

PROJECT UNDER CONSIDERATION

**Site Location:**

3126 & 3108 N. 71st St
and 3102 N. Scottsdale Rd

Case Name:

Roehrich Building

Case Number:

10-ZN-2006 & 16-UP-2003#2

Dear Property Owner:

This is to inform you of a request to rezone from General Commercial District (C-4) to Highway Commercial District (C-3) located at 3126 N. 71st Street and to amend the existing conditional use permit for live entertainment located at 3126 N. 71st Street, 3108 N. 71st Street and 3102 N. Scottsdale Road.

Staff contact: Dan Symer, 480-312-4218

Applicant contact: Jason Shoudis, 480-947-6844

For more information, **call 480-312-4214** or enter the case number at:

<http://eservices.scottsdaleaz.gov/cases/>

Public comment regarding this case will be heard at the Planning Commission hearing listed below. Please call 480-312-7000 to confirm the date and time of the hearing.

Hearing Date: October 11, 2006, 5:00 pm

Location: City Hall Kiva, 3939 N Drinkwater Blvd

The case file may be viewed at Planning and Development Services, 7447 E Indian School Road, Suite 105

1272315-662

Doris McClay
City of Scottsdale - Current Planning
PO BOX 1000
SCOTTSDALE AZ 85252-1000

PRESORTED
FIRST-CLASS MAIL
U.S. POSTAGE PAID
POSTEDIGITAL
60172

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10-ZN-2006

Dan Symer

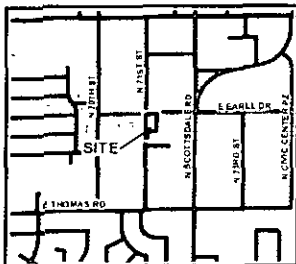
City of Scottsdale

7447 E Indian School Rd # 105

Scottsdale , AZ 85251-3922



PROJECT UNDER CONSIDERATION



Dear Property Owner:

This is to inform you of a request to rezone from General Commercial District (C-4) to Highway Commercial District (C-3) located at 3126 N. 71st Street.

Staff contact: Dan Symer, 480-312-4218

Applicant contact: Jason Shoudis, 480-947-6844

For more information, e-mail projectinput@scottsdaleaz.gov, call 480-312-7000, or enter the case number at:

<http://eservices.scottsdaleaz.gov/cases/>

Site Location:

3126 N 71st St

Case Name:

Roehrich Building

Case Number:

10-ZN-2006

Public comment regarding this case will be heard at the City Council hearing listed below. Please call 480-312-7000 to confirm the date and time of the hearing.

Hearing Date: December 12, 2006 @ 5:00 P.M.

Location: City Hall Kiva, 3939 N. Drinkwater Blvd

The case file may be viewed at Planning and Development Services, 7447 E Indian School Road, Suite 105

1371173-36

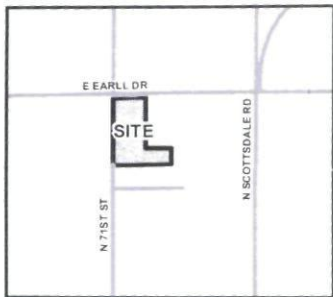
Bonnie Fuller
City of Scottsdale - Current Planning
PO BOX 1000
SCOTTSDALE AZ 85252-1000

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1*****AUTO**5-DIGIT 85251
10-ZN-2006
Doris McClay
City of Scottsdale
7447 E Indian School Rd # 105
Scottsdale , AZ 85251-3922



PROJECT UNDER CONSIDERATION



Dear Property Owner:

This is to inform you of a request to rezone from General Commercial District (C-4) to Highway Commercial District (C-3) located at 3126 N. 71st Street and to amend the existing conditional use permit for live entertainment located at 3126 N. 71st Street, 3108 N. 71st Street and 3102 N. Scottsdale Road.

Staff contact: Dan Symer, 480-312-4218

Applicant contact: Jason Shoudis, 480-947-6844

For more information, call 480-312-4214 or enter the case number at:

<http://eservices.scottsdaleaz.gov/cases/>

Site Location:
3126 & 3108 N. 71st St
and 3102 N. Scottsdale Rd

Case Name:
Roehrich Building

Case Number:
10-ZN-2006 & 16-UP-2003#2

Public comment regarding this case will be heard at the Planning Commission hearing listed below. Please call 480-312-7000 to confirm the date and time of the hearing.

Hearing Date: October 11, 2006, 5:00 pm

Location: City Hall Kiva, 3939 N Drinkwater Blvd

The case file may be viewed at Planning and Development Services, 7447 E Indian School Road, Suite 105

1272315-761

Doris McClay
City of Scottsdale - Current Planning
PO BOX 1000
SCOTTSDALE AZ 85252-1000

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U.S. POSTAGE PAID
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10-ZN-2006130-16-057

STERNBERG MICHELE R

3309 N 70th St Unit 117

Scottsdale, AZ 85251-6368

|||

NIXIE 850 1 00 10/01/05

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 85252100000 *1779-10454-01-22

|||



August 8, 2006

To: Dan Symer, senior planner
City of Scottsdale Planning Department

Re: Roehrich Building Open House Meeting
Case #771-PA-2005

Meeting Information

Date held: August 7, 2006

Location: Conference Room 1
7447 E. Indian School Road, Ste 125

The meeting was led by the owner, Brian Roehrich and Robert Gutierrez and Jason Shoudis of Sixty First Place Architects

Topics Discussed

- 1) Initial discussion began about the development of the existing gravel lot. Neighbors were interested in seeing the look of the building. Computer renderings were on display, all in attendance seemed pleased with the look of the building. All were eager for the project to proceed.
- 2) The property owner and Sixty First Place Architects representatives discussed some of the technical reasons for re-zoning the lot and the revision of the stipulations of the existing use permit. None in attendance voiced any opposition to these procedures.
- 3) The property owner gave a detailed history of the recent lot developments, including his initial difficulties in developing and purchasing the subject parcels. He explained his desire to provide additional parking to alleviate excessive parking on neighborhood streets from Sugar Daddy's patrons. All in attendance appreciated the efforts Mr. Roehrich has made to keep his and the neighborhood's areas clean and free of garbage and miscellaneous debris. Nobody voiced any complaints about the Sugar Daddy's operations or patrons, and felt Mr. Roehrich has only improved the area.
- 4) Mr. Roehrich addressed security concerns brought to his attention at the purchase of the Sugar Daddy's site by the previous owner. He explained the development of this project will bring site lighting levels up to city requirements and will provide additional security much more so than an undeveloped gravel lot. All in attendance seemed to be in agreement.
- 5) The use of the building was discussed. Mr. Roehrich explained his intention of using a significant portion of the building for his corporate offices and storage while attempting to lease out the rest of the building to

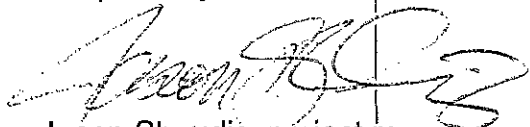
10-ZN-2006
8/14/2006

local artisans, as he calls them, "two guys and a truck". Small local businesses that need a place to store their vehicle and supplies and have an office. None in attendance voiced any opposition to this use of the building.

- 6) A concern was raised about the landscaping intent. Mr. Roehrich communicated his desire to develop the site with a Mexican, desert type of look. One of the neighbors in attendance suggested he be careful using any sort of agave plant due to the sharp point they can have. Mr. Roehrich agreed and promised to keep the plants well maintained and as safe as possible.
- 7) The construction phasing was also discussed. The design team and Mr. Roehrich indicated that it was their desire to pave the parking lot first and follow up with the building construction. It was explained that this process will help to eliminate neighborhood dust problems currently generated and provide needed parking for Sugar Daddy's patrons. No opposition was voiced by those in attendance.

There was a general positive feeling from this meeting. Of the four neighbors that attended the meeting, all seemed to be pleased with the plans and look of the building. The comment sheets provided with this report should help to reinforce that statement. We don't feel that there was any opposition to our project and those in attendance expressed their eagerness for this project to proceed as quickly as possible. We feel we have fully addressed any concerns voiced by the neighbors to their satisfaction and will continue to work with the neighbors in an effort to maintain a good relationship throughout the course of this project.

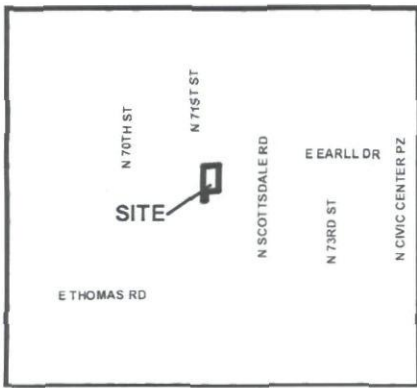
Respectfully,



Jason Shoudis, project manager
Sixty First Place Architects

MAILED
11/27/06

PROJECT UNDER CONSIDERATION



Dear Property Owner:

This is to inform you of a request to rezone from General Commercial District (C-4) to Highway Commercial District (C-3) located at 3126 N. 71st Street.

Staff contact: Dan Symer, 480-312-4218

Applicant contact: Jason Shoudis, 480-947-6844

For more information, e-mail projectinput@scottsdaleaz.gov, call 480-312-7000, or enter the case number at:

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Site Location:

3126 N 71st St

Case Name:

Roerich Building

Case Number:

10-ZN-2006

Public comment regarding this case will be heard at the City Council hearing listed below. Please call 480-312-7000 to confirm the date and time of the hearing.

Hearing Date: December 12, 2006 @ 5:00 P.M.

Location: City Hall Kiva, 3939 N. Drinkwater Blvd

The case file may be viewed at Planning and Development Services, 7447 E Indian School Road, Suite 105

Mailing Online Welcome

[Knowledge Base / Support](#)
[Important Service Update](#)

Step-By-Step

Introduction

- 1. Select Document
- 2. Select Mail List
- 3. Order Preview**
- 4. Mailing Options
- 5. Pay for your order

[Express](#)[Cost Estimator](#)[Product Information](#)[Site Survey](#)[Purchase Credits](#)[Order Status](#)[Registration Info](#)[Help](#)[Order Samples](#)[Data Archive](#)[About PosteDigital](#)

Document and Mail List Preview

This page shows you a low-resolution preview of your mail pieces. We generated this image merging the document and mail list that you selected.


In order to proceed to the next step, you must click the check box on the bottom of the to approve your order.


- Click 'Continue' to go to the next step in the process.

Record 1 of 126 ▶

Page 1 2

PROJECT UNDER CONSIDERATION





Dear Property Owner:

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Applicant contact: Jason Shoudis, 480-947-6844

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Location: City Hall Kiva, 3939 N. Drinkwater Blvd

The case file may be viewed at Planning and Development Services, 7817 E. Camelback Road, Suite 101

*The image shown above is a low-resolution screen image. It does not represent the product.

ATTENTION: Do you see a 1/8th inch border in the document preview above?

NetPost Mailing Online enforces a 1/8th inch margin on all four edges of all documents. Con whether it is text, graphics or background material, will not be printed if you place it within 1/8th of an inch of the document edge. If you do not see a blank border of at least 1/8th inch in this preview, your content will not print as it appears above.

Note: You will be able to make changes to the system generated return address at the Mailing Options step, which is next in the order process.

Mailing Online Welcome

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Step-By-Step

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[Purchase Credits](#)

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[Order Samples](#)

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Review and Pay for Mailing

- On this page you will review your order details and pricing information.
- Next, choose your payment option and enter your credit card or other billing information at the bottom of the page.
- If you need to make any changes, please click the 'Back' button.
- **In order to submit your order, you must click the check box to acknowledge the accuracy of your order.**
- After you have reviewed the summary and wish to submit your mailing, click 'Submit' only once.

Document Summary

Document Name 10-ZN-2006.doc

Paper Type Postcard Stock

Mail Class First Class

Color Options Spot Color - Magenta

Return Address :

Bonnie Fuller

City of Scottsdale - Current Planning

PO BOX 1000

SCOTTSDALE, AZ 85252-1000

List Summary

List Name 10-ZN-2006_Labels.xls

123 Standardized Addresses **3 Non-Standard Addresses**

Order Summary

Order Name 10-ZN-2006_CC

About PosteDigital

Scheduled Date 11/29/2006

Pricing Summary

Category	Description	Unit Price	Quantity	Amount
Postage Costs	Postage (Unsorted first class card)	\$0.240	3	\$0.72
	Postage (Automation first class card)	\$0.204	123	\$25.09
Postage Costs subtotal				\$25.81
Production Costs	Printing and finishing for 10-ZN-2006.doc using Spot Color - Magenta(\$0.118) as double-sided on Postcard Stock(\$0.005)	\$0.123	126	\$15.51
	Production Costs subtotal			
Price for mailing subtotal				\$41.32
Total Price				\$41.32

Billing Information

- All fields with an asterisk are required.
- When you have filled in the billing information fields, you must check the box to agree to the charges.
- Please click the 'Submit' button only *once* to place your order.
- Once your billing information has been processed, you will see an order confirmation page. You will also receive an email regarding your order status.

Total Amount
Payment Option *
Cards Accepted

\$41.32
 Credit Card

**Name ***

Bonnie Fuller



Mailing Online Welcome

Order Receipt

[Knowledge Base / Support](#)

[Important Service Update](#)

Step-By-Step
Introduction

- 1. Select Document
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- 5. Pay for your order

[Express](#)

[Cost Estimator](#)

[Product Information](#)

[Site Survey](#)

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[Order Status](#)

[Registration Info](#)

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Thank you for using NetPost Mailing Online!

Your billing information has been collected and your order has been sent for processing. To check on the status of your past orders, click on the 'Order Status' link. You may Sign Out using the 'Sign Out' link in the upper right. You may also begin a new order by clicking on the 'Step by Step' or 'Express' links in the navigation area to the left.

Pricing Summary

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	Production Costs subtotal			
Price for mailing subtotal				\$41.32
Total Price				\$41.32



September 29, 2006

Assistant Superintendent for Support Services
Scottsdale Unified School District # 48
3811 North 44th Street
Phoenix, Arizona 85018

Re: 16-UP-2003#2, 10-ZN-2006, 11-AB-2006, 3-TA-2006

To Whom It May Concern:

This notice calls your attention to the fact that there has been a request for City of Scottsdale Planning Commission and City Council action on property located within or near your school district's boundaries.

Please feel free to call the Project Coordinator if you have any questions or comments.

Thank you.

Sincerely,

Doris McClay
Planning Assistant
Scottsdale Planning Commission

one enclosure



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 11, 2006, 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:

- 10-ZN-2006** (Roehrich Building) request by owner to rezone from General Commercial District (C-4) to Highway Commercial District (C-3) on a 38,631 +/- square feet parcel located at 3126 N. 71st Street. Staff contact person is Dan Symer, 480-312-4218. **Applicant contact person is Jason Shoudis, 480-947-6844.**
- 16-UP-2003#2** (Roehrich Building) request by owner to amend the existing use permit for live entertainment on 109,985 +/- square feet parcels located at 3126 N. 71st Street, 3108 N. 71st Street and 3102 N. Scottsdale Road. Staff contact person is Dan Symer, 480-312-4218. **Applicant contact person is Jason Shoudis, 480-947-6844.**
- 11-AB-2005** (Hettinger Abandonment) request by owner to abandon a portion of the alley along the north side of parcel 130-01-044 at 4011 N 65th Street. Staff contact person is Dan Symer, 480-312-4218. **Applicant contact person is Cari Hettinger, 602-999-3811.**
- 12-AB-2006** (Croghan Abandonment) request by owner to abandon the 20-foot roadway easement along the northern boundary (Via Dona Road) of the property located at 28901 N. 114th Street. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is David Bellis, 480-585-6013.**
- 3-TA-2006** (Non-conforming Standards Text Amendment) request by City of Scottsdale, applicant, for a Text Amendment to the City of Scottsdale Zoning Ordinance (Ordinance 455) to amend Article I. Administration and Procedures Section(s) 1.1300 Nonconforming Uses and Structures.; Section 1.1304. Enlargement, extension, reconstruction or structural alteration of nonconforming structure; enlargement of nonconforming use. The purpose of this text amendment is to allow revitalization of properties with existing nonconforming structures. **Staff/Applicant contact person is Kira Wauwie, 480-312-7061.**
- 32-AB-2000#2** (Avalon Aviation Center Abandonment) request by owner to abandon a portion of the 82nd Street cul-de-sac south of Frank Lloyd Wright Boulevard, and west of the Scottsdale Airport runway. Staff contact person is Tim Curtis, 480-312-4210. **Applicant contact person is Lynne Lagarde, 602-265-0094.**
- 20-ZN-2002#2** (One Scottsdale) request by owner to modify the amended development standards for case 20-ZN-2002 including but not limited to height approved to case 20-ZN-2002 on 120 +/- acres located at the northeast corner of Scottsdale

Road and Loop 101 (19701 N. Scottsdale Road) with Planned Community District, Planned Regional Center (PCD PRC) zoning. Staff contact person is Don Hadder, 480-312-2352. **Applicant contact person is Shelly McTee, 602-296-1836.**

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.

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, 9065 East Via Linda
City Hall, 3939 N. Drinkwater Boulevard
El Dorado Park & Recreation Center, 2311 N. Miller Road
Online at: <http://www.ScottsdaleAZ.gov/Boards/PC>

ALL INTERESTED PARTIES ARE INVITED TO ATTEND.

**CHAIRMAN
PLANNING COMMISSION**

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.

A family of casual restaurants



Tuesday, August 01, 2006

City of Scottsdale
7447 E. Indian School Road
Scottsdale, Arizona 85251

Re: Roehrich Building
7107 E. Earl Drive, Scottsdale, AZ 85251

To Whom It May Concern:

This letter is to inform you that I give permission to Sixty First Place Architects to act on my behalf regarding the above referenced building and property for the purpose of obtaining any and all proper permits through the City of Scottsdale. This includes but is not limited to obtaining a use permit, rezoning, development review, as well as the submittal process for each. Should you have any questions or require additional information, please do not hesitate to contact me at the number below.

Thank you.

Brian Roehrich, Owner
480.970.6556

10-ZN-2006
8/14/2006

Bada Boom Pasta Room
4151 N. Marshall Way
480.412.BOOM
badaboomaz.com

Dos Gringos, Scottsdale
4209 N. Craftsman Ct.
480.423.3800
dosgringosaz.com

Sugar Daddy's
3102 N. Scottsdale Rd.
480.970.6556
sugardaddysaz.com

Dos Gringos, Tempe
1001 E. 8th Street
480.968.7879
dosgringosaz.com

Jim Doane
NAI Horizon
2944 N. 44th Street, Suite 200
Phoenix, AZ 85018

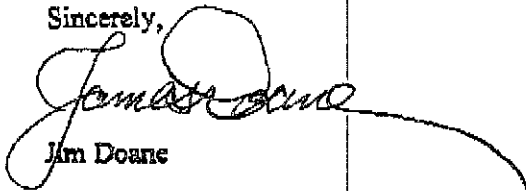
Monday, July 10, 2006

Re: Property located West of Sugar Daddy's Blues off Scottsdale Road

To Whom It May Concern:

This letter is to inform you that Brian Roehrich of Sugar Daddy's has my permission to make the necessary improvements to my vacant lot in an effort to beautify the area, as well as obtain a use permit to provide additional parking on this property. Thank you for your cooperation in this matter.

Sincerely,



Jim Doane

10-ZN-2006
8/14/2006

July 26, 2006

City of Scottsdale
Planning Department
7447 E Indian School Road, Suite 100
Scottsdale, Arizona 85251

RE: Case #771-PA-2005

Project Narrative for a New Building at 7107 East Earl.

This is a public notice for a new commercial building project at the above address. This building will be a multi-tenant two-story office/warehouse building intended for use of local artisans and crafts persons. The applicant, Brian Roehrich, is submitting for a revision to an existing use permit (16-UP-2003) to maintain the use of supplemental parking for this and adjacent sites, a rezoning of the building parcel from a commercial C-4 zone to a commercial C-3 zone, and for development review by the city planning department.

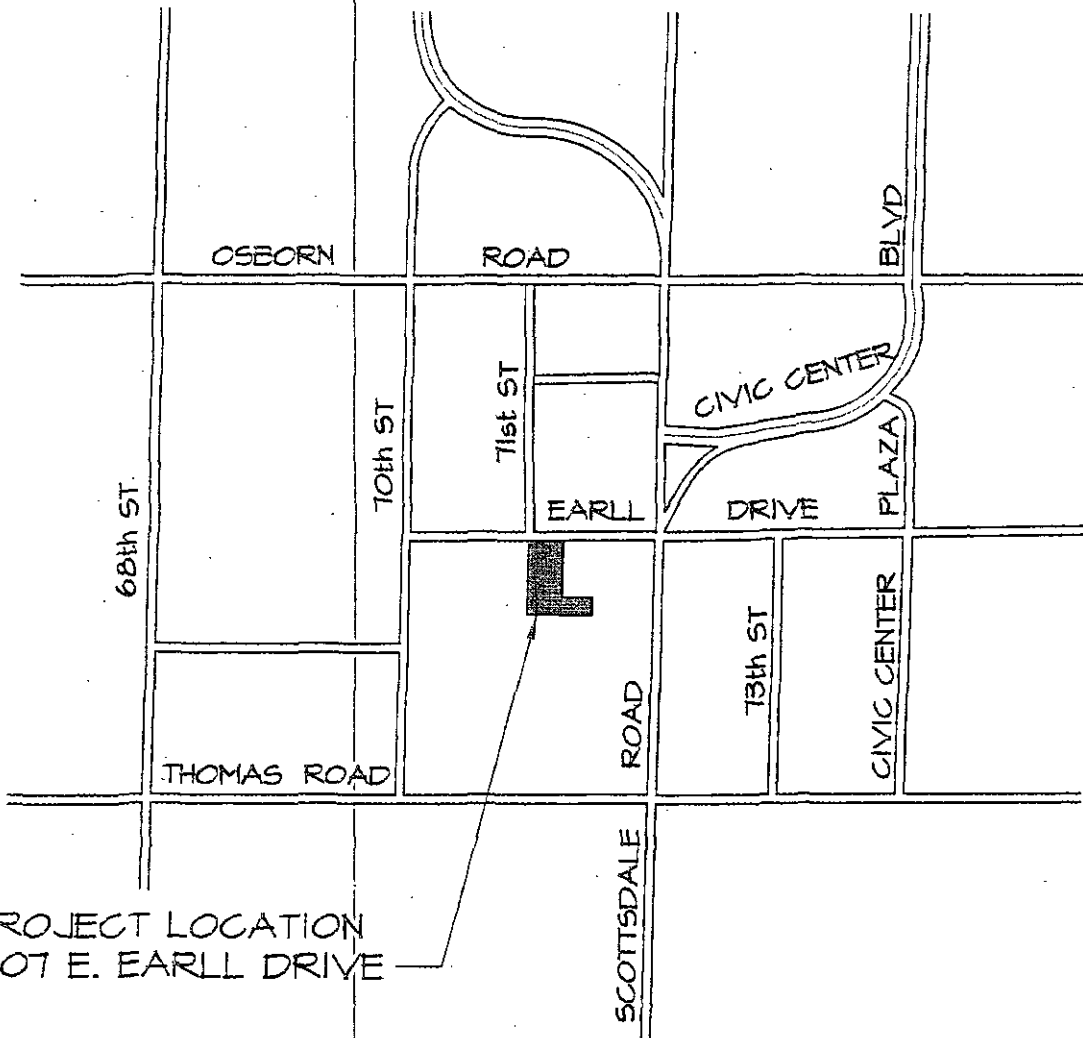
The building is set in a commercial and residential zoned area. Properties to the north, east and south are commercial zones and the property to the west is a multi-family residential zone. All building setbacks and parking lot screening will be provided as required by the city code. The building construction will be primarily of masonry with art deco styled design features. We feel this development will enhance the area by improving a currently undeveloped lot and maintaining supplemental parking for adjacent businesses.

A public open house meeting is scheduled for 6:00 to 7:00pm, August 7, 2006 at 7447 E. Indian School Road, Suite 125 (conference room #1). This meeting is an opportunity for neighbors to ask questions or request additional information from the applicant and his design team. Other contact information is as follows:

Contact: Dan Symer, senior planner
City of Scottsdale Planning Department
(480) 312-7000
www.ci.scottsdale.az.us

Applicant/Owner: Brian Roehrich
3102 N. Scottsdale Road
Scottsdale, AZ 85251
(480) 970-6556
dosgringosaz@aol.com

10-ZN-2006
8/14/2006



PROJECT LOCATION
7107 E. EARLL DRIVE

LOCATION MAP

NOT TO SCALE



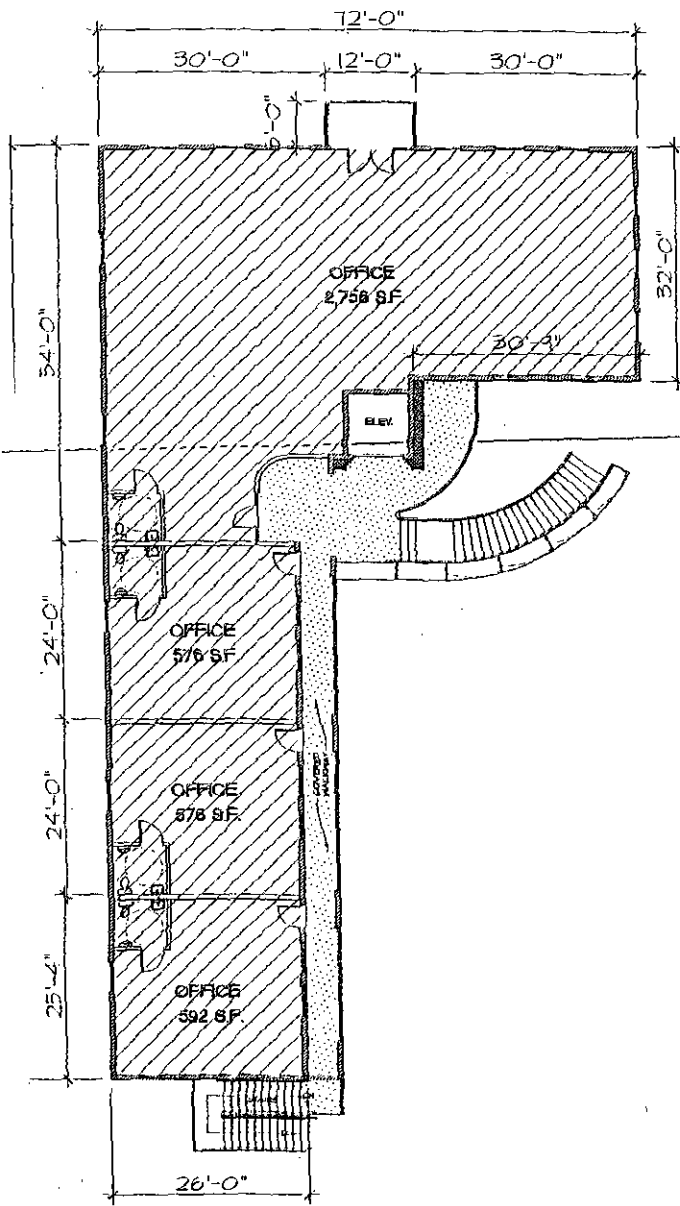
PH: (480) 947-6844
FX: (480) 947-9518

JOB NAME
SCOTTSDALE DOW

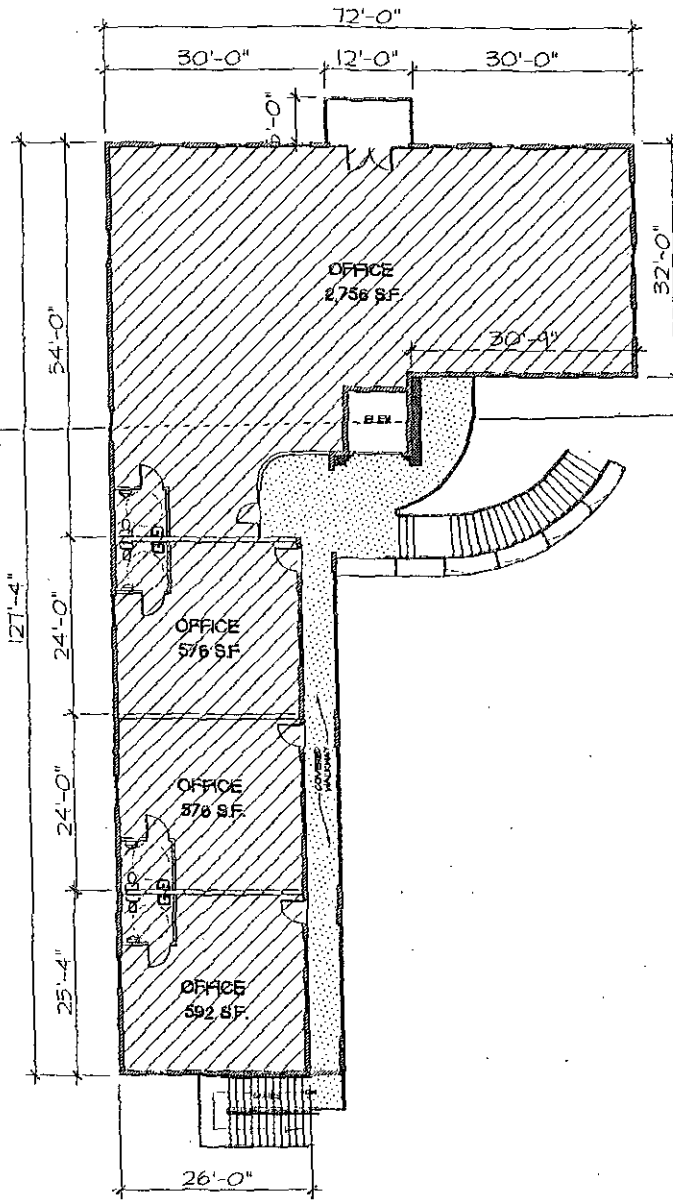
JOB #
05004

DESCRIPTION
LOCATION MAP

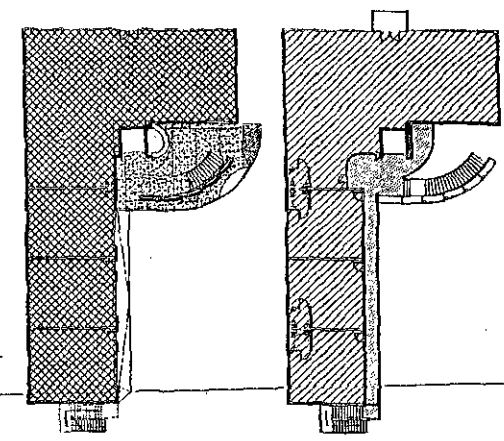
7/26/05 | A-1



1 1st FLOOR PLAN
1/8"=1'-0"



2 2nd FLOOR PLAN
1/8"=1'-0"



- WORKSHOP/OFFICE SPACE (B OCC) = 4,886 SF
- STORAGE SPACE (S-1) = 5,341 SF
- CIRCULATION = 555 SF

FLOOR PLAN WORKSHEET

BUILDING TYPE: V-N (FULLY SPRINKLERED)
 BUILDING HEIGHT: 32'-0"
 STORIES: 2
 GROSS BLDG AREA: 10,221 S.F.
 1ST FLOOR = 5,341 S.F.
 2ND FLOOR = 4,886 S.F.
 OCCUPANCY: B / S-1

USE PERMIT # 16-UP-2003, PRE-APP # TI-PA-2005

REVISIONS

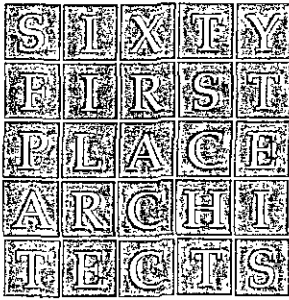
DATE	REVISIONS

JOB NUMBER: 05024
 DATE: 7/28/08
 SHEET NO.: A-1

SIXTY FIRST PLACE ARCHITECTS, LTD.
 7107 EAST ROYAL AVENUE, SUITE 201
 SCOTTSDALE, ARIZONA 85251
 PHONE: (602) 447-4866 FAX: (602) 447-8891

ROEHRICH BUILDING
 7107 EAST EARL DRIVE
 SCOTTSDALE, ARIZONA 85251
 FLOOR PLAN

REGISTERED ARCHITECT
 STATE OF ARIZONA
 NO. 12217
 IN KATHARINE
 B. AM



August 8, 2006

To: Dan Symer, senior planner
City of Scottsdale Planning Department

Re: Roehrich Building Open House Meeting
Case #771-PA-2005

Meeting Information

Date held: August 7, 2006

Location: Conference Room 1
7447 E. Indian School Road, Ste 125

The meeting was led by the owner, Brian Roehrich and Robert Gutierrez and Jason Shoudis of Sixty First Place Architects

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- 1) Initial discussion began about the development of the existing gravel lot. Neighbors were interested in seeing the look of the building. Computer renderings were on display, all in attendance seemed pleased with the look of the building. All were eager for the project to proceed.
- 2) The property owner and Sixty First Place Architects representatives discussed some of the technical reasons for re-zoning the lot and the revision of the stipulations of the existing use permit. None in attendance voiced any opposition to these procedures.
- 3) The property owner gave a detailed history of the recent lot developments, including his initial difficulties in developing and purchasing the subject parcels. He explained his desire to provide additional parking to alleviate excessive parking on neighborhood streets from Sugar Daddy's patrons. All in attendance appreciated the efforts Mr. Roehrich has made to keep his and the neighborhood's areas clean and free of garbage and miscellaneous debris. Nobody voiced any complaints about the Sugar Daddy's operations or patrons, and felt Mr. Roehrich has only improved the area.
- 4) Mr. Roehrich addressed security concerns brought to his attention at the purchase of the Sugar Daddy's site by the previous owner. He explained the development of this project will bring site lighting levels up to city requirements and will provide additional security much more so than an undeveloped gravel lot. All in attendance seemed to be in agreement.
- 5) The use of the building was discussed. Mr. Roehrich explained his intention of using a significant portion of the building for his corporate offices and storage while attempting to lease out the rest of the building to

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8/14/2006

local artisans, as he calls them, "two guys and a truck". Small local businesses that need a place to store their vehicle and supplies and have an office. None in attendance voiced any opposition to this use of the building.

- 6) A concern was raised about the landscaping intent. Mr. Roehrich communicated his desire to develop the site with a Mexican, desert type of look. One of the neighbors in attendance suggested he be careful using any sort of agave plant due to the sharp point they can have. Mr. Roehrich agreed and promised to keep the plants well maintained and as safe as possible.
- 7) The construction phasing was also discussed. The design team and Mr. Roehrich indicated that it was their desire to pave the parking lot first and follow up with the building construction. It was explained that this process will help to eliminate neighborhood dust problems currently generated and provide needed parking for Sugar Daddy's patrons. No opposition was voiced by those in attendance.

There was a general positive feeling from this meeting. Of the four neighbors that attended the meeting, all seemed to be pleased with the plans and look of the building. The comment sheets provided with this report should help to reinforce that statement. We don't feel that there was any opposition to our project and those in attendance expressed their eagerness for this project to proceed as quickly as possible. We feel we have fully addressed any concerns voiced by the neighbors to their satisfaction and will continue to work with the neighbors in an effort to maintain a good relationship throughout the course of this project.

Respectfully,



Jason Shoudis, project manager
Sixty First Place Architects

Roehrich Building Open House Meeting

Case: 771-PA-2005

Meeting Location: 7447 E Indian School Road, Suite 125

Meeting Date: August 7, 2006 6pm

Comment Sheet

(480) 949-9326

Name Lorraine + Harlan Ellis Address 3202 N. Scottsdale Rd. Telephone _____

Comments:

The present plans on 71ST ST Look very attractive should be a plus for the neighborhood.

LT Ellis

owner of Scottsdale Trails Corral

Roehrich Building Open House Meeting

Case: 771-PA-2005

Meeting Location: 7447 E Indian School Road, Suite 125

Meeting Date: August 7, 2006 6pm

Comment Sheet

<i>Sharon Hurf</i> Name	<i>7021 E Ford #119</i> Address	<i>480 425 0451</i> Telephone
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Comments:

I support project as proposed.

Roehrich Building Open House Meeting

Case: 771-PA-2005

Meeting Location: 7447 E Indian School Road, Suite 125

Meeting Date: August 7, 2006 6pm

Comment Sheet

BARBARA HASAN 3037 N. 70th ST.

Name Address SCOTTSDALE Telephone

Comments:

I approve of this plan. I think the
City should move ahead quickly
of this project. The storage idea
will be beneficial to restaurants.



Affidavit of Posting

Required: Signed, Notarized originals.
Recommended: E-mail copy to your project coordinator.

Project Under Consideration Sign (White) Public Hearing Notice Sign (Red)

Case Number: 771-PA-2005

Project Name: Roehrich Building

Location: 7107 E. Earll Drive

Site Posting Date: July 28, 2006

Applicant Name: Brian Roehrich

Sign Company Name: Signs by Tomorrow

Phone Number: (480) 368-7446

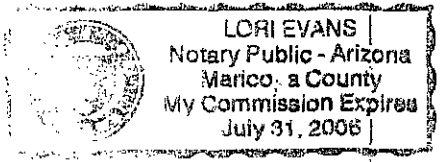
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

[Signature]
Applicant Signature

7/28/2006
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 28 day of July 2006



[Signature]
Notary Public
My commission expires: 7/31/2006

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

Early Notification of Project Under Consideration

Open House:
August 7, 2006 6:00-7:00 p.m.
7447 E. Indian School Road, Ste. 125

Site Address: 7107 E. Earll Drive, Scottsdale, AZ 85251

Project Information:
Rezoning of lot from C-4 to C-3 zone.
Modification of use permit to allow
supplemental parking for this site.

Pra-Application # 771-PA-2005 available at City of
Scottsdale 480-312-7000

Applicant

Brian Roeblich
480-970-6556
dosgringosaz@aol.com

City of Scottsdale contact

Dan Symer, Senior Planner
City of Scottsdale Planning Dept.
480-312-7000
www.ci.scottsdale.az.us

Project information is available at:
www.scottsdaleAZ.gov/projects/ProjectsInProgress

Early Notification of Project Under Consideration

Open House:
August 7, 2006 6:00 - 7:00 p.m.
1447 E. Indian School Road, Ste. 125

Site Address: 7107 E. Earll Drive, Scottsdale, AZ 85251

Project Information:
Rezoning of lot from C-4 to C-3 zone
Modification of use permit to allow
supplemental parking for this site.

Pre-Application #: 771-PA-2005 available at City of
Scottsdale 480-312-7000

Applicant:

Brian Rotbrich
480-918-6556
dosorlingasaz@aol.com

City of Scottsdale contact:

Dan Symer, Senior Planner
City of Scottsdale Planning Dept.
480-312-7000

www.ci.scottsdale.az.us

Project information is available at:

www.scottsdale.gov/projects/ProjectsInProgress

Friday, July 28, 2006

Roehrich Building Mailing List
7107 E Earll Drive
Neighborhood Notification/Citizen Review

771-PA-2005

LORRAINE HAUSMANN ELLIS FAMILY TRUST
630 S ORANGE GROVE BLVD APT 3
PASADENA, CA 911050000 USA
Parcel: 130-16-007-A

FOX JONATHAN C
7021 E EARLL DR NO 105
SCOTTSDALE, AZ 85251 USA
Parcel: 130-17-052

INTERNATIONAL BONDING CORP
3110 N SCOTTSDALE RD
SCOTTSDALE, AZ 85251 USA
Parcel: 130-17-012-D

DOANE JAMES K/VAN BUREN WILEY TR
2944 N 44TH ST STE 200
PHOENIX, AZ 85018 USA
Parcel: 130-17-014

PASLEY CO
11429 E LE MARCHE DR
SCOTTSDALE, AZ 85255 USA
Parcel: 130-17-059

MOORE MALCOLM D TR/ETAL
128 FREDERICK ST
SANTA CRUZ, CA 95062 USA
Parcel: 130-17-004-C

MONTGOMERY PHILLIP JOHN
414 W WEATHERBY PL
CHANDLER, AZ 85248 USA
Parcel: 130-17-061

DOANE JAMES K/VAN BUREN WILEY TR
2944 N 44TH ST STE 200
PHOENIX, AZ 85018 USA
Parcel: 130-17-005-B

BIGLAND DOUGLAS A/CAROL E
32 SUNVISTA PL SE
CALGARY, T2X 2T4 USA
Parcel: 130-17-055

ARCHSTONE COMMUNITIES LTD PARTNERSHIP
9200 E PANORAMA CR #400
ENGLEWOOD, CO 80112 USA
Parcel: 130-16-014-A

EARLL STREET PROPERTY LLC
16347 E SEGUNDO
FOUNTAIN HILLS, AZ 852684424 USA
Parcel: 130-17-102

MOORE MALCOLM D TR/ETAL
128 FREDERICK ST
SANTA CRUZ, CA 95062 USA
Parcel: 130-17-004-B

10-ZN-2006
8/14/2006

EARLL STREET PROPERTY LLC
16347 E SEGUNDO
FOUNTAIN HILLS, AZ 852684424 USA
Parcel: 130-17-104

DOANE JAMES K
PO BOX 57
SCOTTSDALE, AZ 852520000 USA
Parcel: 130-17-011

EARLL STREET PROPERTY LLC
16347 E SEGUNDO
FOUNTAIN HILLS, AZ 852684424 USA
Parcel: 130-17-096

MOORE MALCOLM D TR/ETAL
128 FREDERICK ST
SANTA CRUZ, CA 95062 USA
Parcel: 130-17-003-B

ARCHSTONE COMMUNITIES LTD PARTNERSHIP
9200 E PANORAMA CR #400
ENGLEWOOD, CO 80112 USA
Parcel: 130-16-016

VINSON MICHAEL SCOTT/JUDY LYNNE
9425 N 87TH ST
SCOTTSDALE, AZ 85258 USA
Parcel: 130-17-010-A

EARLL STREET PROPERTY LLC
16347 E SEGUNDO
FOUNTAIN HILLS, AZ 852684424 USA
Parcel: 130-17-097

ROGERS A KAY/SANDRA M/KATHLENE
7021 E EARLL DR UNIT 107
SCOTTSDALE, AZ 85251 USA
Parcel: 130-17-054

GIBSON GEORGE W/DOROTHY TR
555 DEER PASS DR
SEDONA, AZ 86351 USA
Parcel: 130-17-056

WESTMAN JEFF
7021 E EARLL DR NO 110
SCOTTSDALE, AZ 85251 USA
Parcel: 130-17-057

NINETEEN EIGHTY TWO MOORE TRUST AND P & M
2734 CHANTICLEER AVE
SANTA CRUZ, CA 950650000 USA
Parcel: 130-17-001

EARLL STREET PROPERTY LLC
16347 E SEGUNDO
FOUNTAIN HILLS, AZ 852684424 USA
Parcel: 130-17-101

DOANE JAMES K/VAN BUREN WILEY TR
2944 N 44TH ST STE 200
PHOENIX, AZ 85018 USA
Parcel: 130-17-006-A

SUMMERS JERRY L/MARTHA L TR

22015 N 45TH PL
PHOENIX, AZ 850506842 USA
Parcel: 130-16-008-A

3 LOCATION LLC
4209 N CRAFTSMAN CT
SCOTTSDALE, AZ 85251 USA
Parcel: 130-17-013-A

MOORE MALCOLM D TR/ETAL
128 FREDERICK ST
SANTA CRUZ, CA 95062 USA
Parcel: 130-17-008-A

DOANE JAMES K
PO BOX 57
SCOTTSDALE, AZ 852520000 USA
Parcel: 130-17-012-A

BUCKEY-CARTER COMPANY LLC
3134 N SCOTTSDALE RD
SCOTTSDALE, AZ 85251 USA
Parcel: 130-16-008-H

EARLL STREET PROPERTY LLC
16347 E SEGUNDO
FOUNTAIN HILLS, AZ 852684424 USA
Parcel: 130-17-103

MOORE MALCOLM D TR/ETAL
128 FREDERICK ST
SANTA CRUZ, CA 95062 USA
Parcel: 130-17-009-A

WESTERN JEWELRY AND LOAN
2801 N SCOTTSDALE RD
SCOTTSDALE, AZ 852570000 USA
Parcel: 130-17-012-C

EARLL STREET PROPERTY LLC
16347 E SEGUNDO
FOUNTAIN HILLS, AZ 852684424 USA
Parcel: 130-17-100

EARLL STREET PROPERTY LLC
16347 E SEGUNDO
FOUNTAIN HILLS, AZ 852684424 USA
Parcel: 130-17-098

ARCHSTONE COMMUNITIES LTD PARTNERSHIP
9200 E PANORAMA CR #400
ENGLEWOOD, CO 80112 USA
Parcel: 130-16-015-A

FLORES CHARINA L
7021 E EARLL DR 101
SCOTTSDALE, AZ 85251 USA
Parcel: 130-17-048

DOANE JAMES K/VAN BUREN WILEY TR
2944 N 44TH ST STE 200
PHOENIX, AZ 85018 USA
Parcel: 130-17-004-A

LEHMAN ALLEN A/CHRISTINA S TR
7122 E EARLL DR

SCOTTSDALE, AZ 85251 USA
Parcel: 130-16-008-G

ESPELAND ROGER TR
7897 E JOSHUA TREE LN
SCOTTSDALE, AZ 85250 USA
Parcel: 130-17-053

FLYNN BARBARA L
7021 E EARLL DR
#111
SCOTTSDALE, AZ 85251 USA
Parcel: 130-17-058

STORAGE EQUITIES PS PARTNERS IV-70TH ST
PO BOX 25025
GLENDALE, CA 31201 USA
Parcel: 130-17-032

MOORE MALCOLM D TR/ETAL
128 FREDERICK ST
SANTA CRUZ, CA 95062 USA
Parcel: 130-17-007-C

EARLL STREET PROPERTY LLC
16347 E SEGUNDO
FOUNTAIN HILLS, AZ 852684424 USA
Parcel: 130-17-099

WALDRON BARBARA J
7021 E EARLL DR 113
SCOTTSDALE, AZ 85251 USA
Parcel: 130-17-060

LEHMAN ALLEN A/CHRISTINA S TR
7122 E EARLL DR
SCOTTSDALE, AZ 85251 USA
Parcel: 130-16-008-F

MOORE MALCOLM D TR/ETAL
128 FREDERICK ST
SANTA CRUZ, CA 95062 USA
Parcel: 130-17-002

LINDQUIST JOSEPH DANIE
7021 E EARLL DR NO 102
SCOTTSDALE, AZ 85251 USA
Parcel: 130-17-049

MESSRIE TOBY/ISIS
187 KELLY BLVD
STATEN ISLAND, NY 10314 USA
Parcel: 130-17-050

TAKENAKA KAZUO
7855 S RIVER PKWY STE 115
TEMPE, AZ 85284 USA
Parcel: 130-17-051

ARCHSTONE COMMUNITIES LTD PARTNERSHIP
9200 E PANORAMA CR #400
ENGLEWOOD, CO 80112 USA
Parcel: 130-16-013