



**NOTICE OF CITY COUNCIL HEARING**

NOTICE IS HEREBY GIVEN that the City Council of the City of Scottsdale, Arizona, will hold a public hearing on December 14, 2004, at 5:00 P.M. in the City Hall Kiva, 3939 N. Drinkwater Boulevard, Scottsdale, Arizona, for the purpose of hearing all persons who wish to comment on the following:

**9-GP-2004** (Desert Mountain Parcel 16) request by owner for a non-major General Plan Amendment from Commercial to urban Neighborhoods on an approximately 15 acre parcel located at 10525 N. Desert Hill Drive. Staff contact person is Suzanne Colver, 480-312-7087. Applicant contact person is Stephen Earl, 602-265-0094.

**15-ZN-2004** (Desert Mountain Parcel 16) request by owner to rezone from Central Business District, Environmentally Sensitive Lands (C-2 ESL) to Resort/Townhouse Residential District, Environmentally Sensitive Lands (R-4R ESL) on an approximately 15 acre parcel located at 10525 E. Desert Hills Drive. Staff contact person is Suzanne Colver, 480-312-7087. Applicant contact person is Stephen Earl, 602-265-0094.

**16-AB-2004** (Kalarama Apartments) request by owner to abandon the existing Kalarama Street cul-du-sac. Staff contact person is Suzanne Colver, 480-312-7087. Applicant contact person is Kevin Corrigan, 602-763-4668.

**6-ZN-2004** (Drift) request by owner to rezone from Highway Commercial District, Parking District, Downtown Overlay (C-3 P-3 DO) and Passenger Automobile Parking District, Downtown Overlay (P-2 DO) to Central Business District, Parking District, Downtown Overlay (C-2 P-3 DO) on a .33 +/- acre parcel located at 4341 N. 75th Street. Staff contact person is Suzanne Colver, 480-312-7087. Applicant contact person is Greg Donnally, 602-418-1872.

**16-UP-2004** (Drift Patio Extension) request by owner for a conditional use permit for a bar on a +/- .33 acre parcel located at 4341 N. 75th Street. Staff contact person is Suzanne Colver, 480-312-7087. Applicant contact person is Gregg Donnally, 602-418-1872.

**19-UP-2004** (The Coach House) request by owner for a conditional use permit for a bar on a 3,700 +/- sq. ft. parcel located at 7011 E. Indian School Road with Central Business District, Downtown Overlay (C-2, DO) zoning. Staff contact person is Bill Verschuren, 480-312-7734. Applicant contact person is Jordan Rose, 480-505-3900.

**27-UP-2004** (Heitel Ranch) request by owner for a conditional use permit for a Ranch on a 6.2 +/- acre parcel located at 8485 E. Dixieita drive with Single Family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-190 ESL FO) zoning. Staff contact person is Kira Wauwie, 480-312-7081. Applicant contact person is John Barry, 480-385-2727.

**29-UP-2004** (Pfeffer Finishes) request by owner for a conditional use permit for furniture refinishing on approximately 5 acre parcel located at 8350 E. Evans Road Suite E-2 with Industrial Park (I-1) zoning. Staff contact person is Al Ward, 480-312-7067. Applicant contact person is Bob Fronske, 480-966-3967.

A case file on the subject properties is on file at 7447 E. Indian School Road, Suite 105, where it may be viewed by any interested person.

A COPY OF A FULL AGENDA, INCLUDING ITEMS CONTINUED FROM PREVIOUS MEETINGS IS AVAILABLE AT LEAST 24 HOURS PRIOR TO THE MEETING AT THE FOLLOWING LOCATIONS:

Police Department, 9085 East Via Linda  
City Hall, 3939 N. Drinkwater Boulevard  
El Dorado Park & Recreation Center, 2311 N. Miller Road

ALL INTERESTED PARTIES ARE INVITED TO ATTEND.

Attest  
Doris McClay  
Planning Assistant

For additional information click on the link to 'Projects in the Public Hearing Process' at:  
<http://www.ScottsdaleAZ.gov/projects>.



Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting the City Clerk's Office at 480-312-2412. Requests should be made as early as possible to allow time to arrange accommodation.

Nov. 27, 2004/547462

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#### NOTICE OF PLANNING COMMISSION HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Scottsdale, Arizona, will hold a public hearing on October 27, 2004, at 5:00 P.M. in the City Hall Kiva, 3939 N. Drinkwater Boulevard, Scottsdale, Arizona, for the purpose of hearing all persons who wish to comment on the following:

**12-ZN-2004** (Miller & McDonald) request by Beus Gilbert PLLC, applicant, Arizona American Water Company, owner, to rezone from Single Family Residential District (R1-43) to Service Residential (S-R) on a 4 +/- acre parcel located at 5975 N Miller Road (Southeast corner of McDonald Drive & Miller Road). Staff contact person is **Al Ward, 480-312-7067**. Applicant contact person is **John Berry, 480-429-3003**.

**8-GP-2004** (Desert Mountain Parcel 16) request by Earl, Curley & Lagarde, applicant, Desert Mountain Properties, owner, for a non-major General Plan Amendment from Commercial to Urban Neighborhoods on an approximately 15 acre parcel located at 10525 N. Desert Hills Drive. Staff contact person is **Suzanne Colver, 480-312-7087**. Applicant contact person is **Stephen Curley, 602-265-0084**.

**15-ZN-2004** (Desert Mountain Parcel 16) request by Earl, Curley & Lagarde, applicant, Desert Mountain Properties, owner, to rezone from Central Business District, Environmentally Sensitive Lands (C-2 ESL) to Resort/Townhouse Residential District, Planned Community Development, Environmentally Sensitive Lands (R-4R PCD ESL) on an approximately 15 acre parcel located at 10525 E Desert Hills Drive. Staff contact person is **Suzanne Colver, 480-312-7087**. Applicant contact person is **Stephen Earl, 602-265-0084**.

**16-AB-2004** (Kalarama Apartments) request by Kalarama LLC, applicant/owner, to abandon the existing Kalarama Street cul-de-sac. Staff contact person is **Suzanne Colver, 480-312-7087**. Applicant contact person is **Kevin Corrigan, 602-763-4688**.

**18-UP-2004** (The Coach House) request by Jordan Bischoff McGuire Rose & Hiser, PLC, applicant, Jim Brower For Coach House, owner, for a conditional use permit for a bar on a 3,700 +/- sq. ft. parcel located at 7011 E Indian School Road with Central Business District, Downtown Overlay (C-2, DO) zoning. Staff contact person is **Bill Verschuren, 480-312-7734**. Applicant contact person is **Jordan Rose, 480-505-3900**.

**27-UP-2004** (Heitel Ranch) request by Beus Gilbert PLLC, applicant, James Heitel, owner, for a conditional use permit for a Ranch on a 6.2 +/- acre parcel located at 8485 E Dijkstra Drive with Single Family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-190 ESL FO) zoning. Staff contact person is **Kira Wauwie, 480-312-7061**. Applicant contact person is **John Berry, 480-429-3003**.

**29-UP-2004** (Pfeffer Finishes) request by Fronske Associates Architects, applicant, Evans Corporate Park LLC, owner, for a conditional use permit for a furniture refinishing plant on approximately 5 acre parcel located at 8360 E Evans Road, Suite E-2, with Industrial Park (I-1) zoning. Staff contact person is **Al Ward, 480-312-7067**. Applicant contact person is **Bob Fronske, 480-966-3967**.

The above items may be discussed at a Study Session prior to the Planning Commission meeting including a Commission update. The public/applicant may attend the study session but may not comment. Please call 480-312-7000 the day before the meeting for the time.

The Council hearing date will be continued when the Planning Commission has not given a recommendation.

A case file on the subject properties is on file at 7447 E. Indian School Road, Suite 105, where it may be viewed by any interested person.

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Online at: <http://www.ScottsdaleAZ.gov/Boards/PC>

ALL INTERESTED PARTIES ARE INVITED TO ATTEND.

CHAIRMAN  
PLANNING COMMISSION

Attest  
Doris McClay  
Planning Assistant

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**NOTICE OF PLANNING COMMISSION HEARING**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Scottsdale, Arizona, will hold a public hearing on October 13, 2004, at 5:00 P.M. in the City Hall Kiva, 3939 N. Drinkwater Boulevard, Scottsdale, Arizona, for the purpose of hearing all persons who wish to comment on the following:

**6-ZN-2004** (Drift) request by Drift, applicant, Flip Weber & Associates, owner, to rezone from Highway Commercial District, Parking District, Downtown Overlay (C-3/P-3 DO) and Passenger Automobile Parking District, Downtown Overlay (P-2 DO) to Central Business District, Parking District, Downtown Overlay (C-2/P-3 DO) on a .33 +/- acre parcel located at 4341 N. 75th Street. Staff contact person is Suzanne Colver, 480-312-7087. Applicant contact person is Greg Donnelly, 602-418-1872.

**16-UP-2004** (Drift Patio Extension) request by Drift, applicant, Flip Weber & Associates, owner, for a conditional use permit for a bar on a +/- .33 acre parcel located at 4341 N. 75th Street. Staff contact person is Suzanne Colver, 480-312-7087. Applicant contact person is Greg Donnelly, 602-418-1872.

**19-UP-2004** (The Coach House) request by Jordan Biehoff McGuire Rose & Hiser, PLC, applicant, Jim Brower For Coach House, owner, for a conditional use permit for a bar on a 3,700 +/- sq. ft. parcel located at 7011 E Indian School Road with Central Business District, Downtown Overlay (C-2, DO) zoning. Staff contact person is Bill Verschuren, 480-312-7734. Applicant contact person is Jordan Rose, 480-505-3900.

**25-UP-2004** (Los Padres Bank) request by Dave Wood, applicant, Northsight Corp, owner, for a conditional use permit for a bank in an existing building on a 20,800 +/- square feet parcel located at 14100 N Northsight Blvd with Service Residential, Planned Community Development District (S-R PCD). Staff contact person is Bill Verschuren, 480-312-7734. Applicant contact person is Dave Wood, 602-703-5948.

**17-ZN-2004** (Optima Camelview Village) request by Beus Gilbert PLLC, applicant, Optima Camelview Village LLC, owner, to modify the site plan and the stipulations of the approved Scottsdale Portales project on a 13.3 +/- acre parcel located at 7198 E Highland Avenue with Downtown/Regional Commercial Office Type 2 District, Planned Block Development, Downtown Overlay (D/RCO-2 PBD DO). Staff contact person is Bill Verschuren, 480-312-7734. Applicant contact person is John Berry, 480-429-3000.

The above items may be discussed at a Study Session prior to the Planning Commission meeting including a Commission update. The public/applicant may attend the study session but may not comment. Please call 480-312-7000 the day before the meeting for the time.

The Council hearing date will be continued when the Planning Commission has not given a recommendation.

A case file on the subject properties is on file at 7447 E. Indian School Road, Suite 105, where it may be viewed by any interested person.

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ALL INTERESTED PARTIES ARE INVITED TO ATTEND.

CHAIRMAN  
PLANNING COMMISSION

Attest  
Doris McClay  
Planning Assistant

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Sept. 25, 2004/488434

Public notices - Monday -  
or online at **EastValle**



**NOTICE OF PLANNING COMMISSION HEARING**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Scottsdale, Arizona, will hold a public hearing on October 13, 2004, at 5:00 P.M. in the City Hall Kiva, 3839 N. Drinkwater Boulevard, Scottsdale, Arizona, for the purpose of hearing all persons who wish to comment on the following:

**6-2N-2004** (Drift) request by Drift, applicant; Filip Weber & Associates, owner, to rezone from Highway Commercial District, Parking District, Downtown Overlay (C-3/P-3 DO) and Passenger Automobile Parking District, Downtown Overlay (P-2 DO) to Central Business District, Parking District, Downtown Overlay (C-2/P-3 DO) on a .33 +/- acre parcel located at 4341 N. 75th Street. Staff contact person is Suzanne Colver, 480-312-7067. Applicant contact person is Greg Donnelly, 602-418-1872.

**18-UP-2004** (Drift Petio Extension) request by Drift, applicant; Filip Weber & Associates, owner, for a conditional use permit for a bar on a +/- .33 acre parcel located at 4341 N. 75th Street. Staff contact person is Suzanne Colver, 480-312-7067. Applicant contact person is Greg Donnelly, 602-418-1872.

**18-UP-2004** (The Coach House) request by Jordan Blechot/McGuire Rose & Hiser, P.L.C., applicant; Jim Brower For Coach House, owner, for a conditional use permit for a bar on a 3,700 +/- sq. ft. parcel located at 7011 E Indian School Road with Central Business District, Downtown Overlay (C-2, DO) zoning. Staff contact person is Bill Verachuren, 480-312-7734. Applicant contact person is Jordan Rose, 480-505-3800.

**25-UP-2004** (Los Padres Bank) request by Dave Wood, applicant; Northlight Corp., owner, for a conditional use permit for a bank in an existing building on a 20,800 +/- square foot parcel located at 14100 N. Northlight Blvd with Service Residential, Planned Community Development District (S-R PCD). Staff contact person is Bill Verachuren, 480-312-7734. Applicant contact person is Dave Wood, 602-703-5848.

The above items may be discussed at a Study Session prior to the Planning Commission meeting including a Commission update. The public/applicant may attend the study session but may not comment. Please call 480-312-7000 the day before the meeting for the time.

The Council hearing date will be continued when the Planning Commission has not given a recommendation.

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CHAIRMAN  
PLANNING COMMISSION

Attest  
Doris McCloy  
Planning Assistant

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Sept. 16, 2004/481749



**NOTICE OF PLANNING COMMISSION HEARING**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Scottsdale, Arizona, will hold a public hearing on September 29, 2004, at 5:00 P.M. in the City Hall Kiva, 3939 N. Drinkwater Boulevard, Scottsdale, Arizona, for the purpose of hearing all persons who wish to comment on the following:

**3-GP-2004** (Horseman's Park - South Parcel) request by Beus Gilbert PLLC, applicant, North Scottsdale PK INV LTD Part 1, owner, for a General Plan Land Use Element Amendment from Suburban Neighborhoods to Office on a 4.6 +/- acre parcel located at the northeast corner of 98th Street and McDowell Mountain Ranch Road. Staff contact person is Tim Curtis, 480-312-4210. Applicant contact person is John Berry, 480-429-3103.

**6-GP-2004** (Miller & McDonald) request by DEI Professional Services, applicant, Arizona American Water Company, owner, for a General Plan Land Use Element Amendment from Rural Neighborhoods to Office on a 4 +/- acre parcel located at 5975 N Miller Road (Southeast corner of McDonald Drive & Miller Road). Staff contact person is Al Ward, 480-312-7067. Applicant contact person is Corina Espiritu, 602-954-0038.

**12-ZN-2004** (Miller & McDonald) request by DEI Professional Services, applicant, Arizona American Water Company, owner, to rezone from Single Family Residential District (R1-43) to Service Residential District (S-R) on a 4 +/- acre parcel located at 5975 N Miller Road (Southeast corner of McDonald Drive & Miller Road). Staff contact person is Al Ward, 480-312-7067. Applicant contact person is Corina Espiritu, 602-954-0038.

**13-AB-2004** (June & Eric Hess) request by Beus Gilbert PLLC, applicant, Eric & June Hess, owners, to abandon a portion of the right-of-way on the 84th Street alignment located south of Via Dona Road and west of Pima Road. Staff contact person is Greg Williams, 480-312-4205. Applicant contact person is John Berry, 480-429-3103.

**16-1UP-2004** (The Coach House) request by Jordan Biechorn McGuire Rose & Hiser, PLC, applicant, Jim Brower for Coach House, owner, for a conditional use permit for a bar on a 3,700 +/- sq. ft. parcel located at 7011 E Indian School Road with Central Business District, Downtown Overlay (C-2, DO) zoning. Staff contact person is Bill Verschuren, 480-312-7734. Applicant contact person is Jordan Rose, 480-505-3900.

**7-UP-2004** (Sonrise Community Church) request by Earl Curley & Lagarde, PC, applicant, Sonrise Community Church, owner, for a conditional use permit for a private/charter school on a 9 +/- acre parcel located at 29505 N Scottsdale Road with Single Family Residential, Environmentally Sensitive Lands, Foothills Overlay District (R1-70 ESL FO). Staff contact person is Al Ward, 480-312-7067. Applicant contact person is Lynne Lagarde, 602-265-0094.

**86-ZN-1984/2** (Scottsdale Place Office Condominium) request by Earl Curley & Lagarde, PC, applicant, Principal Mutual Life Insurance, owner, for stipulation amendments to case 86-ZN-1984 on a 10 +/- acre parcel located at 5685 N Scottsdale Road with Service Residential District (S-R) zoning. Staff contact person is Al Ward, 480-312-7067. Applicant contact person is Lynne Lagarde, 602-265-0094.

**16-ZN-2004** (The Legends At Toscana) request by Lifestyles Custom Builders LLC, applicant, Collin Thorstenson, owner, to rezone from Single Family Residential District (R1-35) to Single Family Residential District, Planned Residential District (R1-7 PRD) with amended development standards on a 10 +/- acre parcel located at 12855 N 94th Street (Southeast corner of Sweetwater Road and 94th Street). Staff contact person is Tim Curtis, 480-312-4210. Applicant contact person is Larry Brandon, 602-218-6732.

The above items may be discussed at a Study Session prior to the Planning Commission meeting including a Commission update. The public/applicant may attend the study session but may not comment. Please call 480-312-7000 the day before the meeting for the time.

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