

PLANNING COMMISSION REPORT



MEETING DATE: June 11, 2008

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

Indian River Plaza
5-ZN-2008

REQUEST

Request to consider the following:

1. Approval to rezone an approximate 8.6-acre parcel (Indian River Plaza) from Neighborhood Commercial District (C-1) to Central Business District (C-2) located on the southwest corner of East Thomas Road and North Hayden Road.

Key Items for Consideration:

- The request is consistent with the General Plan's land use designation.

Related Policies, References:

17-UP-2008 and 18-UP-2008

OWNER

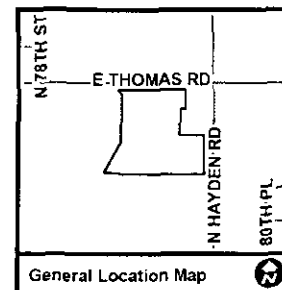
Indian River Plaza, LLC
480-368-0111

APPLICANT CONTACT

Perry Bolster
480-990-1114

LOCATION

2820 North Hayden Road



BACKGROUND

Zoning.

The Indian River Plaza retail center is currently zoned Neighborhood Commercial District (C-1) that allows retail, service, office and restaurant uses. The proposed Central Business District (C-2) zoning district allows for a variety of commercial use that include: bars, retail, office and service uses.

General Plan.

The General Plan Land Use Element designates the property as Commercial. This category includes uses that provide a variety of goods and services to serve the community and regional needs, and may include residential and office uses.

Context.

Located south and west of the southwest corner of the intersection of North Hayden Road and East Thomas Road, the site is surround by commercial, multi-family residential, and the Indian Bend Wash.

Adjacent Uses and Zoning:

- North East Thomas Road, and further north is an existing retail center and an existing automotive repair shop, zoned Central Business District (C-2).
- South An existing multi-family development, zoned Multiple-Family Residential District (R-5).
- East North Hayden Road, and further east is an existing convenience store and gas station, zoned Neighborhood Commercial District (C-1), and an existing multi-family development, zoned Multiple-Family Residential District (R-5).
- West Indian Bend Wash, zoned Open Space (O-S)

Operation/Background.

The existing retail center has existed for over 30 years and has undertaken several exterior modifications to accommodate the changes in tenant uses and to maintain an updated appearance. During this time the center has had several tenants that include retail, restaurants/bars, and office uses.

**APPLICANT'S
PROPOSAL**

Goal/Purpose of Request.

This request is to rezone the existing Indian Bend Plaza site from Neighborhood Commercial District (C-1) to Central Business District (C-2) to accommodate the land uses that are allowed within the C-2 zoning district in order to be competitive with other retail centers within the commercial leasing market. The applicant request is primarily related to two other applications, a bar Conditional Use Permit (17-UP-2007) and a live entertainment Conditional Use Permit (18-UP-2007) for tenant "Pranksters Too." The C-1 zoning district does not allow a bar use, but does allow live entertainment; whereas the C-2 zoning district allows for both uses subject to the approval of a Conditional Use Permit for each use.

Development Information.

- Existing Use: Commercial Center
- Proposed Use: Commercial Center
- Parcel Size: +/-8.4 net acres (+/-9.6 gross acres)
- Existing Building Height +/- 25 feet
- Existing C-1 Zoning District's Building Height Allowed: 36 feet
- Proposed C-2 Zoning District's Building Height: 36 feet
- Parking Required: 386 spaces
- Parking Provided: 427 spaces on site
- Open Space Required: 55,497 square feet
- Open Space Provided: 77,936 square feet

- Floor Area Ratio Allowed: 0.8
- Floor Area Ratio Provided: 0.26

IMPACT ANALYSIS**Traffic.**

The site is located on the south side of East Thomas Road and the west side of North Hayden Road. Thomas Road is a four-lane major arterial, and Hayden Road is a six-lane major arterial. The site will remain a neighborhood retail shopping center, which is appropriate at this location. The site trip generation is not anticipated to increase with this rezoning request. The surrounding street system and related improvements have adequate capacity to handle the traffic from the existing development of this site and the land uses allowed in the Central Business District (C-2). The major difference between Neighborhood Commercial District and Central Business District is that the Central Business District allows "Big Box" retail stores, although it is not being contemplated for this site at this time. Staff has stipulated that the owner shall submit a Traffic Impact Mitigation Analysis (TIMA) with any future application for a "Big Box" retail establishment. Since "Big Box" retail centers require a separate Conditional Use Permit, it is not necessary to have a TIMA study completed unless a use permit application is submitted.

Parking.

The required parking for the development is 392 spaces (excluding the provision of Section 9.104.C.2.a.ii), and there are 427 spaces existing on site. Provisions of Section 9.104.C.2.a.ii of the Zoning Ordinance allow the total parking to be reduced up to five percent (5%) of the total parking requirement for each ten (10) additional high security bike parking spaces provided. Since the owner is providing 106 bicycle parking spaces, 62 above the required 44 bicycle parking spaces, the total parking for the development is reduced to 386 spaces.

Water/Sewer.

The City's Water Resources Department has reviewed this application and finds there is adequate water and sewer service to the proposed site.

Police/Fire.

The Fire Department has reviewed this application and finds that there is adequate ability to provide fire and emergency services. The City is currently constructing a new fire station east of the northeast corner of East Indian School Road and North 75th Street.

Schools District comments/review.

Scottsdale Unified School District has been notified of this application.

Open space, scenic corridors.

The site is required to provide 56,997 square feet of open space, and will be providing 77,936 square feet of open space. The open space is provided throughout the site.

Policy Implications.

The applicant's request to rezone the site to Central Business District (C-2), which would be in compliance with the General Plan's Commercial land use designation for the site. Most large retail centers throughout the city that are similar to Indian River Plaza are zoned Highway Commercial District (C-3), although these centers generally provide regional uses. With regards to this area of the city, retail centers that are of similar size to the Indian River Plaza generally provide commercial uses that are larger than micro neighborhood scale commercial center, but are smaller than regional uses. When considering the adjacent land uses and other commercial centers in the nearby area, the Central Business District (C-2) is an appropriate zoning district since it has sufficient access to major arterial streets, the nearest single-family use is buffered by multi-family and other commercial uses, and the nearest multi-family is buffered by landscaping and walls. In addition, the uses allowed in the C-2 may also provide a greater range of land uses which may be more appropriate for a retail center of this size and to service the local needs of the city's residents and business owners.

Community Involvement.

City Staff sent informational post cards to property owners within 750 feet of the site and interested citizens on file with the Planning and Development Services Department. The applicant notified all property owners within 750 feet of the site, posted signs on the property, and held an open house on February 16, 2008. Staff has received six emails requesting general information (Attachment #6A), and one email opposing the request (Attachment #6B). The individual opposing the request indicates that "...sometime..." noise can be heard from the facility. In addition to the email indicated above, staff has received two phone calls, one from a commercial leasing agent opposing the request; this individual did not provide staff with a reason for opposing the request, and one phone call in support of the request as long as any future bar requires a subsequent approval by the City Council. Staff informed this individual that any bar use request is subject to the approval of the City Council for a Conditional Use Permit.

**STAFF
RECOMMENDATION**

Recommended Approach:

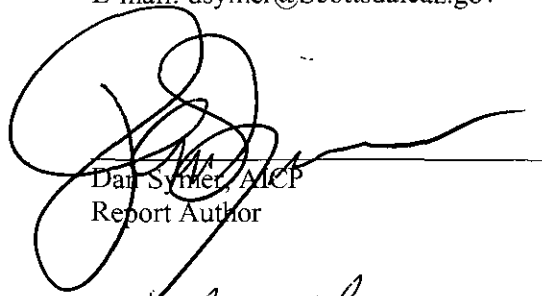
Staff recommends approval subject to the attached stipulations.

**RESPONSIBLE
DEPT(S)**

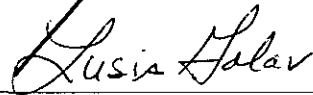
Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S) Dan Symer, AICP
Senior Planner
480-312-4218
E-mail: dsymer@Scottsdaleaz.gov

APPROVED BY

A large, stylized handwritten signature in black ink, appearing to be 'Dan Symer', written over a horizontal line.

Dan Symer, AICP
Report Author

A handwritten signature in black ink, appearing to be 'Lusia Galav', written over a horizontal line.

Lusia Galav, AICP
Director, Current Planning

ATTACHMENTS

1. Stipulations
2. Applicant's Narrative
3. Context Aerial
- 3A. Aerial Close-Up
4. Land Use Map
5. Zoning Map
6. Citizen Involvement
- 6A. Letters Requesting General Information
- 6B. Letters of Opposition
7. City Notification Map
8. Site Plan

Stipulations for:
Indian River Plaza
Case: 5-ZN-2008

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale. Unless otherwise stated, the owner's completion of all requirements below is subject to the satisfaction of the Project Coordinator and the Final Plans staff.

SITE DESIGN

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan submitted by Wenger and Associates and with the City Staff date of 3/13/2008, Attachment #8. If there is a conflict between these stipulations and the conceptual site plan, the Zoning Administrator shall determine which document takes precedence. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional public hearings before the Planning Commission and City Council.

INFRASTRUCTURE AND DEDICATIONS

2. CIRCULATION IMPROVEMENTS. Before any certificate of occupancy is issued for the site, the owner shall make the required dedications and provide the following improvements in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.
 - a. STREETS. Dedicate the following right-of-way and construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes
East Thomas Road	Major Arterial	None required.	Construct an 8-foot wide sidewalk separated from back of curb along the property frontage.	a.1.
North Hayden Road	Major Arterial	None required.	Construct an 8-foot wide sidewalk separated from back of curb along the property frontage.	a.1.

- a.1. The sidewalk improvements shall be constructed by the owner if the site is:
 - redeveloped, or
 - modifications made that affect the existing building foot print(s) as shown on the site plan submitted by Wenger and Associates and with the City Staff date of 3/13/2008 (Attachment #8), or
 - construction of an addition or new building, or
 - exterior façade modification that are equal to, or combination of, separate façade improvements equal to or greater than twenty-five percent (25%) of the total façade facing to East Thomas Road and North Hayden Road,as determined by the Planning and Development Services Manager or designee.
- b. VEHICLE NON-ACCESS EASEMENT. Dedicate a one-foot wide vehicular non-access easement on East Thomas Road and on North Hayden Road except at the approved driveway entrances.
3. TRAFFIC IMPACT MITIGATION ANALYSIS. The owner shall submit a Traffic Impact Mitigation Analysis with any future application for a "Big Box" development.
4. EASEMENTS.
 - a. EASEMENTS CONVEYED BY SEPARATE INSTRUMENT. Before any building permit is issued for the site, each easement conveyed to the City separate from a Final Plat shall be conveyed by an instrument or map of dedication subject to City Staff approval, and accompanied by a title policy in favor of the City, in conformance with the Design Standards and Policies Manual.



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 8/10/08

Project No.: 356 - PA - 2007

Coordinator: Dan Symea

Case No.: 5 - ZN - 2008

Project Name: Indian River Plaza

Project Location: 2820 North Hayden Road

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: C-1 Proposed Zoning: C-2

Number of Buildings: 2 Parcel Size: 186 Acres

Gross Floor Area/Total Units: 9923 Csq ft Floor Area Ratio/Density: 0.26

Parking Required: 431 Parking Provided: 433

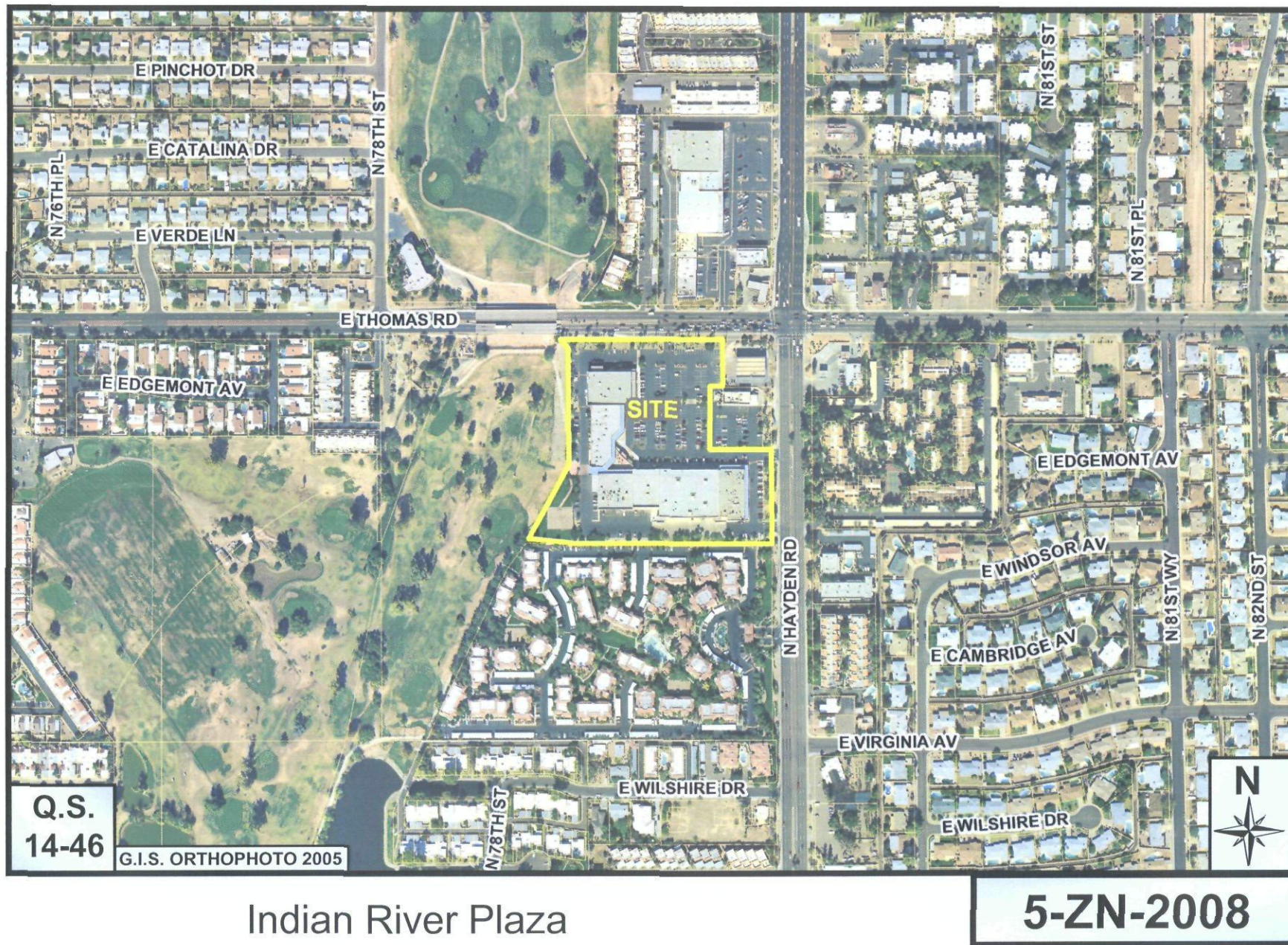
Setbacks: N - 88'-0" ± S - 73'-0" ± E - 64'-0" ± W - 60'-0" ±

Description of Request:

To change from C-1 type zoning to a C-2 type zoning. Thus, making Prankster's Too and the Indian River Plaza a competitive equal with other plazas through an expansion of use regulations.

Planning and Development Services Department

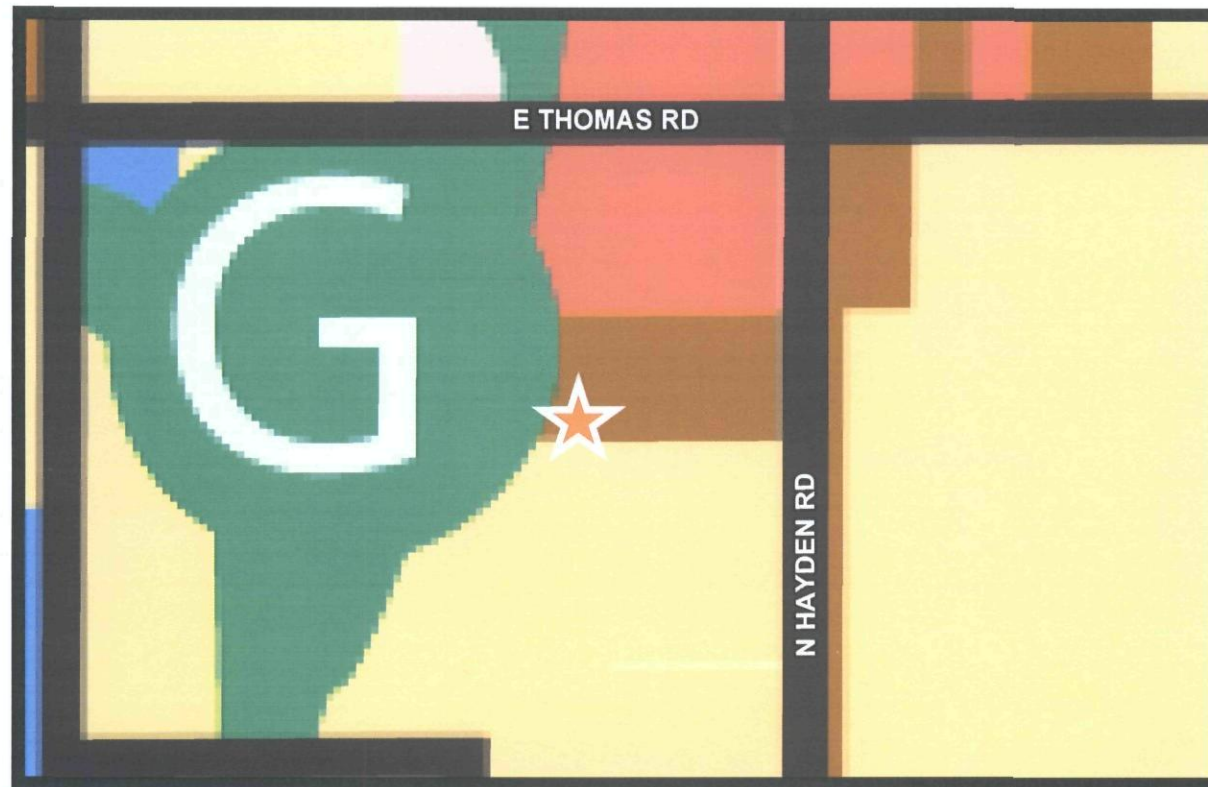
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



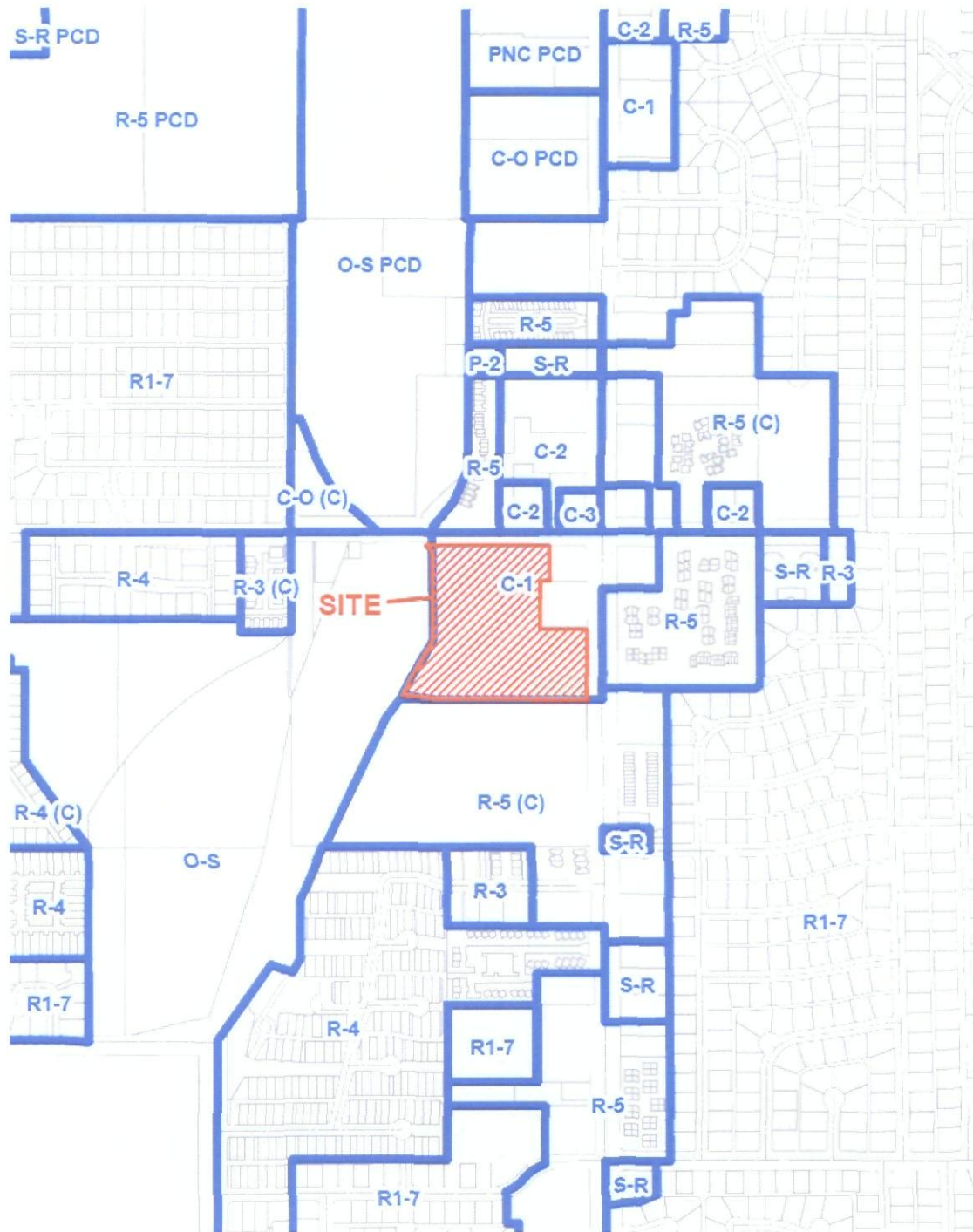


Indian River Plaza

General Plan



Zoning Map



5-ZN-2008

ATTACHMENT #5

Citizen Involvement

Notification card

Project Request & Description:

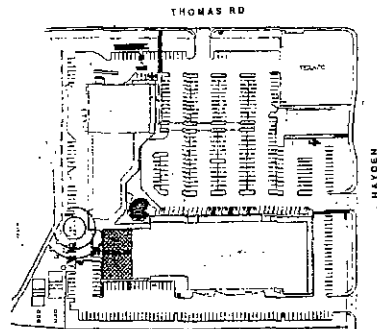
Prankster's Too Extension of Patio, Live Entertainment, Series 6 License,
Bar use Permit, Rezoning: C-1 to C-2 Commercial

Location: 7919 E. Thomas Rd

Size: 8.6 Acres

Applicant Contact: Joseph Scott 480.990.1114

City Staff Contact: Mac Cummins 480.312.7059



AREA MAP
NOT TO SCALE



Neighborhood Open House Meeting:

Date: February 16th, 2008

Time: 1:00pm - 2:30pm

Location: Prankster's Too
7919 E. Thomas Rd. Suite#101

5-ZN-2008
03/13/2008

ATTACHMENT #6

SIGN IN



PRANKSTERS



7919 E. Thomas Road Suite 101

Scottsdale, Arizona 85251

480-990-1114

NAME

ADDRESS

TELEPHONE

No one came by.

Q

2-16-08

NGP REALTY SUB LP
2951 28TH ST STE 3000
SANTA MONICA, CA 90405:

ROA GUSTAVO C
7431 E OAK ST
SCOTTSDALE, AZ 85257:

RECKARD DAVID D
2439 E INGLEWOOD
MESA, AZ 85213:

SAWYER SHANNA B
7910 E THOMAS RD NO 110
SCOTTSDALE, AZ 85251:

GRESHAM GEORGE
8055 E THOMAS RD UNIT E115
SCOTTSDALE, AZ 85251:

NGP REALTY SUB LP
2951 28TH ST STE 3000
SANTA MONICA, CA 90405:

WEST JOHN D/ANNETTE
3370 N HAYDEN RD STE 123-179
SCOTTSDALE, AZ 85251:

ANDRE ANNETTE G
8020 E THOMAS RD#101
SCOTTSDALE, AZ 852510000:

WIFLER JOHN J/BARBARA A
8535 E MACKENZIE RD
SCOTTSDALE, AZ 852510000:

VECTOR COMMERCIAL PROPERTIES
INC
12258 N 120TH ST
SCOTTSDALE, AZ 85259:

FONTANA MICHAEL JOHN &
KATHLEEN MOREM
8050 E WINDSOR AVE
SCOTTSDALE, AZ 85257:

SYNKOWSKI WILLIAM/LONI
2615 N HAYDEN RD UNIT 109
SCOTTSDALE, AZ 85257:

KOTCH LORI R/RONALD/CAROLYN J
2615 N HAYDEN RD 117
SCOTTSDALE, AZ 85257:

DAVIS ROBERT H
8055 E THOMAS RD STE E-101
SCOTTSDALE, AZ 85251:

MARK TYLER THOMAS
8101 E CAMBRIDGE
SCOTTSDALE, AZ 85251:

PATTON PHILLIP T
8035 E CAMBRIDGE AVE
SCOTTSDALE, AZ 852571729:

LYSICK DENISE
3500 N HAYDEN 121
SCOTTSDALE, AZ 85257:

GAFNI TAL S
8055 E THOMAS RD NO E110
SCOTTSDALE, AZ 85251:

MORIN WILLIAM A/ERICA D/BLOOM
ANDREW/BARBARA
10069 E PARADISE DR
SCOTTSDALE, AZ 85260:

LEUPP TRENT E
8055 E THOMAS RD NO N102
SCOTTSDALE, AZ 85251:

CONTINENTAL VILLAS EAST UN
ASSOC
760 S STAPLEY DR STE 3
MESA, AZ 8520:

MATULEF JAMES C
7755 E THOMAS #21
SCOTTSDALE, AZ 85252:

8001 EAST THOMAS LLC
1515 E MISSOURI AVE STE 110
PHOENIX, AZ 85014:

ALVARADO MARCELLO
8055 E THOMAS UNIT M104
SCOTTSDALE, AZ 85251:

JOHNSON MARY LOU
8020 E THOMAS RD#126
SCOTTSDALE, AZ 852510000:

CORGAN ELVIRA A
7760 E VERDE LN
SCOTTSDALE, AZ 85251:

OFFICES AT THOMAS AND HAYL
LLC
2040 E BELL RD STE140
PHOENIX, AZ 85022:

INDIAN RIVER PLAZA L L C
6621 N SCOTTSDALE RD
SCOTTSDALE, AZ 85250:

SEYMOUR BRIAN J
7755 E THOMAS RD UNIT 19
SCOTTSDALE, AZ 85251:

BREINER LISA K
8055 E THOMAS RD UNIT E117
SCOTTSDALE, AZ 85251:

MUNN DAVID F/GINA M
8055 E THOMAS NO 101F
SCOTTSDALE, AZ 85255:

LENTINI JOHN J/KARLAS P TR
8036 E CAMBRIDGE AVE
SCOTTSDALE, AZ 85257:

FURTHER WEST ENTERPRISES INC
7808 N 77TH PL
SCOTTSDALE, AZ 85258:

CHURNESKY ERIC D
8041 E CAMBRIDGE
SCOTTSDALE, AZ 85257:

COE BARRY M
2615 N HAYDEN RD 103
SCOTTSDALE, AZ 85257:

GUINAN BERNARD V
2615 N HAYDEN 122
SCOTTSDALE, AZ 85257:

MCLAUGHLIN TIFFANY L
8055 E THOMAS RD NO C101
SCOTTSDALE, AZ 85251:

CAVIOLA GAETAN
7910 E THOMAS RD 112
SCOTTSDALE, AZ 85251:

TUMPSON ROBERT T P
7910 E THOMAS RD #113
PHOENIX, AZ 85251:

STANKOV BOBBY/KRASSI
22545 MARGARITA DR
WOODLAND HILLS, CA 91364:

JW EQUITY INVESTMENTS LLC
PO BOX 1556
TEMPE, AZ 85280:

STRATTA JAMES L/VELMA R/JAME
R/PERRY P M/L T
532 ELINOR DR
FULLERTON, CA 92835:

JOHNSON NATHAN CHAD/ROBYN
MICHELLE
8055 E THOMAS NOH104
SCOTTSDALE, AZ 85251:

PEGG DANIEL O/PATRICIA R/DANIEL
J
6109 AVENUE CRESTA
LA JOLLA, CA 92037:

BUYSE JEFFREY J
480 FOURTH AE STE 412
CHULA VISTA, CA 92010:

ARNDT MARTHA A & RONALD
TOBLER
8055 E THOMAS RD J-104
SCOTTSDALE, AZ 85251:

HINTON CLARICE L
8054 E EDMONT AVE
SCOTTSDALE, AZ 85257:

WINBERG CLIFFORD E/MARGARET
128 W 64TH AVE W
DULUTH, MN 558070000:

SMITH GALE
2615 N HAYDEN RD 128
SCOTTSDALE, AZ 85257:

VLAHOULIS ANDREW/SANDY TR
6019 N 80TH PL
SCOTTSDALE, AZ 85250:

DAVIDSON NADINE H
8055 E THOMAS RD#D118
SCOTTSDALE, AZ 85251:

ALLISON JAMES/MARGARET
TR/CHRISTOPHER/TONI
4916 W 3RD ST RD
GREELEY, CO 80634:

COLIN BRIAN F
3021 HICKORY RD
HOMewood, IL 60430:

HAGEN KYLE B
8054 E WINDSOR AVE
SCOTTSDALE, AZ 85257:

AGUILERA RICARDO FEDERICO
2615 N HAYDEN RD NO105
SCOTTSDALE, AZ 85257:

INDIAN RIVER PLAZA L L C
6621 N SCOTTSDALE RD
SCOTTSDALE, AZ 85250:

BRITTON HERCHELL JR/MADELEIN
R
4220 E SAGEBRUSH LN
RIMROCK, AZ 86335:

VILLICANA ERNEST/LUPE/LISETTE
7755 E THOMAS RD NO 24
SCOTTSDALE, AZ 85251:

NEE SUSAN L/WILLIAM R TR
1955 FOOTHILLS DR SOUTH
GOLDEN, CO 80401:

MCKITTRICK WILMA C
8055 E THOMAS RD#A-104
SCOTTSDALE, AZ 85251:

DANIELS CHERYL/BERRINGTON
TYSEN
5927 E GELDING DR
SCOTTSDALE, AZ 85254:

SCOTTSDALE CITY OF
7447 E INDIAN SCHOOL RD STE 205
SCOTTSDALE, AZ 85251:

GILBERT WILLIAM ROBERT III
1607 E HUBER
MESA, AZ 85203:

SCOTTSDALE CITY OF
7447 E INDIAN SCHOOL RD STE205
SCOTTSDALE, AZ 85251:

JANOWICZ FRANCES H
8048 E VIRGINIA
SCOTTSDALE, AZ 85257:

CALN WINIFRED J
PO BOX 30481
MESA, AZ 85275:

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8059 E CAMBRIDGE AVE
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KEANE RONALD & CHRISTINE J S
2638 N 80TH PL
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MACFARLAND W HERBERT JR
7575 E INDIAN BEND RD #1033
SCOTTADALE, AZ 85250:

LENGUA LILIANA/ROBERTA
466 N EARLHAM ST
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LINDA
8020 E THOMAS RD APT 109
SCOTTSDALE, AZ 85251:

SCOTTSDALE CITY OF
7447 E INDIAN SCHOOL RD STE 205
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MYERS RUTH ANNE
7910 E THOMAS RD #109
SCOTTSDALE, AZ 85251:

HARRIS RYAN A
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SCOTTSDALE, AZ 85251:

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LEELAND TIMOTHY S
8042 E WINDSON AVE
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TURTLE INVESTMENTS LLC
PO BOX 4372
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GRIGGS JAMES W
2623 N 80TH PL
SCOTTSDALE, AZ 85257:

SABA ERIN
2615 N HAYDEN RD NO 120
SCOTTSDALE, AZ 85257:

SCOTTSDALE CITY OF
7447 E INDIAN SCHOOL RD STE205
SCOTTSDALE, AZ 85251:

ALLCOTT RYAN
7910 E THOMAS RD 108
SCOTTSDALE, AZ 85251:

SIDLES DANIEL E
8055 E THOMAS RD NO E-104
SCOTTSDALE, AZ 85251:

RABADI JIRIES/EMAN TR
1112 E COUNTRY GABLES
PHOENIX, AZ 85022:

SNYDER LYNN K
8055 E THOMAS RD E119
SCOTTSDALE, AZ 85251:

EVANS JOHN/REBECCA
6619 N SCOTTSDALE RD
SCOTTSDALE, AZ 85250:

WILKINS RICHARD V/MILDRED
7910 E THOMAS RD 102
SCOTTSDALE, AZ 852516539:

STAIGER MARIE ANNE
7755 E THOMAS RD#7
SCOTTSDALE, AZ 85251:

POLACHECK LISA K
7755 E THOMAS RD UNIT 2
SCOTTSDALE, AZ 85251:

BIG SKY BUILDERS INC
4331 E BASELINE RD PMB 602
GILBERT, AZ 85234:

BONET ADRIAN A
8044 E CAMBRIDGE AVE
SCOTTSDALE, AZ 85257:

ZOUKIS GEORGE/ANN
8055 E THOMAS RD#C108
SCOTTSDALE, AZ 85251:

CROCKETT RICHARD A/M LAYNE
2624 N 80TH PL
SCOTTSDALE, AZ 85257:

JUST JAMES J/LINDA L
2615 N HAYDEN RD 127
SCOTTSDALE, AZ 85257:

STONE JOHN E & LENORE H
8036 E VIRGINIA AVE
SCOTTSDALE, AZ 85257:

ERP OPERATIONG LIMITED
PARTNERSHIP
PO BOX 87407
CHICAGO, IL 606800407:

DDDBDM L L C
5101 N CASA BLANCA UNIT 315
SCOTTSDALE, AZ 85253:

KIRKLAND WILLIAM S
8055 E THOMAS RD NO A102
SCOTTSDALE, AZ 85251:

WERBEL ANDREA FAYE
10748 E HOPE DR
SCOTTSDALE, AZ 85259:

OROZCO GLADYS R/KING
DELIA/ROBINSON MIRIAM TR
7754 E THOMAS RD
SCOTTSDALE, AZ 85251:

DANIEL LISA M
23322 VISTA CARILLO
LAGUNA NIGUEL, CA 92677:

ALEXIA LLC
7530 E MARIPOSA DR
SCOTTSDALE, AZ 852511553:

SCHRAGE STACY I/DAVID C
2615 N HAYDEN RD
SCOTTSDALE, AZ 85257:

MALLONEE RONALD
2615 N HAYDEN RD 107
SCOTTSDALE, AZ 85257:

MARTINEZ RALPH & MARJORIE L
8028 E WINDSOR
SCOTTSDALE, AZ 85257:

DRISCOLL W GRAHAM/PEGGY J
7912 E NORTH LN
SCOTTSDALE, AZ 85258:

WHITEHEAD CAROL A
8055 E THOMAS #D103
SCOTTSDALE, AZ 85251:

UNIVERSE PROPERTIES LLC
PO BOX 1469
TUSTIN, CA 92817:

SKRZYNSKA JOLANTA TR
2615 N HAYDEN RD UNIT 112
SCOTTSDALE, AZ 85257:

MISSOURI REALTY LLC
5726 N 10TH ST 2
PHOENIX, AZ 85014:

HOLUR BHASKAR
8055 E THOMAS RD E 121
SCOTTSDALE, AZ 85251:

WALLEN NANCY LYNNE
7755 E THOMAS RD 8
SCOTTSDALE, AZ 85251:

BRODT ROBERT THOMAS & NANCY
J
PO BOX 434
SCOTTSDALE, AZ 85252:

BARNA MICHAEL J
PO BOX 4109
TRUKEE, CA 96160:

PAYNE JOSEPH J
7753 E VERDE LN
SCOTTSDALE, AZ 85251:

FOCKSTAD VERN J/NORMA J TR
8055 E THOMAS RD L-104
SCOTTSDALE, AZ 85251:

MASS PROPERTIES LLC
493 W REMINGTON DR
CHANDLER, AZ 85248:

BOARDMAN SCOTT
7755 E THOMAS RD NO 11
SCOTTSDALE, AZ 85251:

SANCHEZ PHILLIP H/MARSHA E
1824 HARDMAN AVE
NAPA, CA 94558:

SONIC DEVELOPMENT OF AZ LLC
7301 NW EXPRESSWAY STE 250
OKLAHOMA CITY, OK 73123:

CLEMENS LAURA
2615 N HAYDEN RD NO 101
SCOTTSDALE, AZ 85257:

WILSON JULIE A
P O BOX 35051
PHOENIX, AZ 850695051:

SMITH JOANNE
37356 PALMDALE ST
RANCHO MIRAGE, CA 92270:

FURCINI PROPERTIES INC
4744 E SAGUARO PL
PARADISE VALLEY, AZ 85253:

FRANTZ ROGER C/ERNESTUS
BARBARA I
6767 AVENIDA ANDORRA
LA JOLLA, CA 92037:

ROSE SUSANNA JUNE
7759 E VERDE LN
SCOTTSDALE, AZ 852516520:

VERELLEN THOMAS P/SUSAN L TR
7910 E THOMAS RD NO 103
SCOTTSDALE, AZ 85251:

OSTLING BONNIE JO
201 W OLIVE ST
BLOOMINGTON, IL 61701:

DAMIANI CONNIE J
7755 E THOMAS RD NO 13
SCOTTSDALE, AZ 85251:

SCHULTZ MARCIA JEAN
8020 E THOMAS RD 130
SCOTTSDALE, AZ 85251:

GUNNELL STEPHEN W/SARALINDA
A
7836 E VIA DE LA ENTRADA ST
SCOTTSDALE, AZ 85258:

DE MATTEO LAURA
7155 E THOMAS RD 22
SCOTTSDALE, AZ 85251:

STIEHL BRAD
4354 N 82ND PL UNIT 176
SCOTTSDALE, AZ 85251:

SEIDE DOUGLAS R/JOYCE J
7537 E CHARTER OAK RD
SCOTTSDALE, AZ 85260:

YOSHA RACHEL L
8045 E WINDSOR AVE
SCOTTSDALE, AZ 85257:

DDDBDM L L C
5101 N CASA BLANCA UNIT 315
SCOTTSDALE, AZ 85253:

FRASER JAMES/SUSAN
2615 N HAYDEN RD NO 124
SCOTTSDALE, AZ 85257:

HERNANDEZ VALENTIN D II
2615 N HAYDEN RD UNIT 106
SCOTTSDALE, AZ 852570000:

ROSENTHAL ROBERT III
8055 E THOMAS RD N 104
SCOTTSDALE, AZ 85251:

MILLSTONE GENEVA
7910 E THOMAS RD NO 104
SCOTTSDALE, AZ 85251:

ALCHEMY INVESTMENTS
15215 E SAGE DR
FOUNTAIN HILLS, AZ 85268:

JOANNE SUMMA TRUST
9613 S 46TH DR
LAVEEN, AZ 85339:

KOHLER ROSE M TR
13606 TAN TARA POINT
SUN CITY, AZ 85351:

DAME RYAN M/DEBORAH
8055 E THOMAS RD UNIT K104
SCOTTSDALE, AZ 85251:

SMITH TERESA A/TURYLO PETER G
PO BOX 32
BELLEVUE, WA 98009:

MALONE ELVA J
7755 E THOMAS RD#18
SCOTTSDALE, AZ 85257:

POLK RANDOLPH ALLEN/KITSANA
12645 N SAGUARO BLVD STE 16
FOUNTAIN HILLS, AZ 85268:

MADRID ROBERTO M/ELSA
MORENO
8063 E WINDSOR AVE
SCOTTSDALE, AZ 85257:

COOPER TRACEY LYNN
8005 E THOMAS RD NO C107
SCOTTSDALE, AZ 85251:

CAMPBELL SCOTT V
8055 E THOMAS RD C105
SCOTTSDALE, AZ 85251:

THOMAS MONICA/MICHAEL
PO BOX 28725
SCOTTSDALE, AZ 85255:

FAKTOR REVOCABLE FAMILY THE
TRUST
566B HERITAGE HILLS
SOMERS, NY 10589:

KERNS RACQUEL J
7755 E THOMAS RD 26
SCOTTSDALE, AZ 85251:

HODGES THOMAS ROAD LLC
7223 E SHEA BLVD
SCOTTSDALE, AZ 85260:

NEUJAHR CHAD B
7755 E THOMAS RD NO 14
SCOTTSDALE, AZ 85257:

GUNNELL STEPHEN W
7836 E VIA VE LA ENTRADA
SCOTTSDALE, AZ 85258:

GORDON WILLIAM/ELIZABETH
8020 E THOMAS RD 110
SCOTTSDALE, AZ 85251:

HERNANDEZ ALBERTO/CASTILLO
YANETH
8055 E THOMAS RD NO H 103
SCOTTSDALE, AZ 85257:

AM DEVELOPMENT GROUP LLC
4818 SADDLEBACK DR NW
GIG HARBOR, WA 98332:

ESCLANTE CURTISS E
6100 OHHIO DR APT 1024
PLANO, TX 750242623:

LANE HELEN P
2614 N 80TH PL
SCOTTSDALE, AZ 85257:

CHRISTENSEN ANDREW
RAYMOND/MARY JEAN
2615 N HAYDEN RD NO 126
SCOTTSDALE, AZ 85257:

WENTZ RICHARD P TR
8055 E THOMAS RD
SCOTTSDALE, AZ 85251:

LINNEMAN SCOTT A/CARRIE A
8055 E WINDSOR AVE
SCOTTSDALE, AZ 85257:

RHAESA BERNARD/CATHERINE
P O BOX 3619
INCLINE VILLAGE, NV 89450:

EASMAN FREDDY S JR
7755 E THOMAS RD 5
SCOTTSDALE, AZ 85251:

RECKARD DAVID
16055 OVERLOOK COURT
FOUNTAIN HILLS, AZ 852680000:

CRAMER GREGORY WAYNE
7910 E THOMAS RD 115
SCOTTSDALE, AZ 85251:

HINNEN TODD J/L COLLEEN
7755 E THOMAS RD#6
SCOTTSDALE, AZ 85251:

SUDOL GEORGE
2035 W MIDDLEFIELD RD APT1
MOUNTAIN VIEW, CA 94043:

BUNZELL BECKY/CHOTIN LEE
7908 E SOLANO
SCOTTSDALE, AZ 85250:

FLEMING MARGARET TR
8601 E CITRUS WY
SCOTTSDALE, AZ 85250:

MCCOLL JULIE
8055 E THOMAS RD NO C106
SCOTTSDALE, AZ 85251:

DIANE A PARKER TRUST
8047 E CAMBRIDGE
SCOTTSDALE, AZ 852570000:

FUNK MELANIE KAY
8055 E THOMAS RD NO C104
SCOTTSDALE, AZ 85251:

KOZAK KAROL
3819 E CAMELBACK RD NO 281
PHOENIX, AZ 85018:

FORD KIRA
8055 E THOMAS RD NO C 110
SCOTTSDALE, AZ 85251:

FANG FANNY/CHEN JASON C
2615 N HAYDEN RD 102
SCOTTSDALE, AZ 85257:

HOOK WILLIAM G/ESTEL L
2106 E PEGASUS DR
TEMPE, AZ 85283:

BERTELSEN JESSE D
6065 E THOMAS RD NO C109
SCOTTSDALE, AZ 85251:

TAPIA-GOMEZ ANGELES M
425 S HANNAH AVE
FOREST PARK, IL 60130:

HABHAB DINA ETAL
7910 E THOMAS RD UNIT 101
SCOTTSDALE, AZ 85251:

STAAB CHRISTOPHER
8020 E THOMAS RD UNIT 106
SCOTTSDALE, AZ 85251:

PHE-SON PROPERTIES
2001 N 3RD ST STE 202
PHOENIX, AZ 85004:

NICKEL TINA
9436 N 115TH PL
SCOTTSDALE, AZ 85259:

RADNOTHY RENEE M & DENISE R
8020 E THOMAS RD 107
SCOTTSDALE, AZ 85257:

ATRI DAYA N/SATYA
8055 E THOMAS RD B107
SCOTTSDALE, AZ 85251:

CROWN BEN/MICHELE
470 MAYFAIR LN
BUFFALO GROVE, IL 60089:

DAVIS ROBERT H
8055 E THOMAS RD STE E-101
SCOTTSDALE, AZ 85251:

SKAGGS H FRED/LILLIAN A
2632 N 80TH PL
SCOTTSDALE, AZ 852571709:

HAUGEN MARK
8055 E THOMAS RD D106
SCOTTSDALE, AZ 85251:

ZOUKIS JOHN G
3309 N 70TH ST#204
SCOTTSDALE, AZ 85251:

MARTIN CAROL A
8042 E VIRGINIA
SCOTTSDALE, AZ 85257:

MINEER DONALD B/KAREN W
8062 E VIRGINIA AVE
SCOTTSDALE, AZ 85257:

SMITH PATRICIA B TR
2608 N 80TH PL
SCOTTSDALE, AZ 85257:

DEBRIYN LUCILLE K
8055 E THOMAS RD #D-105
SCOTTSDALE, AZ 85251:

DAVIS ROBERT H
8055 E THOMAS RD NO E-101
SCOTTSDALE, AZ 85251:

PEARCE LAWRENCE DAVID/DORIS
MAE
7910 E THOMAS RD NO 118
SCOTTSDALE, AZ 85251:

ROEHR JUSTINE M
7755 E THOMAS RD NO 10
SCOTTSDALE, AZ 85251:

DEUGENIO INVESTMENT
ENTERPRISES INC
8636 E JOSHUA TREE LN
SCOTTSDALE, AZ 85250:

MEDOFF NORMAN J/LYNN E
1428 N MARIPOSA
FLAGGSTAFF, AZ 86004:

KAPLAN BLAIR E/ZORN SUSAN
7755 E THOMAS RD NO 23
SCOTTSDALE, AZ 85251:

2933 BUILDING L L C
2933 N HAYDEN RD
SCOTTSDALE, AZ 85251:

SPQR HOLDINGS LLC
2901 N 78TH ST
SCOTTSDALE, AZ 85251:

MORAN SHEEVAUN
POBOX 808
HUNTINGTON BEACH, CA 92648:

JEAN JOSEPH D
4 TIMES SQ
NEW YORK, NY 10036:

WRIGHT LESLIE D & EMILIE M
8056 E VIRGINIA AVE
SCOTTSDALE, AZ 85257:

VASQUEZ MARTINA F
8221 E ELM DR
SCOTTSDALE, AZ 85257:

RENDA LEONORA R
2615 N HAYDEN RD 123
SCOTTSDALE, AZ 85257:

MACFARLAND W HERBERT JR
7575 E INDIAN BEND RD #1033
SCOTTADALE, AZ 85250:

HALLORAN JOSEPH P/KIMBERLY S
TR
6605 E VIRGINIA ST
MESA, AZ 85215:

HENSON GWEN A
8055 E THOMAS RD #D-117
SCOTTSDALE, AZ 85251:

BIG SKY BUILDERS INC
4337 E BASELINE RD B105 PMB602
GILBERT, AZ 85234:

KEELE STEPHANOS K/ROCHELLE L
8055 E THOMAS RD NO B 104
SCOTTSDALE, AZ 85257:

DUELL RICHARD F
10899 E KALIL DR
SCOTTSDALE, AZ 85259:

KHOURY MAURICE
4863 E LIBBY
SCOTTSDALE, AZ 85254:

CHADWICK JUDITH
7910 E THOMAS RD 114
SCOTTSDALE, AZ 85251:

SOUND MOUNTAIN INVESTMENTS
LLC
870 SUNSET DR
SAN CARLOS, CA 94070:

GAFNI DAN M
8055 E THOMAS RD NO E109
SCOTTSDALE, AZ 85251:

RANA TARIQ
1902 W NORTHERN AVE
PHOENIX, AZ 85021:

OROSCO JASON A
8020 E THOMAS RD NO 104
SCOTTSDALE, AZ 85251:

HARDISON MARIA E
7910 E THOMAS RD 119
SCOTTSDALE, AZ 85254:

MALIK JENNIFER
8055 E THOMAS RD UNIT E114
SCOTTSDALE, AZ 85251:

HUBER SUSAN R
2615 N HAYDEN RD UNIT 108
SCOTTSDALE, AZ 85257:

SAWICKI ANTHONY R
20 S MIDLAND AVE C6
KEARNY, NJ 07032:

EMERT BROOK
8060 E WINDSOR AVE
SCOTTSDALE, AZ 85257:

S C AND R ENTERPRISES INC
4125 E PAGE AVE
HIGLEY, AZ 85236:

MEDHIN-HUFF DESTA GEBRE/HUF
KENNETH
730 N POND CT
LAFAYETTE, CA 94549:

SANDERS LORI R
8055 E THOMAS RD NO J102
SCOTTSDALE, AZ 85251:

PAIDER KRISTINA PAULINE
7755 E THOMAS RD #3
SCOTTSDALE, AZ 85251:

SPAID TOM E/BARBARA ANN
27627 N 168TH ST
SCOTTSDALE, AZ 85262:

VECTOR COMMERCIAL PROPERTIES
INC
12258 N 120TH ST
SCOTTSDALE, AZ 85259:

GORDON NORMAN W TR
16443 W WIMBLEDON LN
HUNTINGTON BEACH, CA 92649:

DAVIS ROBERT H
8055 E THOMAS RD STE E-101
SCOTTSDALE, AZ 85251:

WESLEY ORVILLE L & BARBARA J
8037 E WINDSOR AVE
SCOTTSDALE, AZ 85257:

LEEMANN PIERRE/MADRIGAL APRIL
2615 N HAYDEN RD NO113
SCOTTSDALE, AZ 85257:

EDWARDS TERESA
8055 E THOMAS RD D102
SCOTTSDALE, AZ 85251:

AITCHISON WANDA
8055 E THOMAS RD D116
SCOTTSDALE, AZ 85251:

LIGHTY NEAL L/BARBARA A
8066 E CAMBRIDGE AVE
SCOTTSDALE, AZ 852570000:

PUTSCHER RICHARD E TR
8102 E CAMBRIDGE AVE
SCOTTSDALE, AZ 852570000:

VIE DINA J
8020 E THOMAS RD 102
SCOTTSDALE, AZ 85251:

CARPENTER YUPA
8055 E THOMAS RD NO M105
SCOTTSDALE, AZ 85251:

RIPA JAMES V
2909 E COBRE DR
PHOENIX, AZ 85028:

SHELL JACK NOLAN/HENDERSON
KAREN M
7910 E THOMAS RD #121
SCOTTSDALE, AZ 85251:

SEPE GINA M
7910 E THOMAS RD NO 107
SCOTTSDALE, AZ 85251:

HAYDEN PARK APARTMENTS LLC
3015 N HAYDEN RD
SCOTTSDALE, AZ 85253:

MAGUIRE KEVIN
PO BOX 9075
SCOTTSDALE, AZ 85252:

SORRELL KYLE E
8055 E THOMAS RD G101
SCOTTSDALE, AZ 85251:

INDIAN RIVER PLAZA L L C
6621 N SCOTTSDALE RD
SCOTTSDALE, AZ 85250:

MOUNTAINWAY DEVELOPMENT
LLC
402 E SILVERWOOD DR
PHOENIX, AZ 85048:

EVANS CORA ELDENE TR
8050 E CAMBRIDGE
SCOTTSDALE, AZ 85257:

CHAPPELL KEVIN H
14443 N SAN CARLOS DR
FOUNTAIN HILLS, AZ 85268:

PILCHER ROBERTA L
8053 E CAMBRIDGE
SCOTTSDALE, AZ 85257:

CAPRIOLA ANDREW L/DENISE M TR
8066 E WINDSOR AVE
SCOTTSDALE, AZ 85257:

BROWN SALLY JO TR
1839 WESTMINSTER CIR
DAVENPORT, IA 528071125:

WESTERLUND JOHN
2553 ALABAMA AVE
SAINT LOUIS PARK, MN 55416:

Letters Requesting General Information

From: Fuller, Bonnie
Sent: Tuesday, March 25, 2008 8:15 AM
To: 'Aaron Goldberg'
Subject: RE: case number 5-zn-2008

The request is to rezone from C-1 (Neighborhood Commercial District) to C-2 (Central Business District). To learn more about the rezoning request, click on http://eservices.scottsdaleaz.gov/planning/fact_sheets.asp?casetype=ZN, then click on the 5-ZN-2008 link. This will take you to the case fact sheet for this project, and if you click on the link for Applicant's Submittal (left side of the screen under Request) you can read the Applicant's project description. You may also view the file by visiting our Current Planning office at 7447 E. Indian School Road.

Regards,
Bonnie Fuller
Planning Specialist
bfuller@scottsdaleaz.gov

-----Original Message-----

From: Aaron Goldberg [mailto:aaron.goldberg@yahoo.com]
Sent: Saturday, March 22, 2008 2:38 PM
To: Projectinput
Subject: case number 5-zn-2008

Can you please tell me what the proposed zoning for this case is?
Thank you. Aaron Goldberg

Symer, Daniel

From: Sharon Neal [sharonneal@verizon.net]
Sent: Sunday, March 30, 2008 3:39 PM
To: Symer, Daniel
Subject: Re: RE: Pranksters Too

Thank you for responding. Sharon Neal>From: "Symer, Daniel" <DSymer@scottsdaleaz.gov>
>Date: 2008/03/27 Thu PM 12:01:28 CDT
>To: sharonneal@verizon.net
>Subject: RE: Pranksters Too

>Sharon:

>

>The applicant is requesting a bar use and live entertainment use permit
>which is not permitted in the C-1 Zoning District. Therefore,
>applicant is requesting to change the zoning from C-1 to C-2. The C-2
>zoning district will allow for a bar and live entertainment use permit.

>

>Thanks

>

>Dan Symer, AICP
>Senior Planner
>City of Scottsdale
>Planning and Development Services

>

>

>-----Original Message-----

>From: sharonneal@verizon.net [mailto:sharonneal@verizon.net]

>Sent: Tuesday, March 25, 2008 10:45 AM

>To: Symer, Daniel

>Subject: Pranksters Too

>

>Why is there a request for a zoning change? The place has been
>operating for many years.

>

>Sharon Neal
>480-970-8631
>sharonneal@verizon.net

>

>This message was feedback from the following web page:
><http://eservices.scottsdaleaz.gov/cases/casesheet.aspx?caseid=34993>
>3/25/2008 10:45:10 AM

>

>

>63.16.66.160 Mozilla/4.0 (compatible; MSIE 6.0; Windows NT 5.1; SV1)
>sessionID: 35407344

Symer, Daniel

From: Symer, Daniel
Sent: Monday, March 31, 2008 9:08 AM
To: 'FELDEX@aol.com'
Subject: RE: Pranksters Too

Lisa

They are only Planning to rezone the property at this time to accommodate Pranksters Too's land use change from a restaurant to a bar and live entertainment.

Dan

-----Original Message-----

From: FELDEX@aol.com [mailto:FELDEX@aol.com]
Sent: Sunday, March 30, 2008 1:10 PM
To: Symer, Daniel
Subject: Pranksters Too

Hi , I live in the neighborhood and was wondering what they plan to do with the site? Anything new like retail planned? I hope they update and improve it and that neighbors don't kill another project for this area.....Lisa Haskell

Lisa Haskell
480 947 - 1846
FELDEX@aol.com

This message was feedback from the following web page:
<http://eservices.scottsdaleaz.gov/cases/casesheet.aspx?caseid=34993>
3/30/2008 1:10:28 PM

172.191.173.73 Mozilla/4.0 (compatible; MSIE 6.0; AOL 6.0; Windows 98;
FunWebProducts) sessionID: 35495566

Symer, Daniel

From: Symer, Daniel
Sent: Monday, March 31, 2008 10:43 AM
To: 'FELDEX@aol.com'
Subject: RE: Pranksters Too

Not that I am aware of.

Dan

From: FELDEX@aol.com [mailto:FELDEX@aol.com]
Sent: Monday, March 31, 2008 10:33 AM
To: Symer, Daniel
Subject: Re: Pranksters Too

Ok - Any other changes for that Center?

Create a Home Theater Like the Pros. Watch the video on AOL Home.
(<http://home.aol.com/diy/home-improvement-eric-stromer?video=15&ncid=aolhom00030000000001>)

06/02/2008

From: Phillip Andric [phil@twinpeaksfunding.com]
Sent: Monday, April 07, 2008 11:24 AM
To: Projectinput
Subject: Pranksters Too

Hello

I received a flyer in the mail regarding a rezoning request, case number 5-ZN-2008. I was curious why the request was made. I wasn't able to find information online about this, can you please fill me in?

thank you,

-Phil Andric

From: Fuller, Bonnie
Sent: Tuesday, April 08, 2008 2:24 PM
To: 'Phillip Andric'
Cc: Symer, Daniel
Subject: RE: Pranksters Too

The rezoning request is in conjunction with two use permits also being requested to allow an existing restaurant to hold state bar liquor license. You may access the use permit case fact sheets (18-UP-2007 and 17-UP-2007) at http://eservices.scottsdaleaz.gov/planning/projectsummary/applicant_submittals/ProjInfo_18_UP_2007.pdf, and from there you can review the applicant narrative, site plans and floor plans.

I have saved your web email to the electronic and paper files, and forwarded a copy of it to the project coordinator, Dan Symer.

Regards,
Bonnie Fuller
Planning Specialist
bfuller@scottsdaleaz.gov

From: Phillip Andric [mailto:phil@twinpeaksfunding.com]
Sent: Monday, April 07, 2008 11:24 AM
To: Projectinput
Subject: Pranksters Too

Hello

I received a flyer in the mail regarding a rezoning request, case number 5-ZN-2008. I was curious why the request was made. I wasn't able to find information online about this, can you please fill me in?

thank you,

-Phil Andric

Letters of Opposition

From: dan pegg [dpegg@san.rr.com]
Sent: Tuesday, March 25, 2008 1:43 PM
To: Projectinput
Subject: Case no. 5-zn-2008

I am writing in response to a property owner update sent out by the city of Scottsdale to those owning property effected or potentially effected by the subject case number.

We own a condominium directly across the golf course/wash from the subject project. The applicant is requesting a rezone from C1 to C2. C2 allows for uses "not ordinarily compatible with residential development". As it stands now noise from the applicant's (Pranksters Too) facility can sometimes be heard into the early morning hours. Permitting any additional development, especially that which is "not ordinarily compatible with residential development" would compromise the pre existing neighbors quality of life and property values. For this reason I oppose any rezoning. Daniel Pegg, 7755 E. Thomas Road

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

Additional Notifications:

- Interested Parties List
- Adjacent HOA's

Indian River Plaza

5-ZN-2008



11811 N. 11TH AVE.
PHOENIX, ARIZONA 85028
602-977-1120 (PH)

PRANKSTERS TOO
7919 EAST THOMAS ROAD SUITE 101
SCOTTSDALE, ARIZONA 85251

OVERALL EXISTING SITE PLAN

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

JOB NO: Pranksters
DRAWN: TAL
CHECKED: TAL
DATE: 03/13/2008
SCALE: AS NOTED
SHEET: 1 OF 5 SHEETS

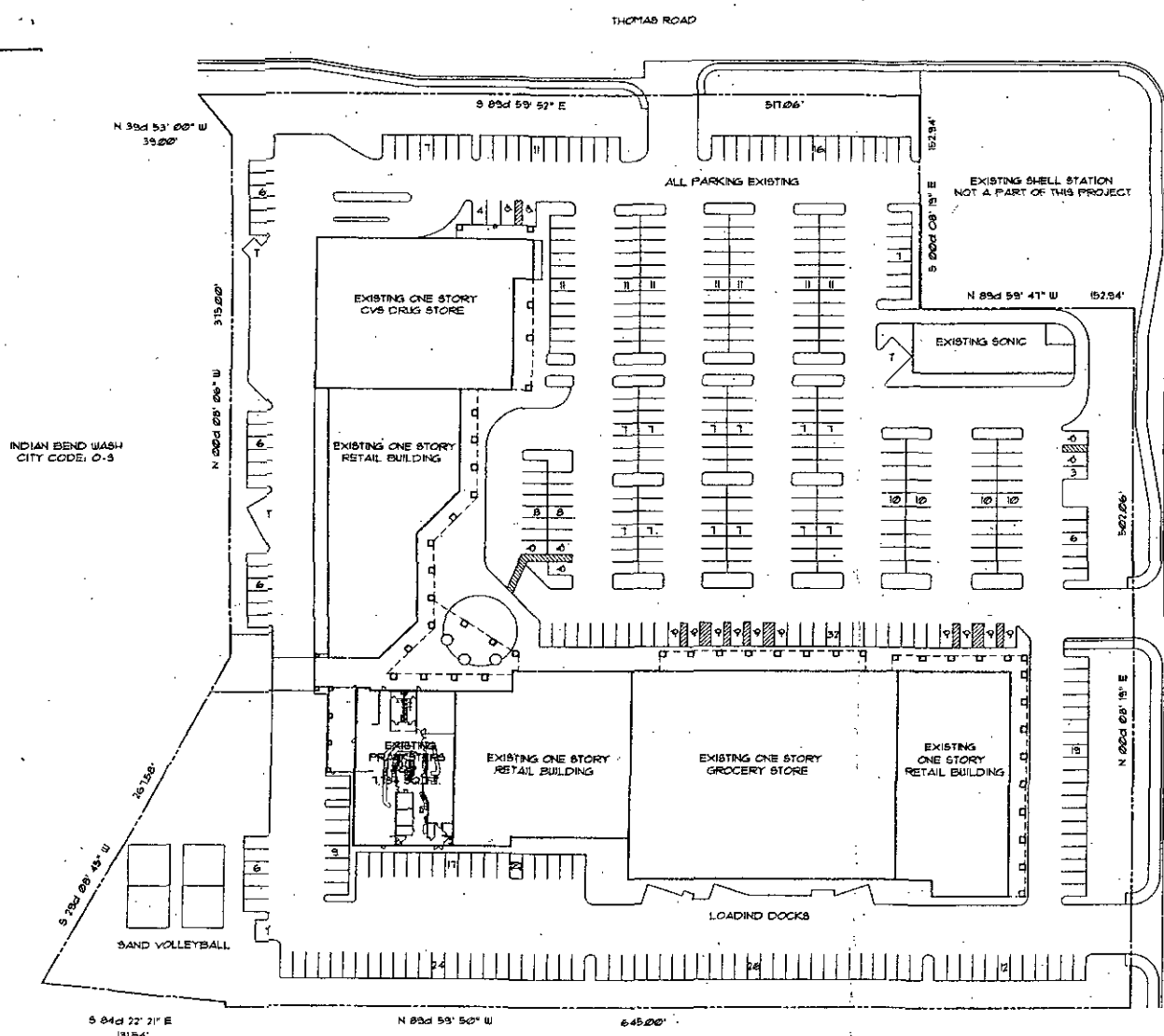
A1.0

1 OF 5 SHEETS

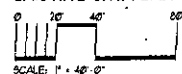
5-ZN-2008

PROJECT DATA:

PROJECT: PRANKSTERS TOO PATIO REMODEL
ADDRESS: 1819 EAST THOMAS ROAD SUITE 101
SCOTTSDALE, ARIZONA
ZONED: C-1 NEIGHBORHOOD COMMERCIAL
APN: 131-24-022M
LOT AREA: 419,564 SQ. FT. 9.54 ACRES



PRANKSTERS TOO
EXISTING SITE PLAN



5-ZN-2008
03/13/2008