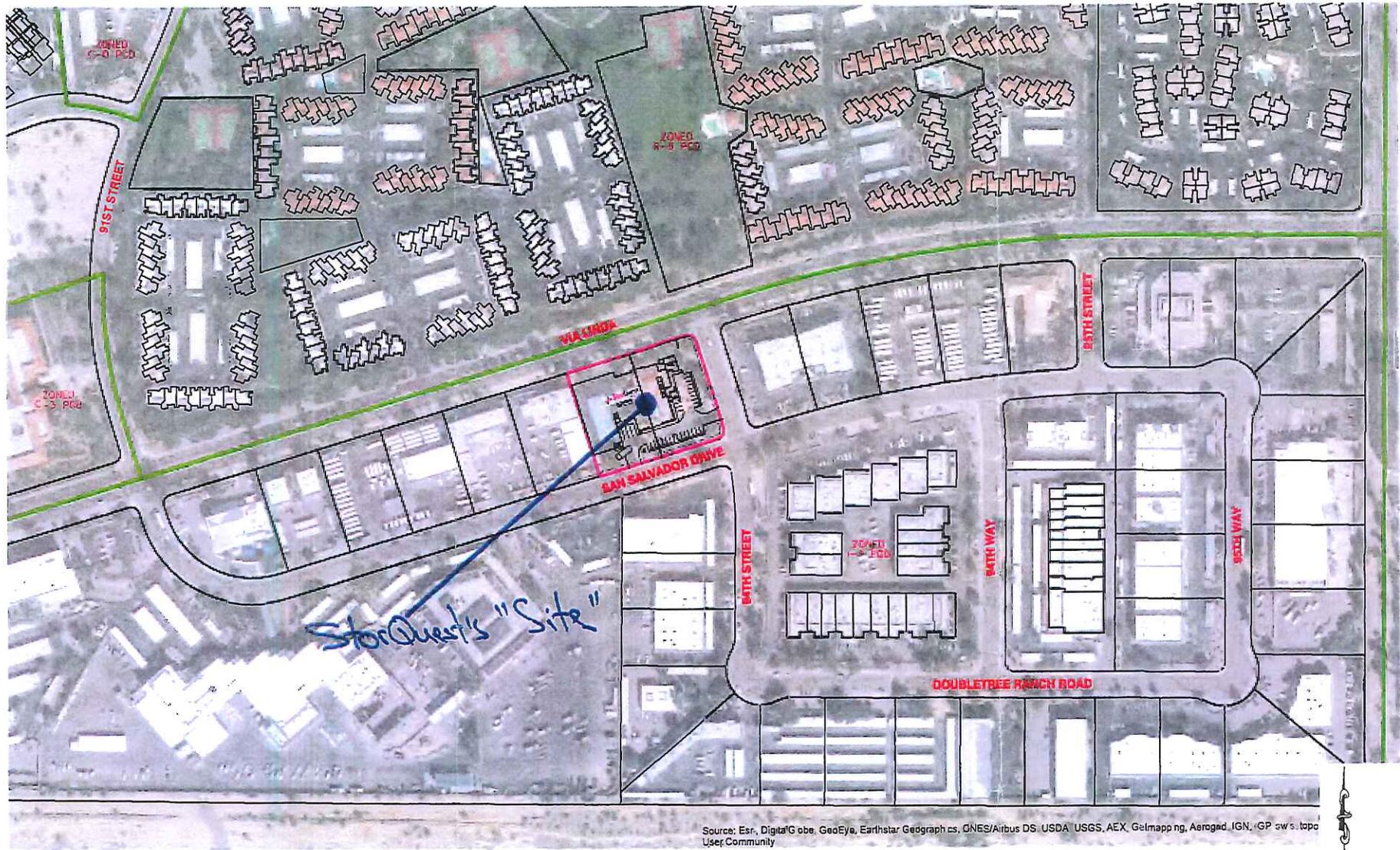
Sincerely,



Ed Bull

ECB/r/h
Attachments

EXHIBIT A

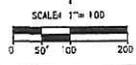


STORQUEST - SCOTTSDALE
CONTEXT AERIAL

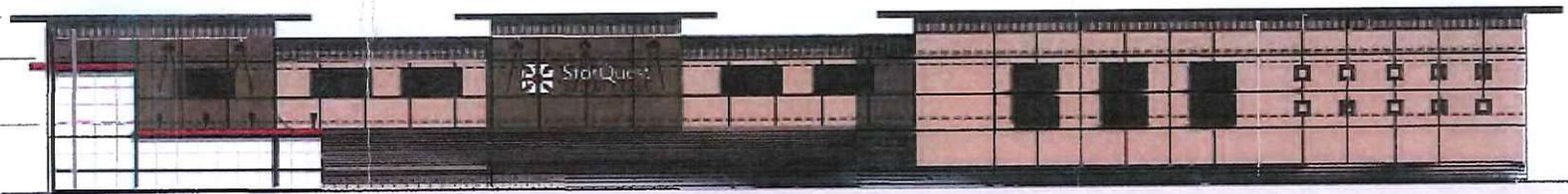


PROJECT NO. 13-000001	DATE 01/13/2015	BY J. B. BROWN
PROJECT NAME	CLIENT	SCALE
PROJECT NO. 13-000001	CLIENT	SCALE
PROJECT NAME	CLIENT	SCALE
PROJECT NO. 13-000001	CLIENT	SCALE
PROJECT NAME	CLIENT	SCALE

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Geomatics, Aeroged, IGN, swisstopo, User Community

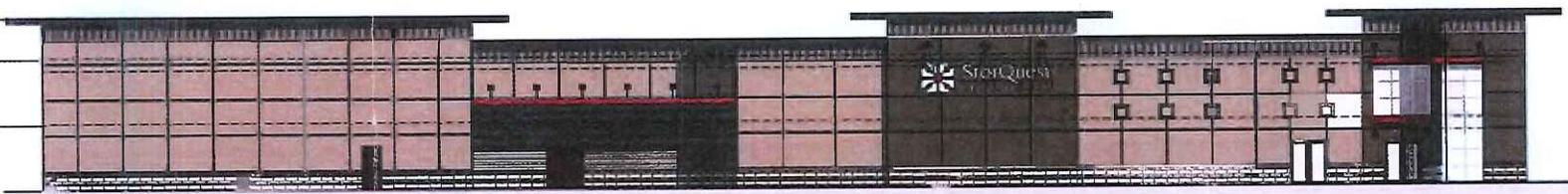


- TOP OF ROOF PARAPET
+ 29'-0"
- TOP OF ROOF DECK
+ 22'-0"
- LEVEL 2 FINISHED FLOOR
+ 11'-0"
- FINISHED GRADE
+ 0'-0"



VIA LINDA
NORTH ELEVATION

- TOP OF ROOF PARAPET
+ 29'-0"
- TOP OF ROOF DECK
+ 22'-0"
- LEVEL 2 FINISHED FLOOR
+ 11'-0"
- FINISHED GRADE
+ 0'-0"



SAN SALVADOR
SOUTH ELEVATION

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
7. THE CONTRACTOR SHALL MAINTAIN A CLEAN WORKING ENVIRONMENT AT ALL TIMES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY NOTICES.
9. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

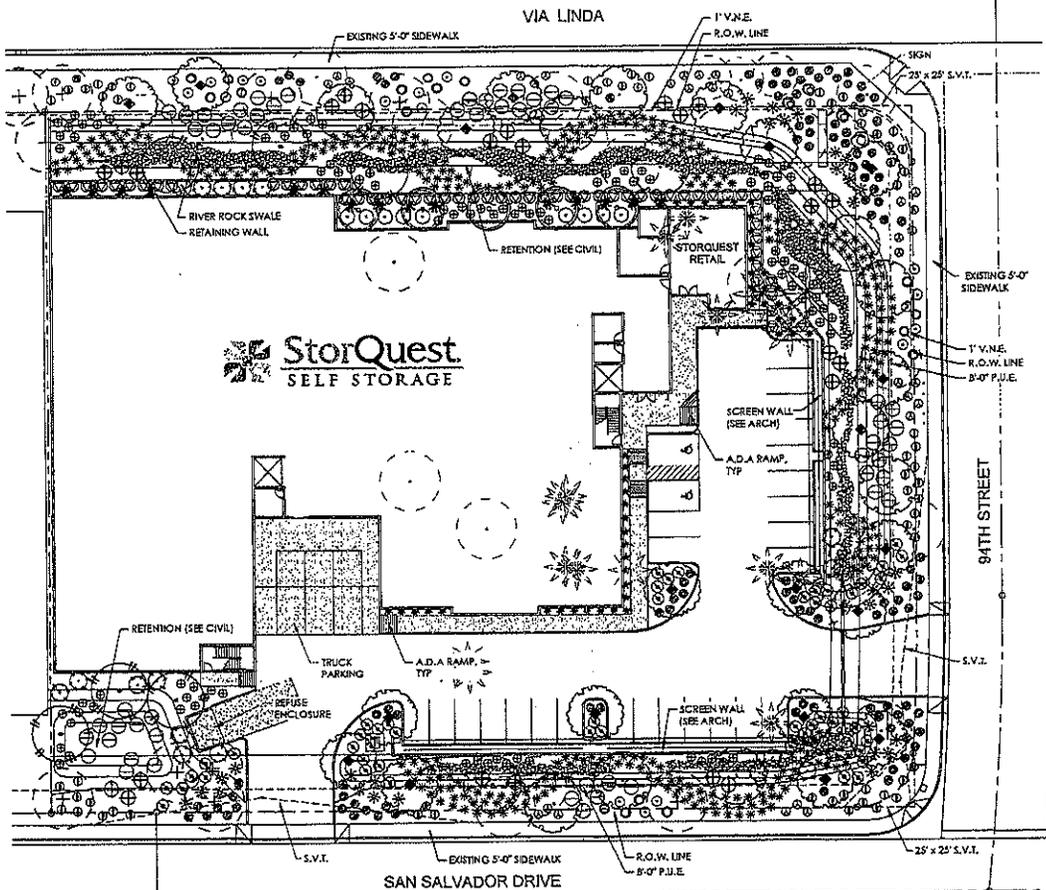
Magejian
ARCHITECTS
15400 E. 15th Ave. Suite 100
Denver, CO 80232
www.magejian.com

STORQUEST SAN SALVADOR
2 STORY SELF STORAGE BUILDING
DATE: 03/11/2011

NO.	DATE	DESCRIPTION
1	03/11/2011	ISSUED FOR PERMIT
2	03/11/2011	ISSUED FOR PERMIT
3	03/11/2011	ISSUED FOR PERMIT
4	03/11/2011	ISSUED FOR PERMIT
5	03/11/2011	ISSUED FOR PERMIT
6	03/11/2011	ISSUED FOR PERMIT
7	03/11/2011	ISSUED FOR PERMIT
8	03/11/2011	ISSUED FOR PERMIT
9	03/11/2011	ISSUED FOR PERMIT
10	03/11/2011	ISSUED FOR PERMIT

NO.	DATE	DESCRIPTION
1	03/11/2011	ISSUED FOR PERMIT
2	03/11/2011	ISSUED FOR PERMIT
3	03/11/2011	ISSUED FOR PERMIT
4	03/11/2011	ISSUED FOR PERMIT
5	03/11/2011	ISSUED FOR PERMIT
6	03/11/2011	ISSUED FOR PERMIT
7	03/11/2011	ISSUED FOR PERMIT
8	03/11/2011	ISSUED FOR PERMIT
9	03/11/2011	ISSUED FOR PERMIT
10	03/11/2011	ISSUED FOR PERMIT

AS NOTED
A3.2



CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 20'-0"

SCOTTSDALE PLAN REVIEW AND PERMIT SERVICES NOTES

- NO TREES OR SHRUBS SHALL BE PLANTED WITHIN A 5 FT. RADIUS AROUND FIRE HYDRANTS.
- AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS / GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN (MATURE) PLANT CANOPIES AND/OR COVERAGE.
- A SINGLE TRUNK TREE'S CALIPER SIZE THAT IS EQUAL TO OR LESS THAN 4 INCHES, SHALL BE DETERMINED BY USING THE SMALLEST DIAMETER OF THE TRUNK 4 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A TREE'S CALIPER SIZE, FOR SINGLE TRUNK TREES THAT ARE TO HAVE A DIAMETER GREATER THAN 4 INCHES, SHALL BE DETERMINED BY MEASURING THE SMALLEST DIAMETER OF THE TRUNK 12 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 4 INCHES ABOVE WHERE THE TRUNK SPLITS ORIGINATE, OR 4 INCHES ABOVE FINISHED GRADE IF TRUNKS ORIGINATE FROM THE GROUND.
- AREA WITHIN THE SIGHT DISTANCE TRIANGLES B TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBLE OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.3 FEET. TREES WITHIN THE SIGHT TRIANGLE SHALL HAVE A SINGLE TRUNK AND A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM THE NEAREST STREET LEVEL ELEVATION.
- RETENTION / DIBENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOLLARDS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
- ALL RIGHTS-OF-WAY ADJACENT TO THE PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRES FEET OR MORE, SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-243 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.
- TURF SHALL BE LIMITED TO A MAXIMUM AREA SPECIFIED IN SECTIONS 49-243 THROUGH 49-248 OF THE CITY CODE AND SHALL BE SHOWN ON LANDSCAPE PLANS SUBMITTED AT THE TIME OF FINAL PLANS.
- NO LIGHTING IS APPROVED WITH THE SUBMITTAL.
- THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT BEEN REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE KIND AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

PLANT LEGEND

TREES	SIZE	SHRUBS	SIZE
EXISTING TREE PROTECT IN PLACE	SEE NPI	CASALPINA MEXICANA MEXICAN BIRD OF PARADISE	5 GAL
EXISTING TREE TO BE REMOVED	SEE NPI	LEUCOPHYLLUM CANDIDUM THUNDER CLOUD SAGE	5 GAL
		LEUCOPHYLLUM LAEVIGATUM CHIHUAHUIAN SAGE	5 GAL
TREES	SIZE		
CASALPINA CACALACO CASCOLOTE	24" BOX, MULTI-TRUNK, MATCHED	NERIUM OLEANDER 'P. PINK' PETITE PINK OLEANDER	5 GAL
CERCOLINIUM PRAECOX PALO BREA	24" BOX, MULTI-TRUNK, MATCHED	RUELLIA BRITTONIANA BRITISH RUELLIA	5 GAL
DALBERGIA SISSOO SISSOO TREE	24" BOX, MULTI-TRUNK, MATCHED	RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL
SWAN HILL FRUITLESS OLIVE OLEA EUROPAEA 'SWAN HILL'	24" BOX, MULTI-TRUNK, MATCHED	RUSSELLIA EQUESETIFORMIS CORAL FOUNTAIN	5 GAL
WASHINGTONIAN ROBUSTA MEXICAN FAN PALM	12' / 14' / 18' HT.	TECOMA STANS 'GOLD STAR' YELLOW BELLS	5 GAL
ACCENTS	SIZE	GROUNDCOVER	SIZE
AGAVE DESMETIANA SMOOTH AGAVE	5 GAL	ACACIA REDOLENS TRAILING ACACIA	1 GAL
ALOE BARBADENSIS MEDICINAL ALOE	5 GAL	LANTANA MONTEVIDENSIS 'GOLD MOUND' LANTANA	1 GAL
DASTYLION LONGISSIMUM TOOTHLESS DESERT SPOON	5 GAL	WEDELIA TRILOBATA YELLOW DOT	1 GAL
HESPERALOE PARVIFLORA RED HESPERALOE	5 GAL		
HESPERALOE FURIFERA GIANT HESPERALOE	5 GAL	INERT MATERIALS	SIZE
MULLENBERGIA CAPILLARS REGAL MIST DEER GRASS	1 GAL	D.G. DECOMPOSED GRANITE COLOR TBD	1/2" SCREENED COLOR TBD
MULLENBERGIA LINDHEIMERI ALUTUM GLOW DEER GRASS	5 GAL	GRANITE BOLLARDS SURFACE SELECT	SIZE PER PLAN
		RIVER ROCK ROUND / FLAT SHAPE	4"-8" DIA

NATIVE PLANT INFORMATION

THERE ARE NO NATIVE PLANTS EXISTING ON THIS PROPERTY. ALL PLANTS THAT ARE TO REMAIN IN PLACE ARE TO BE PROTECTED DURING CONSTRUCTION ACTIVITIES. SEE PLAN FOR PLANTS DESIGNATED FOR PRESERVATION. ALL REMAINING PLANTS SHALL BE REMOVED DURING SITE CLEARING.

LANDSCAPE AREAS

ON-SITE LANDSCAPE AREA	21,742 S.F.
OFF-SITE LANDSCAPE AREA	4,803 S.F.
PARKING LANDSCAPE AREA	4,334 S.F.

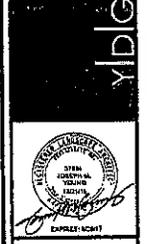
(SEE SITE PLAN WORKSHEET FOR ADDITIONAL INFORMATION)

PLANTING NOTES

- ALL PLANTING AREAS ARE TO HAVE DECOMPOSED GRANITE, COLOR AND SIZE AS SPECIFIED, 2" MIN DEPTH TYP.
- NO PLANT SUBSTITUTIONS ALLOWED UNLESS APPROVED IN WRITING BY LANDSCAPE ARCHITECT AND THE CITY OF SCOTTSDALE.
- LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO DELIVERY TO SITE. ONE WEEK MINIMUM NOTICE.
- ALL PLANT MATERIAL MUST MEET ANA SPECIFICATIONS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL CONDITIONS ON SITE PRIOR TO PROJECT START-UP.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REPAIR ANY DAMAGES MADE TO EXISTING LANDSCAPING, LINES, ETC., AT HIS EXPENSE.
- ALL PLANT MATERIAL THAT IS NOT LABELED "TO REMAIN" ARE TO BE RELOCATED PER PLANTING PLANS.
- ADJUST ALL NEW LANDSCAPING AS NECESSARY TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
- CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY SITE WORK BEING EXECUTED.
- ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE RE-GRADED AND TREATED TO BLEND EVENLY WITH ALL REMAINING UNCONSTRUCTED AREAS.
- LANDSCAPE ARCHITECT, OWNERS REPRESENTATIVE, AND THE CITY OF SCOTTSDALE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT IS DETERMINED TO NOT SATISFY THE DESIGN INTENT OF THE LANDSCAPE PLAN BASED ON SIZE, SHAPE, APPEARANCE, HEALTH, OR IMPROPER CARE.
- ALL DOWNSPOUR / SLOPPERS ARE TO HAVE 3/8" - 6" NATIVE STONE MATERIAL INSTALLED TO PREVENT EROSION WHERE REQUIRED.
- ALL BERM CONTOUR INTERVALS ARE AT 1'-0", SLOPES NOT TO EXCEED 4:1.
- CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES, AND LIGHT FIXTURES AS NECESSARY. DO NOT INSTALL PLANT MATERIAL IN ANY AREA WHICH WILL CAUSE HARM TO ADJACENT IMPROVEMENTS.
- VERIFY PLANT QUANTITIES PRIOR TO INSTALLATION. QUANTITIES ARE LISTED FOR CONVENIENCE ONLY. THE ACTUAL NUMBER CONDITIONS INDICATED ON THE PLANTING PLANS SHALL HAVE PRIORITY OVER QUANTITIES DESIGNATED. NOTIFY THE LANDSCAPE ARCHITECT OF QUANTITY DISCREPANCIES IMMEDIATELY.
- PLANT TREES, SHRUBS, AND CACTI PLUMS, AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT PLANTS OR VIEWS.
- NOTIFY OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY SHOULD SOIL CONDITIONS BE PRESENT WHICH WOULD PREVENT PROPER SOIL DRAINAGE AND ALLOW WATER TO STAND IN PLANTING PITS.
- LANDSCAPE CONTRACTOR TO PERFORM A SOIL TEST PRIOR TO LANDSCAPE CONSTRUCTION TO DETERMINE ANY NUTRIENT DEFICIENCIES. IF ANY DEFICIENCIES EXIST, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AMEND THE SOIL ACCORDINGLY.

Not for construction unless approved by local government!

Young | design | group
Landscape Architecture
- Land Planning -
7234 east shoe-on lane
suite 6
scottsdale, arizona 85351
tel. 480.257.3312



StorQuest
SELF STORAGE
SWC VIA LINDA AND 94TH STREET
SCOTTSDALE | ARIZONA

DATE	12/21/15
DATE	1536
DATE	YDG
DATE	JMY
DATE	SEE PLAN
DATE	DMS

CONCEPTUAL LANDSCAPE PLAN

DATE: D.R.B. REVIEW
SHEET NO.

L1.0
1 OF 1

TRACKING NUMBERS:

StorQuest; San Salvador 750'
Ownership List

21736304
100TH STREET LLC
15029 N THOMPSN PEAK PKWY #B111-
474
SCOTTSDALE, AZ 85260

21736026
300SL LLC
9188 E SAN SALVADOR NO 105
SCOTTSDALE, AZ 85258

21736707A
ADLER LORI CAROL
9450 N 94TH PL UNIT 110
SCOTTSDALE, AZ 85258

21736323
94 SALVADOR LLC
9419 E SAN SALVADOR DR NO 104
SCOTTSDALE, AZ 85258

21736769A
9550 N 94TH PLACE LLC
10232 E CLINTON ST
SCOTTSDALE, AZ 85260

21736336
94 SALVADOR LLC
9419 E SAN SALVADOR DR NO 104
SCOTTSDALE, AZ 85258

21736716A
ADDY BETTY ANN
22880 MCDANIEL FARM LN
MCDANIEL, MD 21647

21736456
ADOLPH HOWARD J/MAITA H
3800 N LAKESHORE DR
CHICAGO, IL 60613

21736741A
ABRAHAMSON JOAN S TR
9550 N 94TH PL NO 120
SCOTTSDALE, AZ 85258

21736835A
ALBERTI MARTHA
9445 N 94TH PL NO 102
SCOTTSDALE, AZ 85258

21736161
ALEMAN NICK G/KRISTIN T
9340 N 92ND ST 120
SCOTTSDALE, AZ 85258

21736832A
ALBARANES LISETTE TR
9445 N 94TH PL #105
SCOTTSDALE, AZ 85258

21736205
ALSAY CLAIRE
9345 N 92ND ST UNIT 105
SCOTTSDALE, AZ 85258

21736730A
AMMARMAN KAREN A
9450 N 94TH PL 207
SCOTTSDALE, AZ 85258

21736162
ALEMAN RAMON/ALICE M/MARK
A/KAREN A
12767 CHEIFTAIN CT
LEMONT, IL 60439

21736748A
ANDERSON TIMOTHY
1 WHITE BRIDGE RD
PITTSWOWN, NJ 8867

21736767A
ANDERSON WILLIAM R/BETTY S
9550 N 94TH PL 218
SCOTTSDALE, AZ 85258

21736424
ANDERSON BRADLEY/MICHELLE TR
6121 N 34TH PL
PARADISE VALLEY, AZ 85253

21736189
AZ RJZ VILLAGE INVESTMENTS LLC
9340 N 92ND ST
SCOTTSDALE, AZ 85258

21736320
BABISCH ROBERT/TAMMY
5944 N SUNNYPPOINT DR
GLENDALE, WI 53209

21736706A
AZ PROP 111 LLC
9424 E CORRINE DR
SCOTTSDALE, AZ 85260

21736768A
BANTUG EDGARDO T/PRISCILLA Y
9550 N 94TH PL NO 217
SCOTTSDALE, AZ 85258

21736253
BARTON ALICE
9270 E MISSION LN UNIT 108
SCOTTSDALE, AZ 85258

21736774A
BAIRD JOHN E/LINDA A
10080 E MOUNTAIN VIEW LAKE DR
SCOTTSDALE, AZ 85258

21736284
BELLEFEUILLE CATHERINE L
9275 E MISSION LN #104
SCOTTSDALE, AZ 85258

21736185
BERMAN CAROL L
9340 N 92ND ST UNIT 216
SCOTTSDALE, AZ 85258

21736303
BELL EVELYN F
9275 E MISSION LANE UNIT 203
SCOTTSDALE, AZ 85258

21736275
BLOMQUIST JOYCE
9270 E MISSION LN #206
SCOTTSDALE, AZ 85258

21736272
BLUM LEO M JR
9270 E MISSION LANE APT 209
SCOTTSDALE, AZ 85258

21736176
BLAIR JOHN E/CARALINE L
9340 N 92ND ST 105
SCOTTSDALE, AZ 85258

21736452
BOCK ARLYNN/DANIEL
7141 E BERNEIL DR
PARADISE VALLEY, AZ 85253

21736821A
BRIGAGLIANO ANTHONY/CAMILLE M
TR
100 PRAIRIE PARK DR 611
WHEELING, IL 60090

21736467
BUDDE SUSAN A
9465 N 92ND ST UNIT 202
SCOTTSDALE, AZ 85258

21736173
BUNDY SHELLEY LYNN
8605A RANCH CLUB RD
MISSOULA, MT 59808

21736465
CAHOON PETER D
9465 N 92ND STREET #204
SCOTTSDALE, AZ 85258

21736327
CHANEY FAMILY INVESTMENTS LLC
12120 N 98TH WAY
SCOTTSDALE, AZ 85260

21736204
CHRONISTER TORRI
325 SAGE LN
PHILADELPHIA, PA 19128

21736450
CORZO BOLANOS ANGELICA VIVIANA
9465 N 92ND ST 219
SCOTTSDALE, AZ 85258

21736313
COURTRIGHT DALE A
9275 E MISSIN LN NO 213
SCOTTSDALE, AZ 85258

21736261
BOLETTIERI VITO/DORA T TR
9110 E TOPEKA AVE
SCOTTSDALE, AZ 85255

21736850A
BRIGHAM LAURI A
9445 N 94TH PL UNIT 207
SCOTTSDALE, AZ 85258

21736747A
BUDZIEN KATHERINE
9550 N 94TH PL NO 114
SCOTTSDALE, AZ 85258

21736262
BYUS DONALD LEE
9270 E MISSION LN 219
SCOTTSDALE, AZ 85258

21736726A
CASANOVA DEBORAH LEE
9450 N 94TH PL UNIT 211
SCOTTSDALE, AZ 85258

21736712A
CHANG HUNG CHE/LI TR
P.O. BOX 236
SEDONA, AZ 86339

21736245
CLEAVER ZACHARY D
9270 E MISSION LN 116
SCOTTSDALE, AZ 85258

21736196
COSENTINO FILOMENA
9340 N 92ND ST 205
SCOTTSDALE, AZ 85258

21736460
CRACOLICI CONNIE L
2236 N GOWER ST
LOS ANGELES, CA 90068

21753880
D & D DEVELOPMENT CO
PO BOX 4400
SCOTTSDALE, AZ 85261

21753358
BRANDEL DANIEL P
3072 CRESTWOOD CT
BAY CITY, MI 48706

21736714A
BROZNOWSKI DAN
1317 CLUB RD
WOODSTOCK, IL 60098

21736708A
BULLEN LAWRENCE L & VALERIE &
CHARLES
402 S BROWN ST
JACKSON, MI 49203

21736321&22
CACTUS FAMILY INVESTMENTS LLC
9419 E SAN SALVADOR DR NO 105
SCOTTSDALE, AZ 85258

21736328-30
CHANEY DENNIS W/SANDRA L
11480 N 90TH WAY
SCOTTSDALE, AZ 85260

21736311
CHRISTENSEN ROBERT E/PATRICIA
J/MARK/AMY
13315 96TH ST
EDMONTON AB 0 CANADA

21736257
CONSTANCE J MOLL REVOCABLE TRUST
2048 E MIER RD
MIDLAND, MI 48642

21736749A
COUNTS JAMES T
9550 N 94TH PL 112
SCOTTSDALE, AZ 85258

21736249
CRAIG PHILIP L/LAURIE K/PETERSON
BARBARA C
9270 E MISSION LANE 112
SCOTTSDALE, AZ 85258

21736332
DALE W SURAN REVOCABLE TRUST
8461 E KRAIL ST
SCOTTSDALE, AZ 85250

21736724A
CUTLER MAGDALENA D/ADLERSTEIN
JULIUS
9450 N 94TH PLACE NO 213
SCOTTSDALE, AZ 85258

21736165
DASS KUMAR I/TERESA K
510 BISCAYNE DR
SAN RAFAEL, CA 94901

21736828A
DAWSON MAX/JACQUELINE
203 LINDENWOOD DR
BLUFFTON, IN 46714

21736831A
DANIEL CRAIG
9445 N 94TH PL 106
SCOTTSDALE, AZ 85258

21736208
DBTMK LLC
61831 STATE HWY 57
KASSON, MN 55944

21736761A
DEAN JAY MILLER LIVING TRUST
9550 N 94TH PL UNIT 224
SCOTTSDALE, AZ 85258

21736446
DAY R BART
6975 SANDCASTLE DR
CARLSBAD, CA 92009

21736290
DEBARBIERI LOUIS J
12253 N 78TH ST
SCOTTSDALE, AZ 85260

21736324
DEG INVESTMENTS LLC
9221 E RIMROCK DR
SCOTTSDALE, AZ 85255

21736736A
DEANN L DUVALL REVOCABLE TRUST
6388 LAKEVIEW DR
FALLS CHURCH, VA 22041

21736720A
DEMETS JANETTE R TR
9450 N 94TH PL 217
SCOTTSDALE, AZ 85258

21736163
DENISE M DUDLEY LIVING TRUST
9340 N 92ND ST NO 118
SCOTTSDALE, AZ 85258

21736273
DEGRAW RICHARD
9270 E MISSION LN NO 208
SCOTTSDALE, AZ 85258

21736266
DJAHANDIDEH FARADJOLLAH FRED TR
7275 N SCOTTSDALE RD STE 1008
SCOTTSDALE, AZ 85253

21736252&58
DM PROPERTIES LLC
12004 N 95TH ST
SCOTTSDALE, AZ 85260

21736846A
DIPILLO SEEGER SILVANA
3680 BRYANT DR
YOUNGTOWN, OH 44511

21736194
DONNA TODD REVOCABLE TRUST
9630 240TH PLACE SW
EDMONDS, WA 98020

21736254
DRAB JAMES J/BUTERFIELD KATHLEEN L
PO BOX 1477
APACHE JUNCTION, AZ 85117

21736288
DOLACK MARI ANNE/FANNING LAURA
ANN
26006 N 115TH PL
SCOTTSDALE, AZ 85255

21736437
DRUCKER WENDY B
9465 N 92ND ST APT 112
SCOTTSDALE, AZ 85258

21736234
DUIKER THOMAS M/CHERYL M
153 KINGSBRIDGE WY SE
AIRDRIE AB 0
CANADA

21736214
DRANE CRAIG/REGINA
217 W S ST
PEARL CITY, IL 61062

21736717A
DUVALL DAVID/ANN
17711 STATE ROUTE D
ST JOSEPH, MO 64505

21736792A
DWIGUN JEROME/KAREN
1440 JAMISON RD
ELMA, NY 14059

21736703A
DUPONT JOSEPH/DONNA/DARRYL
JOSEPH
9450 N 94TH PL UNIT 114
SCOTTSDALE, AZ 85258

21736213
EARTHA DAVIS LIVING TRUST
236 S PARKWOOD AVE
PASADENA, CA 91107

21736174
EISENBERG RHODA
9340 N 92ND ST #107
SCOTTSDALE, AZ 85258

21736710A
E AND J TRUST
9765 E MISSION LN
SCOTTSDALE, AZ 85258

21736338
ELLIOTT RONALD W/BARBARA J TR
28927 N 160TH ST
SCOTTSDALE, AZ 85262

21736306
EVELYN A WINNALE RESIDUARY TRUST
8392 E EAGLE FEATHER RD
SCOTTSDALE, AZ 85266

21736226
EKIN THOMAS W/ARLENE C TR
9355 N 91ST ST 137
SCOTTSDALE, AZ 85258

21736175
FAJARDO SANTIAGO
9340 N 92ND ST
SCOTTSDALE, AZ 85258

21736200
FIELDS JASON C
836 E AUDREY LN
PHOENIX, AZ 85022

21736256
FLORIN YURIY
8538 E SAN LORENZO DR
SCOTTSDALE, AZ 85258

21736310
FORD DANIELLE J/ROCK PAULA A
9275 E MISSION LANE UNIT 210
SCOTTSDALE, AZ 85258

21736744A
FRANKLYN AND NANCY ALTMANN
BEESON TR
1242 SARAFINA DR
PRESCOTT, AZ 86301

21736167
GAUSVIK PATRICIA J
9340 N 92ND ST NO 114
SCOTTSDALE, AZ 85258

21736463
GHOMAN SATYAJIT S/BELHE APARNA R
9465 N 92ND ST UNIT 206
SCOTTSDALE, AZ 85258

21736170
GIBSON KATHLEEN
9340 N 92ND ST UNIT 111
SCOTTSDALE, AZ 85258

21736294
GOLDBLATT DAVID H JR/BAKER
DIMPNA N
9275 E MISSION LN UNIT 114
SCOTTSDALE, AZ 85258

21736137
FARAH DIANE M
8037 GUNNERY CIR
INDIANAPOLIS, IN 46278

21736829A
FITZPATRICK LENORE B
9445 N 94TH PL UNIT 108
SCOTTSDALE, AZ 85258

21736157
FLYING X CATTLE CO INC
PO BOX 55
SAGUACHE, CO 81149

21736791A
FOX JAMES H/BOBBIE J
PO BOX 15365
SCOTTSDALE, AZ 85267

21736197
FRICANO PETER
9340 N 92ND ST UNIT 204
SCOTTSDALE, AZ 85258

21736154
GEREBI KARL K/KARL NICHOLAS
1725 N PASCAL
VALCON, MN 55113

21736251
GIANATASIO NANCY
1941 NARRAGANSETT AVE
BRONX, NY 10461

21736448
GILL LINDA K/DZIEDZIC JOHN J
2210 E BIRCH ST
BELLINGHAM, WA 98229

21736431
GOLDSTAUB KARIN A
9465 N 92ND ST UNIT 118
SCOTTSDALE, AZ 85258

21736856A
GOVAS JAMES K
9455 94TH PL NO 201
SCOTTSDALE, AZ 85258

21736237
FARIDNIA ANGELA
9345 N 92ND ST NO 217
SCOTTSDALE, AZ 85258

21736441
FLEEK RAYMOND F/MARILYN M
28150 N ALMA SCHOOL PKWY #103-
179
SCOTTSDALE, AZ 85262

21736209
FLYNN KEVIN/DIANE
5560 MARIA WAY
WAUNAKEE, WI 53597

21753337
FRANCO JOSE LUIS MEDINA/MAYORGA
KARINA
9450 N 95TH ST NO 114
SCOTTSDALE, AZ 85258

21736408
FUNDING RESOURCES POTENTIAL LLC
10937 W ROUNDELAY CIR
SUN CITY, AZ 85351

21736808A
GEROSIMOS DUANE & KAY
6170 WORTHINGTON LANE
MENTOR, OH 44060

21736229
GIBLIN CHRISTY C
9345 N 92ND ST 209
SCOTTSDALE, AZ 85258

21736853A
GLASSER FAMILY TRUST
8021 S QUEMOY WY
AURORA, CO 80016

21736312
GOMEZ ELIZABETH M
9275 E MISSION LN NO 212
SCOTTSDALE, AZ 85258

21736228
GRAHAM NEIL
7374 E THORNWOOD DR
SCOTTSDALE, AZ 85251

21736319 GORAL CHESTER J 9275 E MISSION LN SCOTTSDALE, AZ 85258	21736258 GRIMMER JOHN DAVID 5073 VISTA VIEW CRESCENT NANAIMO BC 0 CANADA	21736280 GRUNFELD ANTON/EWA 3231 W 39 AVE VANCOUVER BC 0 CANADA
21736823A GREENWAY DAVID E/JILL S 15230 FRANKLIN DR BROOKFIELD, WI 53005	21736817A GUNN BERNARD/KOGAN-GUNN ANEITA 35 LINDEN TERRACE WAY WINNIPEG, MB 0 CA	21736718A GUNN TODD LEE 9450 N 94TH PL 219 SCOTTSDALE, AZ 85258
21736240 GUIDO JUSTIN 9345 N 92ND ST UNIT 220 SCOTTSDALE, AZ 85258	21736158 GYULAI PETER 9355 N 91ST ST 220 SCOTTSDALE, AZ 85258	21736232 HAIDER AND DAULAT JALAL LIVING TRUST 9345 N 92ND ST UNIT 212 SCOTTSDALE, AZ 85258
21736152 GURRIERI JOY S 3437 E SEQUOIA DR PHOENIX, AZ 85050	21736439 HARGRAVE DEAN 4875 S MEADOWLARK DR CASTLE ROCK, CO 80104	21736236 HENDRICKS JANE FLOHR THE TRUST 9345 N 92ND ST NO 216 SCOTTSDALE, AZ 85258
21736219 HALEY-SNIFF HOLDINGS LLC 8601 E VIA DE LA ESCUELA SCOTTSDALE, AZ 85258	21736852A HISLOP SHELLY 9445 N 94TH PL UNIT 205 SCOTTSDALE, AZ 85258	21736291 HITCHEN BRAD 9275 E MISSION LN UNIT 111 SCOTTSDALE, AZ 85258
21736455 HEYES BRO CONTRACTING/DECAY HOLDINGS LTDs 3233 W 22ND AVE VANCOUVER BC 0 CANADA	21736773A HOEKSTRA DENNIS/JENI TR 411 5TH ST NE SIOUX CENTER, IA 51250	21736728A HOEY ELISABETH J 9450 N 94TH PL #209 SCOTTSDALE, AZ 85258
21736839A HOCH JAMES/CAROL TR W238 N3321 PINE HILL CT PEWAUKEE, WI 53072	21736444 HOLDING TREE LLC 6429 E CAMINO SANTO SCOTTSDALE, AZ 85254	21736247 HUMRICH ESTHER M 9270 E MISSION LN UNIT E114 SCOTTSDALE, AZ 85258
21736705A&27A HOEY ENTERPRISES LLC 11487 E ASTER DR SCOTTSDALE, AZ 85259	21736179 IRVING PATRICIA GAIL/COATES ALISON MARIE 7271 WOODBINE LN MACUNGIE, PA 18062	21736700A ITM LLC 414 N FITZMAURICE DR PRESCOTT, AZ 86303
21736457 IRISH ALEXANDRIA M 9465 N 92ND ST UNIT 212 SCOTTSDALE, AZ 85258	21736827A JACOBSON ALAN/SANDRA JEAN/JARED/MICHAEL 148 WAYGOOD RD EDMONTON AB 0 CANADA	21736265 JENKINS BRENDA J 1350 E LAUREL PL CASA GRANDE, AZ 85122
21736841A J E BOOTH FARMS LLC 404 WOODDED LAKE DR APEX, NC 27523	21736834A JOAN M GRIMM TRUST 9445 N 94TH PL UNIT 103 SCOTTSDALE, AZ 85258	21736211 JOHN C PEDERSEN TR/STEPHANIE M PEDERSEN TR 750 KATHRYN CT ANTIOCH, IL 60002

21736216
JIMRAY LLC
8902 E VIA LINDA NO 110-142
SCOTTSDALE, AZ 85258

21736459
JOHNSON ELIZABETH M TR
9465 N 92ND ST # 210
SCOTTSDALE, AZ 85258

21736314
KADZIELAWSKI JEROME/GLADYS
FAMILY LP NO 1
7280 E CAMINO SANTO
SCOTTSDALE, AZ 85260

21736182
KAMP GARY/SCHAFFER THERESA M
9340 N 92ND ST UNIT 219
SCOTTSDALE, AZ 85258

21736743A
KATHY JO OZLANSKI FAMILY LIVING
TRUST
9550 N 94TH PL UNIT 118
SCOTTSDALE, AZ 85258

21736830A
KENOUN JACQUELINE/YADEGAR
VIOLET
9445 N 94TH PL NO 107
SCOTTSDALE, AZ 85258

21736259
KERWIN CAROL R
9270 E MISSION LN 102
SCOTTSDALE, AZ 85258

21736187
KOHL MARY D
9340 N 92ND ST UNIT 214
SCOTTSDALE, AZ 85258

21736432
KRATOFIL BERNADETTE E
9465 N 92ND ST 117
SCOTTSDALE, AZ 85258

21736037-40
LAACO LTD
431 W 7TH ST
LOS ANGELES, CA 90014

21736136
JOSEPH JOHN L
15102 N 86TH DR
PEORIA, AZ 85381

21736335
KAHOUN KENNETH W JR/VALARIE
9420 E DOUBLETREE RANCH RD UNIT
105
SCOTTSDALE, AZ 85258

21736186
KAMP GREGORY G/CLAUDIA M
9340 N 92ND ST 215
SCOTTSDALE, AZ 85258

21736300
KEETLEY LYNNE M
9275 E MISSION LN UNIT 120
SCOTTSDALE, AZ 85258

21736239
KERMODE JOSEPH S/BRENDA D
9345 N 92ND ST NO 219
SCOTTSDALE, AZ 85254

21736453&64
KINDRACHUK MYRON/LORNA
2004 PALISDALE RD SOUTHWEST
CALGARY AB 0
CANADA

21736199
KRALJIC FRANK JOHN
9340 N 92ND ST UNIT 202
SCOTTSDALE, AZ 85258

21736854A
KUSSNER MICHAEL G
9445 N 94TH PL UNIT 203
SCOTTSDALE, AZ 85258

21736405
LAROCCA NICOLE/MICHELE
9460 N 92ND ST NO 117
SCOTTSDALE, AZ 85258

21736818A
LEONARDI ANTHONY/CARPENTER-
LEONARDI CAROL
1232 SURGSIDE CIR
AURORA, OH 44202

21736709A
K294 INVESTMENTS LLC
7590 E NESTLING WAY
SCOTTSDALE, AZ 85255

21736806A
KALEMAKERIDIS CHRISTINE
9430 E MISSION LN 203
SCOTTSDALE, AZ 85258

21736302
KANE ACE CROWDER
9275 E MISSION LN
SCOTTSDALE, AZ 85258

21736723A
KELLY KASEY L/HARAS WADE
9450 N 94TH PLACE UNIT 214
SCOTTSDALE, AZ 85258

21736819A
KERRIGAN JOANNE M
9445 N 94TH PL UNIT 118
SCOTTSDALE, AZ 85258

21736181
KLING JANELLE TR
PO BOX 6533
SCOTTSDALE, AZ 85261

21736735A
KRAMER LYNNE
9450 94TH PL NO 202
SCOTTSDALE, AZ 85258

21736220
KUSULOS HAROLD A/MORGAN MARIA
KUSULOS
4927 PURDUE AVE NE
SEATTLE, WA 98105

21736215
LAURICELLA KAREN
9345 N 92ND ST UNIT 115
SCOTTSDALE, AZ 85258

21736202
LEOPOLD JEFFREY STEVEN
110 E CORTEZ DR #113
SEDONA, AZ 86336

21736188
LEONARDI ANTHONY F
9962 E CAMINO DEL SANTO
SCOTTSDALE, AZ 85260

21736442
LESNICK THERESA L
9465 N 92ND ST
SCOTTSDALE, AZ 85258

21736133
LOCKWOOD JOAN BEVERLY TR
9355 N 91ST ST UNIT 115
SCOTTSDALE, AZ 85258

21736715A
LOUISA MAGER TRUST
9727 NE JUANITA DR APT 201
KIRKLAND, WA 98034

21736255
MAC DONALD JULIE R
9270 N MISSION LN
SCOTTSDALE, AZ 85258

21736318
MANNA KARA M
9275 E MISSION LN NO 218
SCOTTSDALE, AZ 85258

21736222
MARKDAN INC
9345 N 92ND ST
SCOTTSDALE, AZ 85258

21736851A
MARTIN PETER
9445 N 94TH PL NO 206
SCOTTSDALE, AZ 85258

21736132
MARTINO SAMUEL S JR
32 FAIRVIEW CIR
CAMILLUS, NY 13031

21736738A
MCGINNIS ROBERT P/SUSAN E/EMILY
9414 GAS HOUSE PIKE
FREDERICK, MD 21701

21736462
LEWAN NANCY C TR
9465 N 92ND ST NO 207
SCOTTSDALE, AZ 85258

21736191
LONGWELL SUZANNE M
10622 E BLUEBIRD MINE CT
GOLD CANYON, AZ 85118

21736295
LUKEN PAUL A/TYANNE/MICHAEL V
1625 NORTHRIDGE DR NO 214
WATERTOWN, SD 57201

21736740A
MACDONALD JAMES
575 MARINE VIEW
COBBLE HILL BC 0
CANADA

21736840A
MARANO KAREN E
9445 N 94TH PL UNIT 217
SCOTTSDALE, AZ 85258

21736296
MARSHALL YOLANDA L
PO BOX 1352
EDWARDS, CO 81632

21736423
MARTIN STEVE
9340 N 92ND ST 101
SCOTTSDALE, AZ 85258

21736341&2
MASH L L C
4851 E ORCHID LN
PARADISE VALLEY, AZ 85253

21736425
MCKENZIE JOSEPH M/KRISTY L
700 NW 1ST ST
GRESHAM, OR 97030

21736276
MCKITRICK JACK A
11515 N 91ST ST UNIT 151
SCOTTSDALE, AZ 85260

21736184
LINDSEY MARC ROBERT
26613 N PALO FIERO RD
RIO VERDE, AZ 85263

21736164&9
LORRAINE BORTHWICK IRREVOCABLE
TRUST
606 CYPRESS CT
HIGHLAND MILLS, NY 10930

21736193
LUTERAN JOSEPH
9340 N 92ND ST UNIT 208
SCOTTSDALE, AZ 85258

21736207
MAJEREK AGNES M
2232 S 11TH
NILES, MI 49120

21736248
MARCHIANDO RICHARD J/JOAN
W5736 HYPPOINT DR
LA CROSSE, WI 54601

21736725A
MARSHALL YOLANDA L TR
P O BOX 1352
EDWARDS, CO 81632

21736172
MARTIN VIRGINIA L
9340 N 92ND ST #109
SCOTTSDALE, AZ 85258

21736036
MCCORMICK RANCH PROPERTY
OWNERS ASSN INC
9248 N 94TH ST
SCOTTSDALE, AZ 85258

21736838A
MCKEOWN TIMOTHY J/FLORENCE M
1300 W CHERRY
LOMPOC, CA 93436

21736235
MCMORRIS WILLIAM E J/VICKI
PO BOX 2320
FT OUAPPELLE SK 0
CANADA

21736770A MCKINNON REVOCABLE TRUST 9550 N 94TH PL SCOTTSDALE, AZ 85258	21736292 MELATPARAST AFSANEH 9275 E MISSION LN UNIT 112 SCOTTSDALE, AZ 85258	21736426 MELNYK JANET 158 STRAWBERRY DR HAMILTON ON 0 CANADA
21736763A MCNEILL DEBORAH 9550 N 94TH PL NO 222 SCOTTSDALE, AZ 85258	21736233 MICHAEL CHRISTINE ANN 9345 N 92ND STREET UNIT 213 SCOTTSDALE, AZ 85258	21736183 MIDDLEMAN TODD C 9340 N 92ND ST NO 218 SCOTTSDALE, AZ 85258
21736135 METTE ROBERT F/PATRICIA A TR 24841 W MICHELE DR PLAINFIELD, IL 60544	21736134 MILTENBERGER CYNTHIA A 9355 N 91ST ST UNIT 116 SCOTTSDALE, AZ 85258	21736466 MODDES KEVIN R 9465 N 92ND ST NO 203 SCOTTSDALE, AZ 85258
21736440 MILLER DAVID JAMES 232 W MAPLE LN ROSEVILLE, MN 55113	21736427 MOK GEORGE K 9460 N 92ND ST #219 SCOTTSDALE, AZ 85258	21736733A MONASHKIN LANA 7910 E CAMELBACK RD UNIT 301 SCOTTSDALE, AZ 85251
21736308 MOHER CHERYL C 9275 E MISSION LANE #208 SCOTTSDALE, AZ 85258	21736178 MORICI PATRICIA TR 19475 N GRAYHAWK DR 1114 SCOTTSDALE, AZ 85255	21736331 MORRIS FAMILY INVEST. GROUP LLC 9420 E DOUBLETREE RANCH RD SUITE C101 SCOTTSDALE, AZ 85258
21736098 MOORE MARY A 9355 N 91ST ST 121 SCOTTSDALE, AZ 85258	21736845A MULLET AMANDA R 9445 N 94TH PL UNIT 212 SCOTTSDALE, AZ 85258	21736790A MULVIHILL GARY K 2499 CROSS PL REGINA SK 0 CANADA
21753338 MULLEN DIANN 9450 N 95TH ST UNIT 113 SCOTTSDALE, AZ 85258	21736836A NAR LIMITED PARTNERSHIP 61 FISHLEIGH DR TORONTO ON MIN 1H3 CANADA	21736742A NAWOLSKY JASON 30 VARSTON PL NORTHWEST CALGARY AB 0 CANADA
21736701A MURPHY PATRICIA A 4814 ROYAL OAKS DR HOPKINS, MN 55343	21736192 NEILL WILLIAM I/JEAN CAROLE 3426 ALLISON WY NANAIMO BC 0 CANADA	21736285 NORRIS BILL 9275 E MISSION LN NO 105 SCOTTSDALE, AZ 85258
21736286 NEEL DAVID W/ARIADNA 334 N SAN MATEO AVE VENTURA, CA 93004	21736283 NOVAK MATTHEW C 328 25TH ST E NORTH VANCOUVER BC 0 CANADA	21736058 OBSTFELD INVESTMENTS L L C 5942 E VIA LOS CABALLOS PARADISE VALLEY, AZ 85253
21736138 NOTEBOOM JEANNE R TR 220 E 8TH ST PO BOX 272 CORSICA, SD 57328	21736198 OPRAY PAUL I 9340 N 92ND ST NO 203 SCOTTSDALE, AZ 85258	21736333 PARAGON PARTNERS LTD 9420 E DOUBLETREE NO C 103 SCOTTSDALE, AZ 85258

21736729A OPHELIA & GEORGE WONG FAMILY TRUST 24356 ANNA ST HAYWARD, CA 94545	21736764A PARIS VILLAGE LLC 4110 E LARKSPUR DR PHOENIX, AZ 85032	21736260 PARKER JEAN K TR 9270 E MISSION LN 101 SCOTTSDALE, AZ 85258
21736156 PARENT PATRICE/SAY-ASA SONETHAVISOUK 1221 FIELD ST OTTAWA ON 0 CANADA	21736339 PAUL D KUHL TRUST 31032 N 40TH PL CAVE CREEK, AZ 85331	21736227 PEARLMAN JOAN ELLEN 9345 N 92ND ST NO 207 SCOTTSDALE, AZ 85258
21736451 PARNIMUS LLC 9701 N 133RD WAY SCOTTSDALE, AZ 85259	21736053 PERFORMANCE ENHANCEMENT PROFESSIONALS/ETAL 9495 E SAN SALVADOR DR SCOTTSDALE, AZ 85258	21736721A PERRY DEBORAH L 15615 N 39TH PL PHOENIX, AZ 85032
21736438 PENZEL MARY ANN M TR 7034 N KOSTNER LINCOLNWOOD, IL 60646	21736316 PIERSMA STEPHEN J/SHARON M 18120 TRUDY DR SPRINGLAKE, MI 49456	21736734A PISINSKI RONALD P 14 WARREN RD AUBURN, MA 1501
21736428 PETRY MICHAEL J 4801 E MCDOWELL RD NO 22 PHOENIX, AZ 85008	21736825A PORCARO JOSEPH M 113 S ALBERT ST MOUNT PROSPECT, IL 60056	21736722A POUSTI HAMEED R/PAHLEVANI-POUSTI AZAR 10862 TRAILRIDER PASS LITTLETON, CO 80127
21736433 PLATTEN JEFFREY S 9465 N 92ND STREET NO 116 SCOTTSDALE, AZ 85258	21736746A PROSSER JAMES J/TONYA L 9550 N 94TH PL UNIT 115 SCOTTSDALE, AZ 85258	21736190 PROVOST DONNA M 9340 N 92ND ST #211 SCOTTSDALE, AZ 85258
21736326 PRIMIANO COSMO JOHN/MARYANN TR 12933 E DESERT TRL SCOTTSDALE, AZ 85259	21736297 PUMPKIN GROUP LLC 10625 E SUNNYSIDE DR SCOTTSDALE, AZ 85259	21736461 QUAN ANDREW L 9465 N 92ND ST - 208 SCOTTSDALE, AZ 85258
21736430 PUDIL DOUGLAS E 9465 N 92ND ST UNIT 119 SCOTTSDALE, AZ 85258	21736807A RADELL DAVID/MARY 1110 GLENVILLE DR #401 LOS ANGELES, CA 90035	21736031&2 RAPTOR FUNDING GROUP LLC 9368 E SAN SALVADOR DR SCOTTSDALE, AZ 85258
21736445 RABACH SYLVIA 9465 N 92ND ST 104 SCOTTSDALE, AZ 85258	21736762A REDON CARINE/FERRO LUC 9550 N 94TH PL UNIT 223 SCOTTSDALE, AZ 85258	21736271 RENOUF JAY/SUSAN 707 78TH AVE NW CALGARY AB 0 CANADA
21736268 READ AMY E 9270 E MISSION LN UNIT 213 SCOTTSDALE, AZ 85258	21736118 RICHISON SIDNEY C/JEANNINE D 1960 COMMONWEALTH BLVD UNIT 1 CHANHASSEN, MN 55317	21736238 RICKARD PATRICIA HARRIS 11624 E ARABIAN DR SCOTTSDALE, AZ 85259

21736732A RICHARDSON LEANNA 9450 N 94TH PL UNIT 205 SCOTTSDALE, AZ 85258	21736293 ROBERT F BLEYTHING DECLARATION OF TRUST 9275 E MISSION LN UNIT 113 SCOTTSDALE, AZ 85258	21736180 ROBINSON DALLAS 15 5999 ANDREWS RD RICHMOND BC 0 CANADA
21736697A ROBERT C HARRIS REVOCABLE TRUST W314N7536 STATE ROAD 83 HARTLAND, WI 53029	21736468 JANSSEN RONALD/SANDRA REVOCABLE TR 4 CENTENNIAL LN KEARNEY, NE 68845	21736243 RONCKA KATHLEEN 9270 E MISSION LN #118 SCOTTSDALE, AZ 85258
21736267 ROESCH RONALD/VAN DER WOERD KIMBERLY 936 PEACH PORTAL DR PMB 153 BLAINE, WA 98230	21736210 RUSE DARCY/JAN/RENEE 2126 WAGMAN DR REGINA SASKATCHEWAN 0 CANADA	21736241&2 SAIDE LOUIS R 724 E EDISON AVE BUCKEYE, AZ 85326
21753357 ROSEN DANIEL/SANDRA 9450 N 95TH ST UNIT 214 SCOTTSDALE, AZ 85258	21736737A SANCHEZ DANIEL/LANETTE 270 LAPRENDA AVE MILLBRAE, CA 94030	21736270 SANDERS JAMES ROSS 9270 E MISSION LN 211 SCOTTSDALE, AZ 85258
21736719A SALANGA ARTHUR JAMES 9450 N 94TH PL 218 SCOTTSDALE, AZ 85258	21736223 SCHMID ANTONIA IRENE 9345 N 92ND ST UNIT 203 SCOTTSDALE, AZ 85258	21736404 SCHNABEL ELSIE H 9460 N 92ND ST NO 116 SCOTTSDALE, AZ 85258
21736844A SAVINO ANTHONY R & VIVIENNE H 9445 N 94TH PL #213 SCOTTSDALE, AZ 85258	21736033-5 SCOTTSDALE CITY OF 3939 CIVIC CENTER BLVD SCOTTSDALE, AZ 85251	21736019X SCOTTSDALE CITY OF 7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE, AZ 85251
21736025 SCORPIUS CORPORATION 7201 E CAMELBACK RD STE 250 SCOTTSDALE, AZ 85251	21736027+5 SCOTTSDALE UNIFIED SCHOOL DISTRICT #48 3811 N 44TH ST PHOENIX, AZ 85018	21736711A SCOVIC JAMES/SHELIA M/GAMBLE DAVID/MARTHA 9450 N 94TH PL #106 SCOTTSDALE, AZ 85258
21736337 SCOTTSDALE STUDIOS PROFIT SHARING PLAN 9202 N 96TH PL SCOTTSDALE, AZ 85258	21736443 SEFTEL SID/THERESA TR 9465 N 92ND ST UNIT 106 SCOTTSDALE, AZ 85258	21736299 SENER MICHAEL E PO BOX 1688 BUENA VISTA, CO 81211
21736698A SEAY DAVID SCOTT 9450 N 94TH PL UNIT 119 SCOTTSDALE, AZ 85258	21736203 SHEILS JOHN J 9345 N 92ND ST UNIT 103 SCOTTSDALE, AZ 85258	21736177 SHEINSON FAMILY TRUST 17470 N PACESETTER WAY SCOTTSDALE, AZ 85255
21736750A SHAMER BERNIE C/DONETTA L TR 12314 KING OVERLAND, KS 66213	21736054&5 SIGNATURE HOLDINGS LIMITED PARTNERSHIP 9414 E SAN SALVADORE #99 SCOTTSDALE, AZ 85258	21736206 SINGH BENEDICT B/ANJANA K 2036 MEADOWBROOK PARK BURNABY BC 0 CANADA

21736824A
SIERACKI RANDELL JEAN
812 REID SCHOOL RD #46
TAYLORS, SC 29687

21736837A
SMARR JOY A
9445 N 94TH PL - 220
SCOTTSDALE, AZ 85258

21736212
SMITH LEONARD J II/LORRAINE L
9345 E 92ND ST UNIT 112
SCOTTSDALE, AZ 85258

21736264
SPEVAK GAIL E/BALLA A
9270 E MISSION LANE #217
SCOTTSDALE, AZ 85258

21736820A
STARR THEA
9445 N 94TH PL
SCOTTSDALE, AZ 85258

21736847A
STEELE MICHAEL K/MANCY N
14850 E GRANDVIEW DR #154
FOUNTAIN HILLS, AZ 85268

21736263
STEWART H SHANE
3809 160TH AVE
ST VINCENT, MN 56755

21736406
STOJANOW LARISA
9460 N 92ND ST NO 118
SCOTTSDALE, AZ 85258

21736334
STROMER MERRILL B
9420 E DOUBLETREE RANCH RD
SCOTTSDALE, AZ 85258

21736702A
TARAPACKI ROSANNE M
9380 E WOOD DR
SCOTTSDALE, AZ 852607407

21736309
SMITH ANN
9275 E MISSION LN NO 209
SCOTTSDALE, AZ 85258

21736731A
SOBER GREGORY B/COLLEEN J
8 CIENEGA DR
PRESCOTT, AZ 86301

21736281
SPIDLE CHRIS
9275 E MISSION LN UNIT 101
SCOTTSDALE, AZ 85258

21736822A
STARR THEA LYNN
1190 ENINBORO DR
BOULDER, CO 80305

21736246
STEVEN D LAUSON SR & VICKI M
LAUSON REVOC TR
4541 HARVEST CIRCLE
MANITOWOC, WI 54220

21736699A
STILL WATER CONCEPTS LLC
6056 E DOLOMORA PLACE
CAVE CREEK, AZ 85331

21736250
STRASS EDWARD G TR
9270 E MISSION LN UNIT 111
SCOTTSDALE, AZ 85258

21736218
SWANSON DANIEL
9345 N 92ND ST UNIT 118
SCOTTSDALE, AZ 85258

21736435
TARRANT E DIANE
703 COUNTRY HILLS CT NW
CALGARY AB 0
CANADA

21736843A
TEDER REIN/PENNY
9401 XYLON AVE S
BLOOMINGTON, MN 55438

21736436
SMITH DEAN C/JEAN E
1037 23RD AVE N
ST CLOUD, MN 56301

21736195
SOLON YVONNE
9340 N 92ND ST NO 206
SCOTTSDALE, AZ 85258

21736849A
STAHL SHARON TR
9445 N 94TH PL NO 208
SCOTTSDALE, AZ 85258

21736842A
STAUDENMAIER HANS J TR/IBIS E TR
10640 E CLINTON ST
SCOTTSDALE, AZ 85259

21736317
STEWART GREGORY A TR
9275 E MISSION LN UNIT 217
SCOTTSDALE, AZ 85258

21736407
STOCKETT JOE
3021 E FREMONT RD
PHOENIX, AZ 85042

21736231
STREIFEL CAROLYN
9345 N 92ND ST #211
SCOTTSDALE, AZ 85258

21736278
TANKS LLC
6714 E GAIL RD
SCOTTSDALE, AZ 85254

21736224
TARTARUS LLC
9345 N 92ND ST NO 214
SCOTTSDALE, AZ 85258

21736153
THEDENS DAVID L
9355 N 91ST ST UNIT 215
SCOTTSDALE, AR 85258

21736826A
TAYLOR IRENE
9445 N 94TH PL NO 111
SCOTTSDALE, AZ 85258

21736171
THIBODEAUX MELLO/KIMBERLY
9340 N 92ND ST NO 110
SCOTTSDALE, AZ 85258

21736307
TRACEWELL CLEASON E/MARY D TR
11221 N BUFFALO DR
FOUNTAIN HILLS, AZ 85268

21736305
TURNER EDGAR V III/JEAN L
9275 E MISSION LN UNIT 205
SCOTTSDALE, AZ 85258

21736301
VALENZUELA CZARINA
11389 N 122ND ST
SCOTTSDALE, AZ 85251

21736201
VICTORS FAMILY TRUST
10483 E CORRINE DR
SCOTTSDALE, AZ 85259

21736739A
VITOFF DENNIS W/NANCY J
9720 29TH AVE NORTH
PLYMOUTH, MN 55441

21736155
WAHLMAN DONALD G
11901 SANTA MONICA BLVD UNIT 615
LOS ANGELES, CA 90025

21736745A
WERGIN FAMILY IRREVOCABLE
DYNASTY TRUST
100 MARITIME DR STE 3C
MANITOWOC, WI 54220

21736434
WIAND TRUST
9465 N 92ND ST NO 115
SCOTTSDALE, AZ 85258

21736279
THOMPSON JENNY L
9270 E MISSION LN NO 202
SCOTTSDALE, AZ 85258

21736340
TRIPLETREE INVESTMENTS LLC
9420 E DOUBLETREE RANCH RD #C-110
SCOTTSDALE, AZ 85258

21736166
TYMINS RONALD/CATHERINE E TR
2894 CLUB HOUSE RD
COSTA MESA, CA 92626

21736230
VAN HOUTEN GRETCHEN
9621 W INDORE DR
LITTLETON, CO 80128

21736513G&515
VILLAGES RECREATIONAL ASSOCIATION
13951 N SCOTTSDALE RD #122
SCOTTSDALE, AZ 85254

21736713A
VOGEL JEFF
6795 W YALE AVE
LAKEWOOD, CO 80227

21736298
WALTER DAVID A/DEBRA L
11960 UNITY CIRCLE NW
COON RAPIDS, MN 55448

21736403
WEST MAUREEN OKEEFE
2128 PALLISER DR SW
CALGARY AB 0
CANADA

21736766A
WILLS SUSANA
9550 N 94TH PL NO 219
SCOTTSDALE, AZ 85258

21736244
WOLF CAROL J TR
86 TAMARISK LN
DEERFIELD, IL 60015

21736848A
TOURLIS GUST
1340 N NORTHWEST HWY
PARK RIDGE, IL 60068

21736833A
TRUSTEN STANLEY
9445 N 94TH PL 104
SCOTTSDALE, AZ 85258

21736221
VALADEZ LUPE/OLIVA
801 HARMESS ST
CALUMET CITY, IL 60409

21736855A
VENUS LLC
5026 W CACTUS RD SUITE 2
GLENDALE, AZ 85304

21736704A
VINNIKOV NIKOLAY/LARISA
9450 N 94TH PL #113
SCOTTSDALE, AZ 85258

VON HOFF MARITA REHM
21736765A
PRIEGERPROMENADE 9
55543 BAD KREUZNACH
GERMANY

21736225
WENZEL ANNE MARIE
9142 E PINE VALLEY RD
SCOTTSDALE, AZ 85260

21736287
WHITFORD FORREST/GLENNA
29935 ACRE RD
VOLGA, IA 52077

21736168
WISSMANN BARBARA ANN
9340 N 92ND ST UNIT 113
SCOTTSDALE, AZ 85258

21736217
WOLF JEFF D
9345 N 92ND ST NO 117
SCOTTSDALE, AZ 85258

21736289

WOLAK JOE

1161 BURROWHILL LN

MISSISSAUGA ON O

CANADA

21736315

WOZNIAK PATRICIA A

9275 E MISSION LN 215

SCOTTSDALE, AZ 85258

21736772A

YOUNG AMERICA M TR

1409 N 7TH ST

ONEILL, NE 68763

21736274

WORDSWORTH CHLOE FAITH TR

PO BOX 6504

SCOTTSDALE, AZ 85261

21736325

Z & Z PROPERTIES LLC

9035 E PIMA CENTER PKWY SUITE 5

SCOTTSDALE, AZ 85258

21736771A

ZARIC DRAGANA

9550 N 94TH PL NO 214

SCOTTSDALE, AZ 85258

21736282

YOUNG JEFFREY/MARCI

9275 E MISSION LN 102

SCOTTSDALE, AZ 85258

21736454

ZURN TERRY J/LINDA L

13883 DAPHNE LN

ROSEMONT, MN 55068

21736269

ZIGMAN MARK A/MELANIE F

408 HEATHER CRESCENT

THUNDER BAY ON O

CANADA

StorQuest; San Salvador - RNO List

Jamie Uhrich
McCormick Ranch Property Owners
Association
9248 N. 94th Street
Scottsdale, AZ 85258

MCCORMICK RANCH PROPERTY OWNERS' ASSOCIATION, INC.

Architectural Review Committee

9248 N 94th St

Scottsdale, AZ 85258

Phone: 480-860-1122

Fax: 480-860-1530

March 9, 2016

9388 E SAN SALVADOR SP, LLC
ATTN: WILLIAM WARREN PROPERTIES, INC.
PO BOX 2034
SANTA MONICA, CA 90406

Re: Architectural Submittal for Maricopa County Assessor Tax Parcels 217-36-032 and 217-36-031

Dear Property Owner:

The Architectural Review Committee for McCormick Ranch Property Owners' Association, Inc., has reviewed and **APPROVED** the submittal dated February 19, 2016, for architectural design and layout, landscaping, open space, site details, and lighting pertaining to the redevelopment of Maricopa Tax Parcels 217-36-032 and 217-36-031 as a highly securitized, climate controlled, indoor self-storage facility. Monument signage to be submitted separately.

This approval by the MRPOA Architectural Review Committee shall be null and void if City of Scottsdale permits are required and have not been obtained prior to commencement of work, or if such permits were denied. No project approved by the Architectural Review Committee shall be deemed final until all required permits have been obtained and copies thereof have been received by the MRPOA office.

If you have any questions, please contact the Association at 480-860-1122, ext. 200 or admin@mrpoa.com.

The applicant shall commence construction, reconstruction, alteration or other work pursuant to this Approval within ninety (90) calendar days of this approval letter. If the project is not started within ninety (90) days, it must be resubmitted to the Committee unless prior authorization from the Committee is otherwise received. The project must be completed within (180) calendar days, unless prior authorization is otherwise received, or an extension is requested and granted.

ARC approval of plans shall not constitute a representation, warranty, or guarantee that such plans and specifications comply with engineering design practices or zoning and building ordinances, or other governmental agency regulations or restrictions. The ARC shall not be responsible for reviewing, nor shall its approval of any plans or design, be deemed approved from the standpoint of structural safety or conformance with building or other codes. By approving such plans and specifications, neither the ARC, the Members thereof, the Association, any Member thereof, their Board of Directors, any Members thereof, or the Declarant assumes any liability or responsibility therefore or for any defect in the construction or improvement from such plans or specifications. As provided in the Declaration of Restrictions neither the ARC, the Association, the Board of Directors or the Association or any Members thereof, not the Declarant or Developer shall be liable to any Member, Owner, Occupant, or other person or entity for any damage, loss or prejudice suffered or claimed on account of (1) the approval or disapproval of any plans, drawings, or specifications, whether or not defective, or (2) the construction or performance of any work whether or not pursuant to the approved plans, drawings, or specifications.

Your patience and cooperation with the architectural review process is appreciated.

Best Regards,
McCormick Ranch Property Owners' Association Architectural Review Committee

EXHIBIT B

From: cherylcm3@aol.com [mailto:cherylcm3@aol.com]

Sent: Wednesday, March 09, 2016 8:27 PM

To: projectinput@scottsdaleaz.gov; mtessier@scottsdaleaz.gov; Ed Bull; Ricki Horowitz; Brennan Ray; svenker@scottsdaleaz.gov; sperone@scottsdaleaz.gov

Subject: Case # 11-DR-2016 Case Name Storquest

Cheryl Moher, Property Owner & Past President of the Board of Village One, Inc.
Ann Smith, Property Owner & Current Vice President of the Board of Village One, Inc.
Village One at McCormick Ranch
9275 E. Mission Lane, Condos # 208 and 209
Scottsdale, Az 85258

Re: Case # 11-DR-2016 Case Name StorQuest

Site Location: NWC of 94th Street and San Salvador Drive aka SWC of Via Linda and 94th Street

Meredith Tessier, City of Scottsdale Planning 480-312-4211

Storquest c/o Burch & Cracchiolo, P.A.

Ed Bull 602-234-9913

Brennan Ray 602-234-8794

Ricki Horowitz 602-234-8728

Development Review Board, City of Scottsdale:

David N. Smith, City Council Representative,

Guy Phillips, Council Member/Chair

Michael Edwards, Planning Commissioner

Joe Young, Vice Chairman

Paul Alessio, Planning Representative,

Kevin Bollinger, Design Member

Matthew Mason, Development Member

Prescott Smith, Development Member

Kelsey Young, Design Member

c/o Steve Venker, Staff Representative 480-312-2831

Steve Perone, Staff Co-Ordinator 480-312-2307

Gentlemen and Ladies:

I am one of a number of property owners that reside in Village One, Inc., aka Village One at McCormick Ranch, and live directly across the street from the location of a project up for consideration before the Development Review Board. It is Case # 11-DR-2016, Case Name StorQuest, located at 94th Street and San Salvador/Via Linda.

We are contacting you to encourage the City of Scottsdale to deny this project in the current location while being more solicitous of Scottsdale residential property owners, our welfare and the protection of the value of our property. I feel we, as condo owners and not home owners, are being discriminated against. I cannot see the City even considering this type of commercial project in such close proximity to single homes, and yet the Villages' condominiums probably pay more taxes to Scottsdale per acre than many residential areas in the city.

Let's be clear....even though the property has the address of San Salvador, it will still be built right up to the sidewalk on Via Linda and in full view of our homes directly across the street. The office for the storage facility is located on the SWC of Via Linda and 94th Street.

The floor plans of our condos are laid out so that our main living spaces.....front balcony, living room, and master bedrooms all face out over Via Linda.

The dirt and noise of construction to build a facility like this so close to our homes will be a burden to the owners across the street. Construction workers arriving at 4am in the summer or 6am in the winter will disturb our peace, our sleep and our waking hours all the day for many months. Those of us who own condominiums on the second floor will be even more affected. Our pleasant view with mature landscaping and trees will be replaced by a commercial box with the

EXHIBIT C

advertisement of a company emblazoned on it that stares us in the face whenever we choose to look out from our balcony.

This will have an effect on our property values or on rentals, particularly during the time of construction. Our views from our balconies and living rooms will now be the back of a two story high commercial building with a Storquest Logo on it. 2 ft bushes, ground cover and some cactus aren't going to disguise the eyesore that will replace the residential home-looking type office that is there now. And I'm sure all of the mature trees will be ripped out. Are they going to replace full size trees to disguise the building facing Via Linda? I didn't see any on the plan.

Legally, the zoning may allow for this project but in good conscience, how can the city consider inflicting this burden on property owners that you should be protecting. I ask each one of you how you would feel if this project was going up right across the street from your home? There is another storage facility all the way on the south end of 92nd, a fine location for a business of that nature. Please turn down this project that will only alienate and harm longtime Scottsdale homeowners like myself who have lived in this association for 32 years.

Thank you,

Cheryl Moher, Past President of Village One, Inc.
Ann Smith, Vice President of Village One, Inc.

From: michaelpleary@cox.net
To: cherylc3@aol.com
CC: ebull@bcattorneys.com
Subject: Storquest Scottsdale
Date: Thu, 17 Mar 2016 09:47:52 -0700

Hi Cheryl! My name is Michael Leary and I'm a consultant (and Scottsdale resident) just having joined the Storquest team for their development in McCormick Ranch.

I was forwarded the email you sent last Wednesday to the City's coordinator Meredith Tessier and others. I would like to introduce myself and discuss the development and your concerns. If that is acceptable, please give me a call on my cell at 480.991.1111 and we can arrange a date, time and place at your convenience.

Thanks Cheryl and I'm looking forward to meeting you. ML

Mike Leary
Michael P. Leary, LTD
Real Estate Development Consulting
10278 East Hillery Drive
Scottsdale, AZ 85255
(c) 480.991.1111

From: michaelpleary@cox.net
To: cherylcm3@aol.com
CC: ebull@bcattorneys.com; mtessier@scottsdaleaz.gov
Subject: RE: StorQuest Scottsdale
Date: Tue, 22 Mar 2016 11:54:32 -0700

Hi Cheryl! I'm hoping this email reaches you as my earlier one below may have gotten captured by your email filter.

I would like to introduce myself and discuss the development and your concerns. If that is acceptable, please give me a call on my cell at 480.991.1111 and we can arrange a date, time and place at your convenience.

Thanks Cheryl and I'm looking forward to meeting you. ML

Mike Leary
Michael P. Leary, LTD
Real Estate Development Consulting
10278 East Hillery Drive
Scottsdale, AZ 85255
(c) 480.991.1111

Michael P. Leary, LTD

10278 E. Hillery Drive
Scottsdale, Arizona 85255

(480) 991-1111
michaelpleary@cox.net

Date: March 24, 2016
To: Cheryl Moher
From: Mike Leary, Development Consultant
Re: StorQuest Scottsdale – request for meeting

Hi Cheryl! I'm sending this letter as I've not received a reply to my two earlier emails regarding the StorQuest development. My emails might have been captured by your spam filter. So I'm hoping that this letter reaches you.

I was forwarded the attached email sent on March 9th to the City's coordinator Meredith Tessier and others. I would like to introduce myself and discuss the development and your concerns. If that is acceptable, please give me a call on my cell at 480.991.1111 and we can arrange a date, time and place at your convenience.

Thanks Cheryl and I'm looking forward to meeting you. ML

Attachment

Cc: Ann Smith

Fwd: Case # 11-DR-2016 Case Name Storquest

From: **cherylc3@aol.com**
Sent: Sat 4/02/16 1:21 PM
To: mtessier@scottsdaleaz.gov; michaelpleary@cox.net
Cc: svenker@scottsdaleaz.gov; sperone@scottsdaleaz.gov

Sorry, the cc's wound up in the wrong place....ccm

From: cherylc3@aol.com
To: mtessier@scottsdaleaz.gov, michaelpleary@cox.net
CC: svenker@scottsdaleaz.gov, sperone@scottsdaleaz.gov
Sent: 4/1/2016 5:52:22 P.M. US Mountain Standard Time
Subj: Fwd: Case # 11-DR-2016 Case Name Storquest

April 1, 2016

Cheryl Moher, Property Owner & Past President of the Board of Village One, Inc.
Ann Smith, Property Owner & Current Vice President of the Board of Village One, Inc.
Village One at McCormick Ranch
9275 E. Mission Lane, Condos # 208 and 209
Scottsdale, Az 85258

Re: Case # 11-DR-2016 Case Name StorQuest
Site Location: NWC of 94th Street and San Salvador Drive aka SWC of Via Linda and 94th Street

Meredith Tessier, City of Scottsdale Planning 480-312-4211
Michael P. Leary, Development Consultant for the Storquest Project

Dear Ms. Tessier and Mr. Leary:

Ms. Tessier, thank you for your telephone message concerning my initial email to you and Storquest regarding the above project. We definitely wish to be notified concerning the date when this project is up for consideration, so please contact us with that information.

Mr. Leary, I received your letter with a request to discuss the project. Our feeling is that unless Storquest and the City is willing to consider relocation of this project to another area that is not on the perimeter of City of Scottsdale properties that are zoned light industrial, (to the detriment of residential owners of Scottsdale bordering that area) we don't understand what there might be to discuss.

We believe your client's type of business will do nothing but detract from our property value and enjoyment of our home by a constant view of a distinctly industrial type building, with moving trucks constantly going in and out. I notice that some Storquest Facilities in other areas are open from 6am to 8pm seven days a week, meaning throughout most of our waking hours and our weekends, we would be bothered by this type of traffic.

I see you are a Scottsdale resident, Mr. Leary. Envision such a facility going up on Hillery Drive right across the street from your house. Only in that case can you imagine how distraught we are about this project.

Thank You,

Cheryl Moher, Past President of Village One, Inc.
Ann Smith, Vice President of Village One, Inc.

cc:

Development Review Board, City of Scottsdale:
David N. Smith, City Council Representative,
Guy Phillips, Council Member/Chair
Michael Edwards, Planning Commissioner
Joe Young, Vice Chairman
Paul Alessio, Planning Representative,
Kevin Bollinger, Design Member
Matthew Mason, Development Member
Prescott Smith, Development Member
Kelsey Young, Design Member

c/o Steve Venker, Staff Representative 480-312-2831
Steve Perone, Staff Co-Ordinator 480-312-2307

Tessier, Meredith

From: cherylcm3@aol.com
Sent: Friday, April 01, 2016 5:52 PM
To: Tessier, Meredith; michaelpleary@cox.net
Cc: Venker, Steve; Perone, Steve
Subject: Fwd: Case # 11-DR-2016 Case Name Storquest

April 1, 2016

Cheryl Moher, Property Owner & Past President of the Board of Village One, Inc.
Ann Smith, Property Owner & Current Vice President of the Board of Village One, Inc.
Village One at McCormick Ranch
9275 E. Mission Lane, Condos # 208 and 209
Scottsdale, Az 85258

Re: Case # 11-DR-2016 Case Name StorQuest
Site Location: NWC of 94th Street and San Salvador Drive aka SWC of Via Linda and 94th Street

Meredith Tessier, City of Scottsdale Planning 480-312-4211
Michael P. Leary, Development Consultant for the Storquest Project

Dear Ms. Tessier and Mr. Leary:

Ms. Tessier, thank you for your telephone message concerning my initial email to you and Storquest regarding the above project. We definitely wish to be notified concerning the date when this project is up for consideration, so please contact us with that information.

Mr. Leary, I received your letter with a request to discuss the project. Our feeling is that unless Storquest and the City is willing to consider relocation of this project to another area that is not on the perimeter of City of Scottsdale properties that are zoned light industrial, (to the detriment of residential owners of Scottsdale bordering that area) we don't understand what there might be to discuss.

We believe your client's type of business will do nothing but detract from our property value and enjoyment of our home by a constant view of a distinctly industrial type building, with moving trucks constantly going in and out. I notice that some Storquest Facilities in other areas are open from 6am to 8pm seven days a week, meaning throughout most of our waking hours and our weekends, we would be bothered by this type of traffic.

I see you are a Scottsdale resident, Mr. Leary. Envision such a facility going up on Hillery Drive right across the street from your house. Only in that case can you imagine how distraught we are about this project.

Thank You,
Development Review Board, City of Scottsdale:
David N. Smith, City Council Representative,
Guy Phillips, Council Member/Chair
Michael Edwards, Planning Commissioner
Joe Young, Vice Chairman
Paul Alessio, Planning Representative,
Kevin Bollinger, Design Member
Matthew Mason, Development Member
Prescott Smith, Development Member
Kelsey Young, Design Member

c/o Steve Venker, Staff Representative 480-312-2831
Steve Perone, Staff Co-Ordinator 480-312-2307

Cheryl Moher, Past President of Village One, Inc.
Ann Smith, Vice President of Village One, Inc.

cc:

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Tessier, Meredith

From: Tessier, Meredith
Sent: Tuesday, March 08, 2016 4:15 PM
To: 'Joan'
Cc: Perone, Steve
Subject: RE: StorQuest application to locate new facilities. 11-DR-2016

Joan:

Thank you for contacting the City of Scottsdale regarding the applicants proposal for a new storage facility. Please click on the following link to view the applicants submittal. Please e-mail me any questions or comments which I will include in the Development Review Board report. Please contact me if you have any additional questions.

<https://eservices.scottsdaleaz.gov/eservices/cases/casesheet.aspx?caseid=45920>

Thank you,
Meredith Tessier, Planner
Planning & Development Services
P: 480/312-4211



From: Joan [<mailto:joanhoey@cox.net>]
Sent: Saturday, March 05, 2016 9:17 AM
To: Tessier, Meredith
Subject: StorQuest application to locate new facilities.

Received letter identifying request for new facilities at 94th and San Salvador Drive. I would like to have an update on any repercussions as to this location from the local condo homeowners at 95th St./Via Linda. I own condo's in this complex and would like to know if the plan is having any repercussions. ???? joanhoey@cox.net