

**Neighborhood Notification  
Open House Information  
Citizen Comments**

**BEUS GILBERT**  
PLLC

ATTORNEYS AT LAW

701 NORTH 44TH STREET  
PHOENIX, ARIZONA 85008-6504  
(480) 429-3000  
FAX (480) 429-3100

WRITER'S DIRECTLINE  
(480) 429-3060

40084-001

3 April 2014

**VIA U.S. MAIL**

Dear Property Owner:

I am writing to inform you that SDQ III FEE, LLC, owner, Gwen Jarick applicant, has filed application 6-DR-2014, a request for Development Review Board approval for Block M of Scottsdale Quarter, a parcel of approximately 2.68 acres located at the northwest corner of Butherus Road and 73<sup>rd</sup> Street. The proposed use is a mixed use retail and office development with an integrated parking garage.

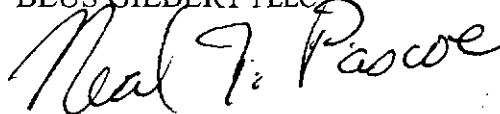
A copy of the site plan for Scottsdale Quarter depicting Block M is attached for your reference, along with a site plan and elevations for Block M.

If you have any questions concerning this correspondence or the proposal you can reach the applicant by calling Gwen Jarick at 480-949-6800 or Neal Pascoe at 480-429-3060 or by e-mail at [npascoe@beusgilbert.com](mailto:npascoe@beusgilbert.com).

The staff contact is Bryan Cluff who can be reached at 480-312-2258 or by e-mail at [bcluff@scottsdaleaz.gov](mailto:bcluff@scottsdaleaz.gov). You may also find out more at the City of Scottsdale website: [www.scottsdaleaz.gov/projects/Process](http://www.scottsdaleaz.gov/projects/Process).

Very truly yours,

BEUS GILBERT PLLC

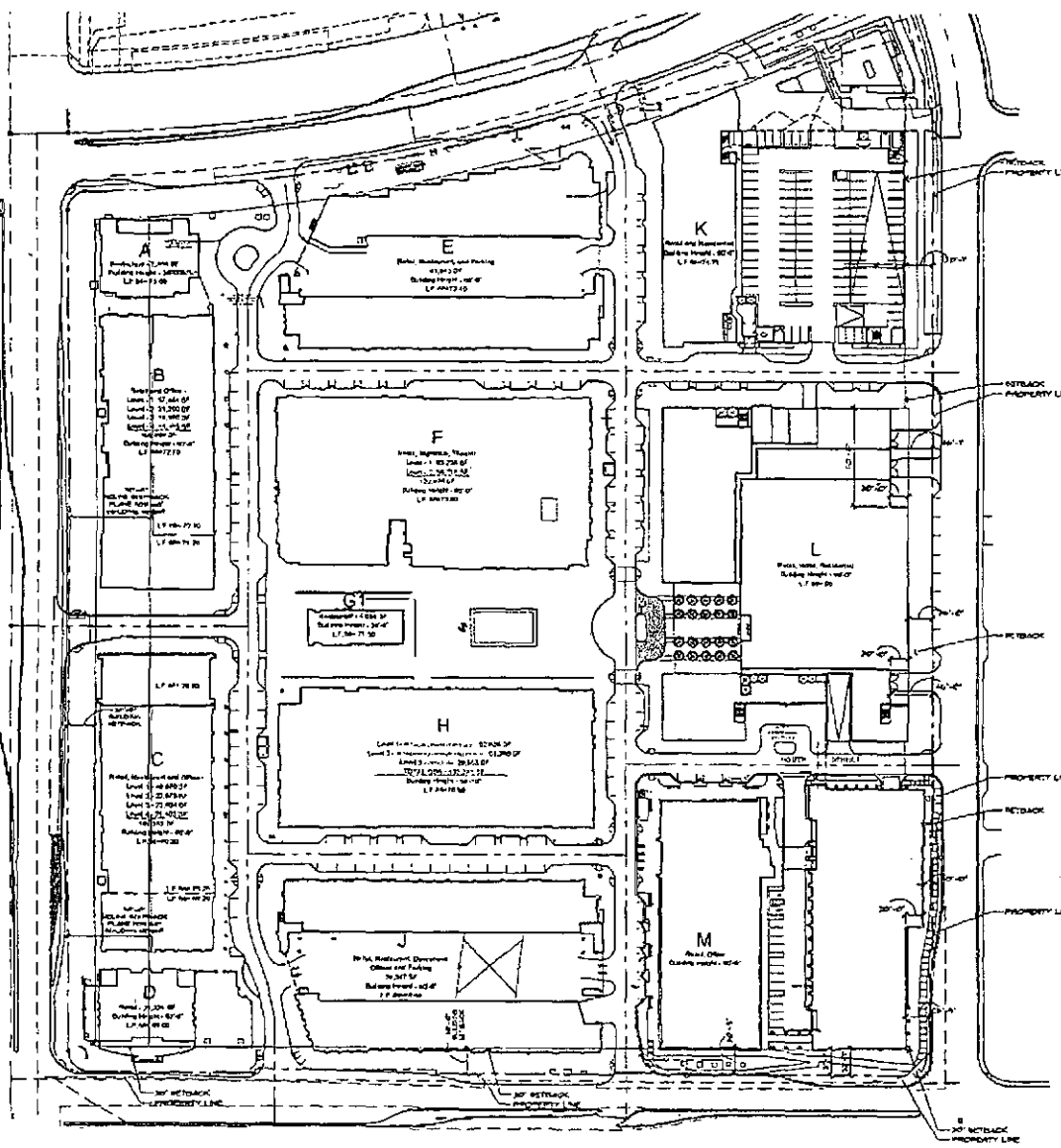


Neal T. Pascoe  
Planning Consultant

NTP:ich  
Attachments

cc: Bryan Cluff (via e-mail)  
[planninginfo@scottsdaleaz.gov](mailto:planninginfo@scottsdaleaz.gov)  
Gwen Jarick

6-DR-2014  
2/21/2014



01 MASTER SITE PLAN  
SCALE: 1"=40'

**SITE DATA**

Open Space Calculations (cont):

Open Space Area:	2,340,480.70	FRG
Net Site Area:	28,411,200	
Net Site Area:	1,024,555.00	
	23.32 Acres	
Open Space Required:	204,011 sf	
+ 20% min of net site area (1,024,555 x .2)		
Total Open Space Provided:	781,233 sf	
Frictional Space Required:	51,228 sf	
+ 20% of Frictional Open Space (204,911 x .20)		
Frictional Space Provided:	60,457 sf	
Maximum Building Height:	60'-0"	
Building Height Proposed:	50'-0"	
Building Setback:	30' (varies on 7th Street)	
FAR Allowed (per residential):	0.8 (510,584.815)	
FAR Proposed (per residential):	1.0 (1,024,555.00 SF)	
Other Allowed (40% of Commercial):	1,024,555 x .40 = 409,822 SF	
Other Proposed:	502,243 SF	
Residential Allowed (80% of Commercial):	409,822 SF	
Residential Proposed (50% of FAR):	409,822 SF	

**TABULATIONS**

PHASE / BUILDING	LEVEL	AREA (SF)	LEVEL	AREA (SF)	TOTAL
BUILDING A	LEVEL 1 (PENTHOUSE)	1,000 SF			1,000 SF
	LEVEL 2 (PENTHOUSE)	1,000 SF			1,000 SF
	LEVEL 3 (PENTHOUSE)	1,000 SF			1,000 SF
BUILDING B	LEVEL 1 (PENTHOUSE)	2,000 SF			2,000 SF
	LEVEL 2 (PENTHOUSE)	2,000 SF			2,000 SF
	LEVEL 3 (PENTHOUSE)	2,000 SF			2,000 SF
BUILDING C	LEVEL 1 (PENTHOUSE)	3,000 SF			3,000 SF
	LEVEL 2 (PENTHOUSE)	3,000 SF			3,000 SF
	LEVEL 3 (PENTHOUSE)	3,000 SF			3,000 SF
BUILDING D	LEVEL 1 (PENTHOUSE)	4,000 SF			4,000 SF
	LEVEL 2 (PENTHOUSE)	4,000 SF			4,000 SF
	LEVEL 3 (PENTHOUSE)	4,000 SF			4,000 SF
BUILDING E	LEVEL 1 (PENTHOUSE)	5,000 SF			5,000 SF
	LEVEL 2 (PENTHOUSE)	5,000 SF			5,000 SF
	LEVEL 3 (PENTHOUSE)	5,000 SF			5,000 SF
BUILDING F	LEVEL 1 (PENTHOUSE)	6,000 SF			6,000 SF
	LEVEL 2 (PENTHOUSE)	6,000 SF			6,000 SF
	LEVEL 3 (PENTHOUSE)	6,000 SF			6,000 SF
BUILDING G	LEVEL 1 (PENTHOUSE)	7,000 SF			7,000 SF
	LEVEL 2 (PENTHOUSE)	7,000 SF			7,000 SF
	LEVEL 3 (PENTHOUSE)	7,000 SF			7,000 SF
BUILDING H	LEVEL 1 (PENTHOUSE)	8,000 SF			8,000 SF
	LEVEL 2 (PENTHOUSE)	8,000 SF			8,000 SF
	LEVEL 3 (PENTHOUSE)	8,000 SF			8,000 SF
BUILDING I	LEVEL 1 (PENTHOUSE)	9,000 SF			9,000 SF
	LEVEL 2 (PENTHOUSE)	9,000 SF			9,000 SF
	LEVEL 3 (PENTHOUSE)	9,000 SF			9,000 SF
BUILDING J	LEVEL 1 (PENTHOUSE)	10,000 SF			10,000 SF
	LEVEL 2 (PENTHOUSE)	10,000 SF			10,000 SF
	LEVEL 3 (PENTHOUSE)	10,000 SF			10,000 SF
BUILDING K	LEVEL 1 (PENTHOUSE)	11,000 SF			11,000 SF
	LEVEL 2 (PENTHOUSE)	11,000 SF			11,000 SF
	LEVEL 3 (PENTHOUSE)	11,000 SF			11,000 SF
BUILDING L	LEVEL 1 (PENTHOUSE)	12,000 SF			12,000 SF
	LEVEL 2 (PENTHOUSE)	12,000 SF			12,000 SF
	LEVEL 3 (PENTHOUSE)	12,000 SF			12,000 SF
BUILDING M	LEVEL 1 (PENTHOUSE)	13,000 SF			13,000 SF
	LEVEL 2 (PENTHOUSE)	13,000 SF			13,000 SF
	LEVEL 3 (PENTHOUSE)	13,000 SF			13,000 SF

**PARKING ANALYSIS SUMMARY**

- RESIDENTIAL PARKING REQUIREMENT (BLOCK 1, 200 DU) = 100 PARKING SPACES
- STUDIO UNITS = 100 PARKING SPACES
- ONE BEDROOM UNITS = 222 PARKING SPACES
- TWO BEDROOM UNITS = 376 PARKING SPACES
- HOTEL PARKING REQUIREMENT = 118 ROOMS @ 126 SPACES/ROOM = 148 SPACES
- TOTAL RESIDENTIAL/HOTEL PARKING REQUIREMENT = 667 SPACES
- TOTAL RESIDENTIAL/HOTEL PARKING PROVIDED (IN K, L, M GARAGES) = 697 SPACES
- MIXED USE COMMERCIAL CENTER (MUCC) PARKING REQUIREMENT = 1,324,565 SF @ 1 SPACE/225 SF = 5,928 SPACES
- TOTAL PARKING REQUIRED = 6,623 SPACES
- TOTAL PARKING PROVIDED = 3,337 SPACES
- ACCESSIBLE RESIDENTIAL/HOTEL PARKING REQUIRED = 2% OF TOTAL PROVIDED = 132.4565 SF @ 1 SPACE/225 SF = 11 SPACES
- ACCESSIBLE RESIDENTIAL/HOTEL PARKING PROVIDED (IN K, L, M GARAGES) = 11 SPACES

**BICYCLE PARKING REQUIREMENTS**

- BICYCLE PARKING REQUIRED FOR PHASES 1 AND 2 (BUILDINGS A THROUGH J) = 170 SPACES
- BICYCLE PARKING PROVIDED FOR PHASES 1 AND 2 (BUILDINGS A THROUGH J) = 148 SPACES
- BICYCLE PARKING REQUIRED FOR PHASE 3 (BUILDINGS K, L, M) = 181 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 3 (BUILDINGS K, L, M) = 180 SPACES
- BICYCLE PARKING SPACES TO BE LOCATED BY ACCORDANCE WITH CURRENT MASTER BICYCLE PARKING PLAN, OR AS OTHERWISE APPROVED BY THE ZONING ADMINISTRATOR.

**NelsenPartners**

Richard Parton, Inc.  
Architects, Engineers, Planners & Scientists  
1200 N. 7th Street, Suite 200  
Scottsdale, Arizona 85261  
Tel: 480.349.9700  
Fax: 480.349.9701  
www.nelsenpartners.com

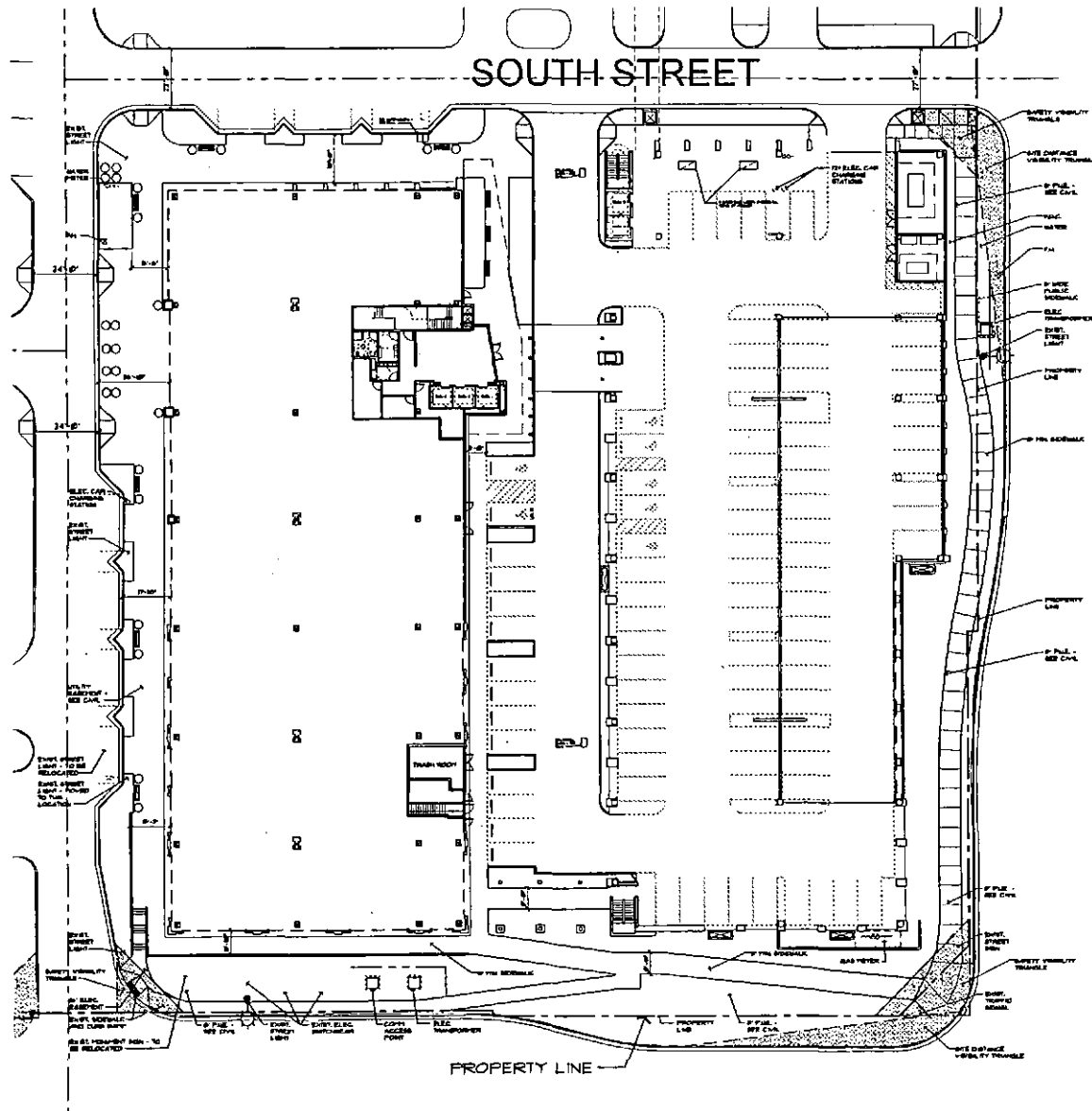
PRELIMINARY  
NOT FOR  
CONSTRUCTION  
OR  
TITLED MAPS

SCOTTSDALE QUARTER  
PHASE III BLOCK L & M  
N. 73RD STREET AND E. BUTHERUS ROAD  
SCOTTSDALE, ARIZONA

Date:  
November 12, 2013

Project No.  
3737A

A100  
MASTER SITE PLAN



NelsenPartners  
 Building Partners, Inc.  
 Architecture Planning Interiors  
 Austin - Scottsdale  
 18210 N. Scottsdale Road, Suite 200  
 Scottsdale, Arizona 85254  
 Tel: 480.948.0000  
 Fax: 480.948.0001  
 www.nelsenpartners.com

**SCOTTSDALE QUARTER  
 PHASE III BLOCK M**  
 N. 73RD STREET AND E. BUTHERUS ROAD  
 SCOTTSDALE, ARIZONA

Date  
 February 22, 2014  
 Revisions  
 APR 4, 2014  
 7:41 AM (Jalavaj)

Drawings and written description of the project are subject to change without notice and are not to be used for any other project without the written consent of the architect.

© 2014 NELSEN PARTNERS INC.  
 Project No.  
 31274

**A100b**  
 FINALISED OPEN  
 SPACE PLAN

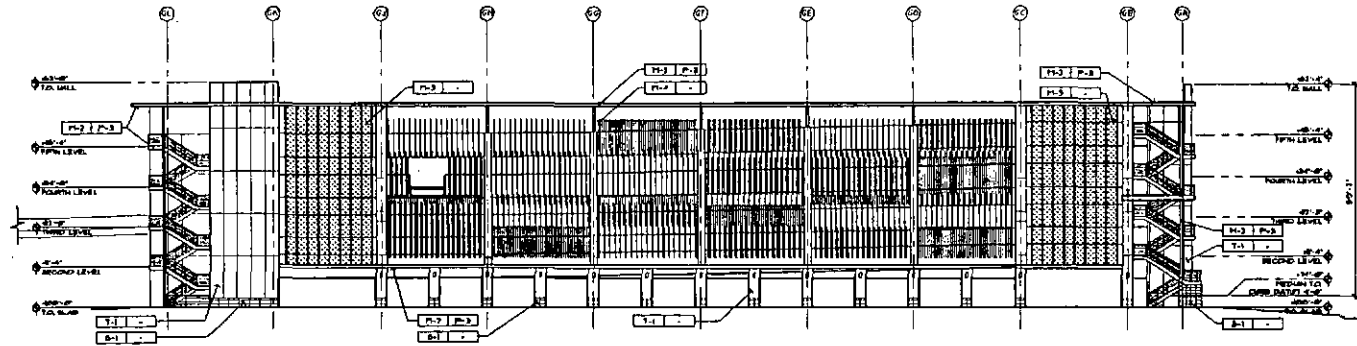
**DEVELOPMENT SITE PLAN  
 WORKSHEET - GROUND LEVEL**

01  
 NORTH

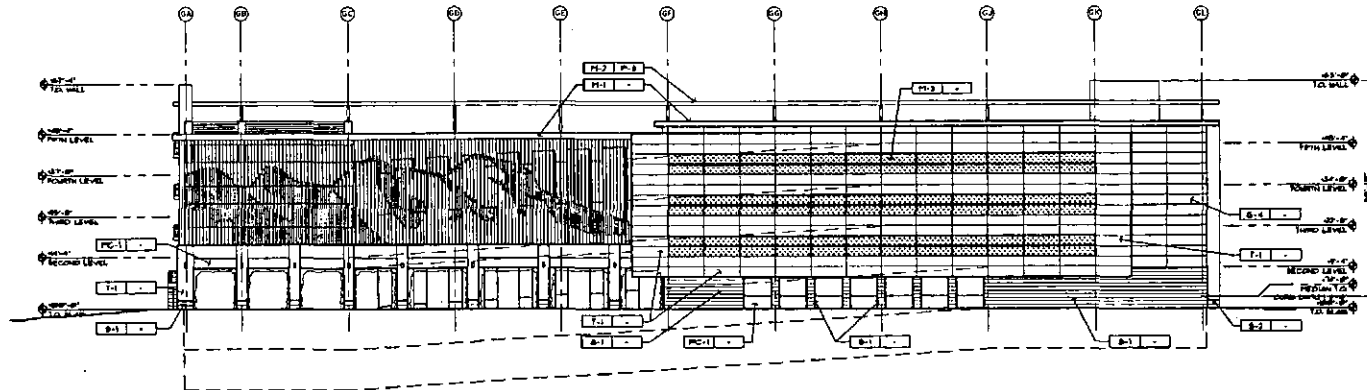
SCALE: 1/4" = 1'-0"

REF.

SCOTTSDALE QUARTER  
 PHASE III BLOCK M  
 N. 73RD STREET AND E. BUTHERUS ROAD  
 SCOTTSDALE, ARIZONA



02 GARAGE - WEST ELEVATION  
 SCALE: 1/8" = 1'-0" REF:



01 GARAGE - EAST ELEVATION  
 SCALE: 1/8" = 1'-0" REF:

Date  
 February 27, 2014  
 Revisions  
 April 8, 2014  
 Initial Review

Examples and notes that indicate the use of this drawing are not to be construed as a representation of the project and are not to be used for any other purpose without the written consent of NelsenPartners, Inc.  
 © 2008 NELSEN PARTNERS, INC.  
 Project No.  
 31324

A303  
 EXTERIOR ELEVATIONS




**AFFIDAVIT OF POSTING  
OFFICE OF THE CITY CLERK**

STATE OF ARIZONA

COUNTY OF MARICOPA

SS

 **ED MURRELL**

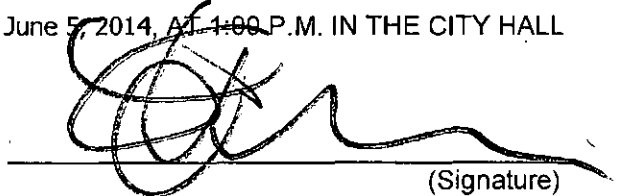
I, \_\_\_\_\_, being first duly sworn, depose and say:

That on 5/14/14, I posted notification poster(s) for the properties indicated below.

**Site(s) must be posted on or before: May 28, 2014**

Case No.	Description and Location of Project	No. of Signs	Date Posted
6-DR-2014	Scottsdale Quarter - Phase III Block, 15059 N Scottsdale Rd	2	5/14/14

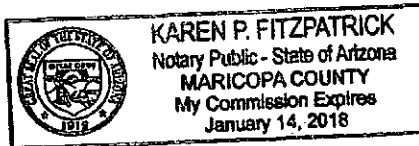
**Date of Development Review Board Public Meeting:** June 5, 2014, AT 4:00 P.M. IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.

  
(Signature)

Acknowledged this 15<sup>th</sup> day of MAY 2014.

  
(Notary Public)

My commission expires 1/14/18



# PUBLIC HEARING NOTICE

**REQUEST:** Approval of the site plan, landscape plan, and building elevations for a mixed use building containing 171,599 square feet of floor area with an integrated parking structure.

**CASE#:** 6-DR-2014

**DATE:** June 5, 2014

HEARING DATE SUBJECT TO CHANGE  
PLEASE CHECK OUR WEBSITE FOR LATEST INFORMATION

UNLESS OTHERWISE NOTIFIED, ALL PUBLIC HEARINGS ARE HELD AT:

SCOTTSDALE CITY HALL  
2000 N. DRINKWATER BLVD.

YOUR COMMENTS ABOUT THIS REQUEST CAN BE MADE PRIOR TO OR AT THE ABOVE PUBLIC HEARING

**1:00 P.M.**

DEVELOPMENT REVIEW BOARD



**480-312-7000**

POSTING DATE:

5-14-2014

[www.ScottsdaleAz.gov/projects](http://www.ScottsdaleAz.gov/projects)

CITIZEN PARTICIPATION REPORT  
18 ZN 2013 (revised February 2014)

Notice of the pending project was made by first class mail sent to property owners within 750 feet of the subject site as well as neighborhood association representatives identified by the City of Scottsdale. The notices mailed on October 25, 2013 invited recipients to an open house meeting to be held on November 7<sup>th</sup> at the offices of Nelson Partners, 15210 North Scottsdale Road, Scottsdale, Arizona. These offices are the offices of the project architect and are in the immediate vicinity of the subject property.

In addition, a Project Under Consideration sign was posted on October 28 and the affidavit of posting thereafter provided to the City of Scottsdale.

A "sign-in" sheet was provided for the Open House meeting, which no one attended except representatives of the applicant. No one responded to the mailed notices in writing or telephonically.

Attached to this report are the letter mailed to adjacent property owners and association representatives, the mailing list, the affidavit of posting confirming the posting of the Project Under Consideration sign, and the sign-in sheet for the open house meeting.

Subsequent to filing the application, correspondence addressed to Bryan Cluff concerning the application was forwarded to the applicant. This correspondence and the applicant's reply are attached. There was no follow-up to the applicant's response and there have been no other communications.



**BEUS GILBERT  
PLLC**

ATTORNEYS AT LAW

701 NORTH 44TH STREET  
PHOENIX, ARIZONA 85008-6504  
(480) 429-3060  
FAX (480) 429-3100

WRITER/DIRECT LINE  
(480) 429-3060

40084-001

25 October 2013

VIA U.S. MAIL

Dear Property Owner or Interested Party:

I am writing to inform you that SDQ III FEE, LLC, has filed application 472-PA-2013, a request for rezoning approval to amend the development plan for Scottsdale Quarter and requesting amended development standards. The proposed use is a six-story mixed use retail, hotel, and residential development at the northwest corner of Butherus Drive and 73<sup>rd</sup> Street as depicted on the attached site plans.


Your thoughts concerning this application are welcome, and you are also welcome to attend an Open House meeting at the offices of Nelsen Partners, 15210 N. Scottsdale Road, Suite 300, at 6:00 p.m. on November 7, 2013. (A map is attached to help find the meeting location).

If you have any questions concerning this correspondence or the proposal, or would like to discuss the proposal in advance of the meeting, you can reach the applicant by calling Neal Pascoe at 480-429-3060 or by e-mail at [npascoe@beusgilbert.com](mailto:npascoe@beusgilbert.com).

The staff contact is Bryan Cluff who can be reached at 480-312-2258 or by e-mail at [bcluff@scottsdaleaz.gov](mailto:bcluff@scottsdaleaz.gov). You may also find out more at the City of Scottsdale website: [www.scottsdaleaz.gov/projects/Process](http://www.scottsdaleaz.gov/projects/Process).

Very truly yours,

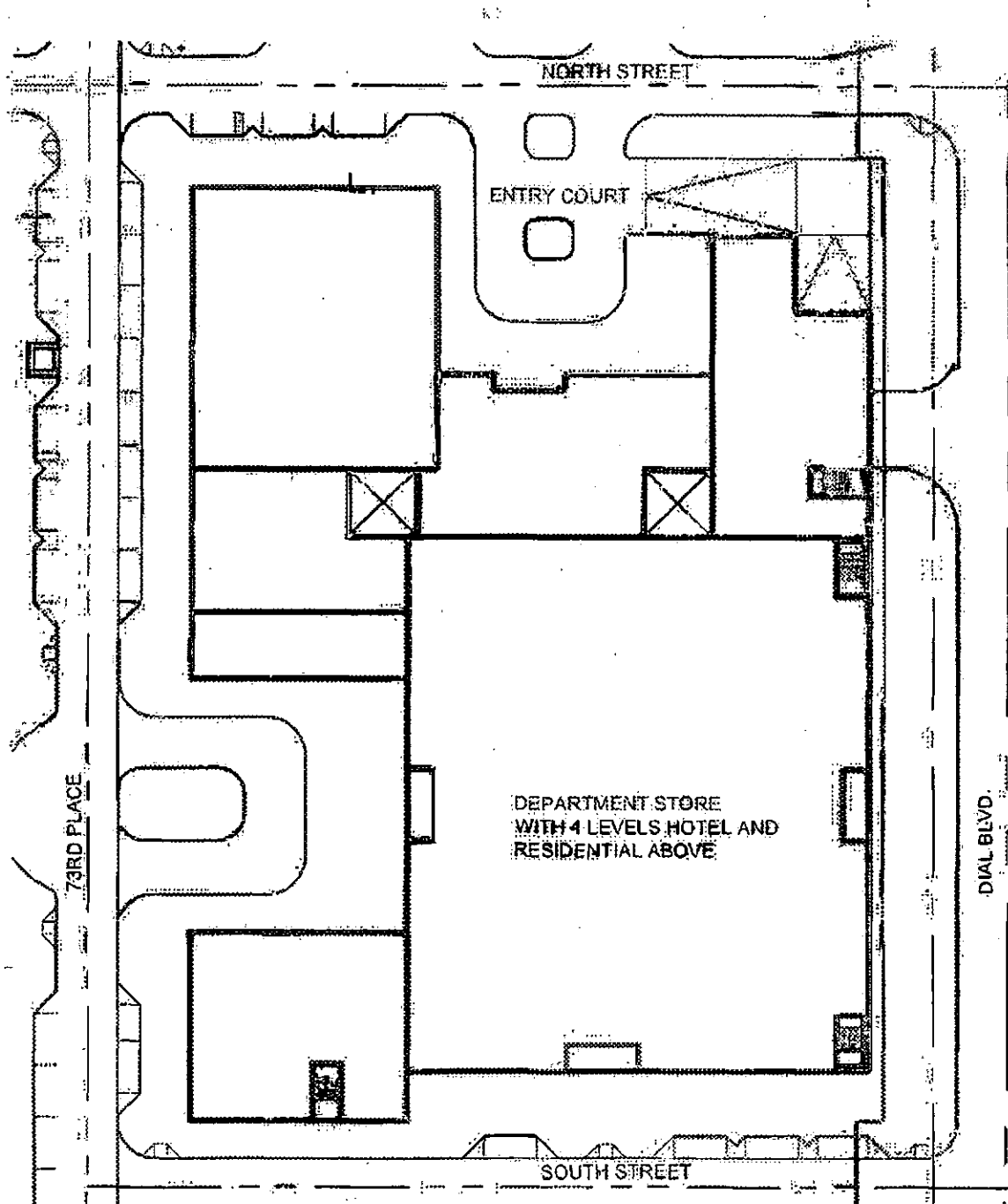
BEUS GILBERT PLLC



Neal T. Pascoe, AICP  
Planning Consultant

NTP:ich  
Attachments

cc: Bryan Cluff (via e-mail)  
[planninginfo@scottsdaleaz.gov](mailto:planninginfo@scottsdaleaz.gov)



NORTH

**NelsenPartners**

**Nelsen Partners, Inc.**  
Architecture Planning Interiors

Austin | Scottsdale

15210 N. Scottsdale Road,  
Suite 500  
Scottsdale, Arizona 85254  
tel. 480.949.6800  
fax 480.949.6801

**Scottsdale Quarter  
Mixed-Use Bldg.**

15369 N. SCOTTSDALE RD.  
SCOTTSDALE, AZ 85260

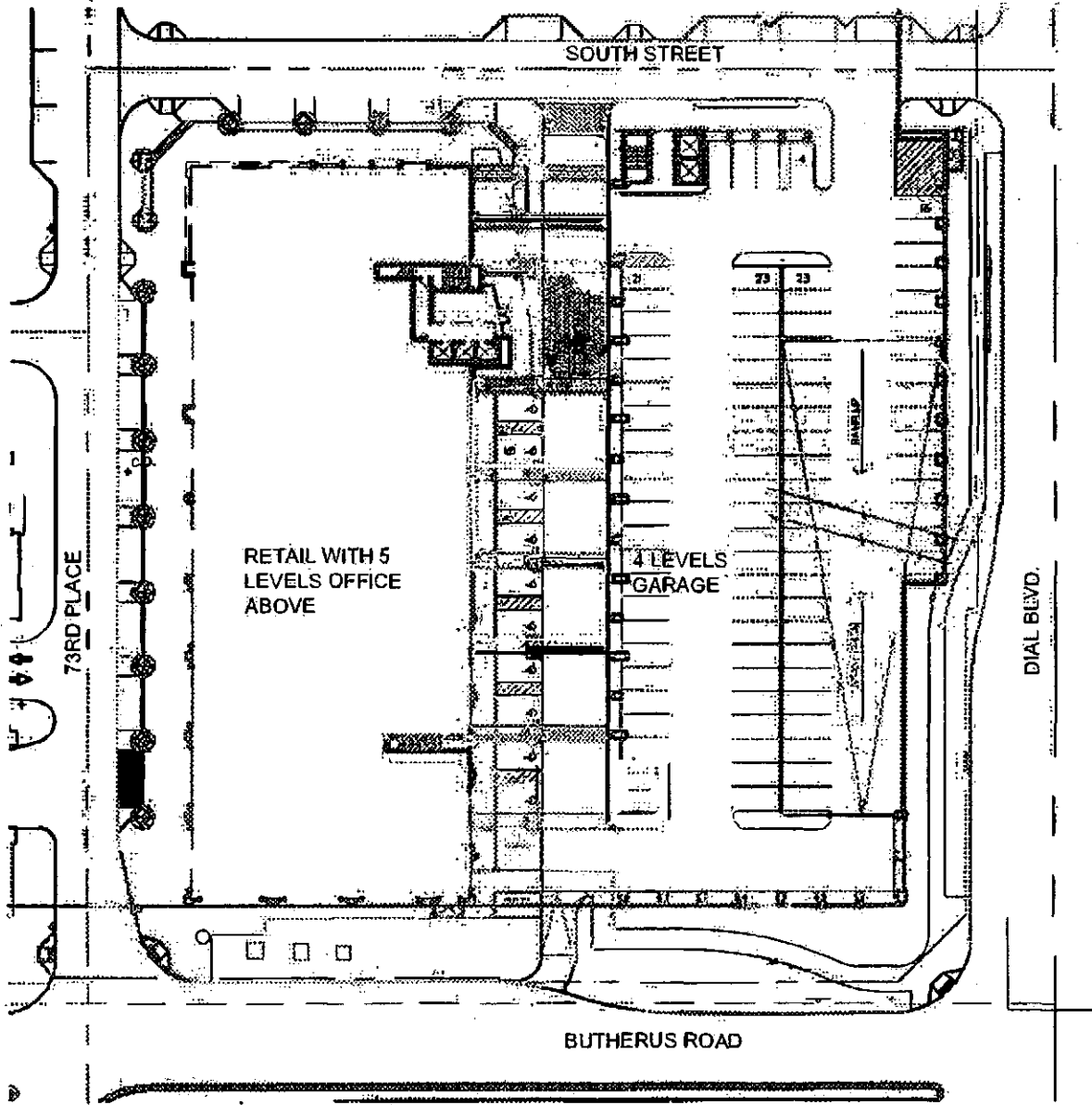
DATE: OCT. 24, 2013

PROJECT NO.: 31374

Block L

**SITE PLAN**

DRAWING NO./SHEET NO.



<b>NelsenPartners</b> Nelsen Partners, Inc. Architecture Planning Interiors Austin - Scottsdale 15210 N. Scottsdale Road, Suite 300 Scottsdale, Arizona 85254. tel 480.949.6800 fax 480.949.6801	<b>Scottsdale Quarter Mixed-Use Bldg.</b> 15389 N. SCOTTSDALE RD. SCOTTSDALE, AZ 85280		Block M
	DATE: OCT. 24, 2013	PROJECT NO: 31374	<b>SITE PLAN</b> DRAWING NO./SHEET NO.



Owner	MAIL_ADDR1	MAIL_CITY
SCOTTSDALE COMMERCE CENTER LLC	PO BOX 1679	MERCER ISLAND
ROWLEY BLUE WATER INVESTMENTS LLC	10030 N 25TH AVE	SCOTTSDALE
TAYLOR JOAN TR	15035 N 74TH ST	SCOTTSDALE
GLASS JOAN T	41824 N KACHINA RD	CAVE CREEK
S B C INC	1845 MCCULLOCH BLVD NORTH B4	LAKE HAVASU CITY
OX II LLC	7317 E GREENWAY RD	SCOTTSDALE
LUCAS GREGORY L/DAWN M	1865 E LELAND CIR	MESA
BENNE FAMILY TRUST	18074 N CIRCLE S TRL	RATHDRUM
FRANZ CREEK PROPERTIES LLC	7707 E ACOMA DR STE 101	SCOTTSDALE
SCOTTSDALE ROAD EQUITIES 02 LLC	14851 N SCOTTSDALE RD STE 203	SCOTTSDALE
MONT ASTER LLC	14901 N SCOTTSDALE RD #201	SCOTTSDALE
SCOTTSDALE ROAD EQUITIES 02 LLC	14851 N SCOTTSDALE RD STE 203	SCOTTSDALE
SCOTTSDALE ROAD EQUITIES 02 LLC	14851 N SCOTTSDALE RD STE 203	SCOTTSDALE
OAKWOOD III LLC	6710 E CAMELBACK RD STE 100	SCOTTSDALE
2 QUARTERS & A 1/2 LLC	15601 N 40TH ST STE-130	PHOENIX
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205	SCOTTSDALE
TRIPLE C AIRPARK PROPERTIES LLC	2688 E ROSE GARDEN LN	PHOENIX
TRIPLE C AIRPARK PROPERTIES LLC	2688 E ROSE GARDEN LN	PHOENIX
ANCALA-VIA LINDA LLC	PO BOX 28670	SCOTTSDALE
COURTHOUSE COMMERCIAL LLC	7332 E BUTHERUS DR	SCOTTSDALE
COURTHOUSE COMMERCIAL LLC	7332 E BUTHERUS DR	SCOTTSDALE
SKY PEAK L L C	14901 N SCOTTSDALE RD #201	SCOTTSDALE
SKY PEAK L L C	14901 N SCOTTSDALE RD #201	SCOTTSDALE
PAR DEVELOPMENT 2 LLC	15020 N 74TH ST	SCOTTSDALE
PAR DEVELOPMENT L L C	15020 N 74TH ST STE A 2ND FL	SCOTTSDALE
KIM JIM	7302 E HELM DR	SCOTTSDALE
LUCAS FAMILY ASSET HOLDINGS LLC	6918 E THIRSTY CACTUS LN	SCOTTSDALE
MALONE ROLAND C/LINDA C TR	3039 E CHOLLA ST	PHOENIX
HELM CONDO LLC	14415 N 73RD ST 100	SCOTTSDALE
7401 INVESTMENTS LLC	7401 E BUTHERUS DR	SCOTTSDALE
NAUTILUS INSURANCE CO	7233 E BUTHERUS DR	SCOTTSDALE
NAUTILUS INSURANCE CO	7233 E BUTHERUS DR	SCOTTSDALE
MS CONSOLIDATED HOLDINGS LLC	7305 E GREENWAY RD	SCOTTSDALE
MS CONSOLIDATED HOLDINGS LLC	7305 E GREENWAY RD	SCOTTSDALE
MS CONSOLIDATED HOLDINGS LLC	7305 E GREENWAY RD	SCOTTSDALE
MS CONSOLIDATED HOLDINGS LLC	7305 E GREENWAY RD	SCOTTSDALE
MS CONSOLIDATED HOLDINGS LLC	7305 E GREENWAY RD	SCOTTSDALE
SCOTTSDALE CITY OF	3939 N DRINKWATER BLVD	SCOTTSDALE
MS CONSOLIDATED HOLDINGS LLC	7305 E GREENWAY RD	SCOTTSDALE
SDQ III FEE LLC	180 E BROAD ST 21ST FL	COLUMBUS
SDQ III FEE LLC	180 E BROAD ST 21ST FL	COLUMBUS
SDQ III FEE LLC	180 E BROAD ST 21ST FL	COLUMBUS
22B AIRPARK L L C	7501 E THOMPSON PK PKWY 254	SCOTTSDALE
SENTINEL INVESTMENTS LTD	14605 N AIRPORT DR NO 210	SCOTTSDALE
SDQ FEE LLC	180 E BROAD ST 21ST FLOOR	COLUMBUS
MICHEL WILLIAM E/MIYOKO N TR	5949 E CHARTER OAK RD	SCOTTSDALE

SCOTTSDALE PLACE LLC  
DUNLOGIN GROUP LLC  
PLINTH VENTURE LLC  
CAPITAL CREEK GOLD LLC

14300 N NORTHSIGHT BLVD STE 212  
20701 N SCOTTSDALE RD STE 107-623  
2198 E CAMELBACK RD  
4425 N 24TH ST 225

SCOTTSDALE  
SCOTTSDALE  
PHOENIX  
PHOENIX

MAIL_S	MAIL_ZIP	MAIL_C	APN
WA	98040	USA	21544001K
AZ	85021	USA	21544007
AZ	85260	USA	21556070C
AZ	85331	USA	21556070D
AZ	86403	USA	21556071
AZ	85260	USA	21556074A
AZ	85203	USA	21556075A
ID	83858	USA	21556076A
AZ	85260	USA	21556001L
AZ	85254	USA	21556021A
AZ	85254	USA	21556021B
AZ	85254	USA	21556023C
AZ	85254	USA	21556023E
AZ	85251	USA	21556024B
AZ	85032	USA	21556026B
AZ	85251	USA	21556030
AZ	85050	USA	21556047
AZ	85050	USA	21556048
AZ	85255	USA	21556050
AZ	85260	USA	21556051
AZ	85260	USA	21556052
AZ	85254	USA	21556053
AZ	85254	USA	21556054
AZ	85260	USA	21556057A
AZ	85260	USA	21556058
AZ	85260	USA	21556376
AZ	85266	USA	21556377
AZ	85028	USA	21556378
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AZ	85260	USA	21556384
AZ	85260	USA	21556403
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AZ	85260	USA	21556410
AZ	85260	USA	21556409
AZ	85260	USA	21556408
AZ	85260	USA	21556412
AZ	85251	USA	21556413
AZ	85260	USA	21556406
OH	43125	USA	21556417
OH	43125	USA	21556415
OH	43125	USA	21556416
AZ	85255	USA	21556025G
AZ	85260	USA	21556025C
OH	43215	USA	21556414
AZ	85254	USA	21556025B

AZ	85260 USA	21544073A
AZ	85255 USA	21544073B
AZ	85016 USA	21544075
AZ	85016 USA	21544072



Coalition of Pinnacle Peak  
Bob Vairo  
10040 E. Happy Valley Rd. #451  
Scottsdale, AZ 85255

Coalition of Pinnacle Peak  
Linda Whitehead  
8912 E. Pinnacle Peak Rd.  
PMB 275  
Scottsdale, AZ 85255

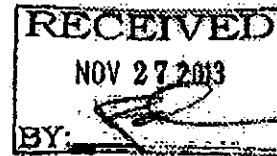
## **SKY PEAK, L.L.C.**

14901 N. Scottsdale Rd., Ste. 201, Scottsdale, AZ 85254

(480) 483-8107

November 26, 2013

Bryan Cluff, Case Contact  
City of Scottsdale Planning and Development  
Via email: [projectinput@scottsdaleaz.gov](mailto:projectinput@scottsdaleaz.gov)



RE: Case Number 18-ZN-2013

I have represented the property owner of the office building located at 7320 E Butherus Dr. for the past sixteen years. During that time, with the exception of the property on the SE corner of 73<sup>rd</sup> St and Butherus Dr., this has been a quiet, peaceful business district where companies could operate without the threat of noise and violence. Upon receiving notice of the above case number, I fear that serenity is about to be disrupted.

Because of this proposed plan, I visualize increased drunken traffic, endless nighttime noise and vandalism to my property. Because my parking area is unattended during nighttime hours, I fear your bar patrons will find my parking area a convenient access to your establishment. With this unauthorized use comes the inevitable litter, broken glass, smashed windows and trampled landscaping. I should not have to suffer additional expense to maintain my property in the name of your "progress".

Please record this letter as my formal opposition to this plan. While this Project Narrative states "...no public opposition during our citizen outreach process", I was not contacted for my views and want to be sure my objections are noted.

If you have any concrete solutions or provisions that you can share that would dispel my concerns, feel free to contact me at 480-483-8107 to discuss.

Sincerely,

A handwritten signature in cursive script that reads "Moshe Bar".

Moshe Bar  
POA  
Sky Peak, LLC

**BEUS GILBERT**

PLLC

ATTORNEYS AT LAW

701 NORTH WATKIN STREET  
PHOENIX, ARIZONA 85009-7804  
TEL (480) 429-3100  
FAX (480) 429-3100

WRITER'S DIRECT LINE  
(480) 429-3060

40084-001

7 January 2014

VIA U.S. MAIL

Moshe Bar  
POA Skypeak LLC  
14901 N. Scottsdale Rd.  
Suite 201  
Scottsdale, AZ 85254

Re: Case No. 18-ZN-2013

Dear Mr. Bar:

I am writing in response to your letter dated November 26, 2013 addressed to Bryan Cluff concerning the zoning case above referenced.

I apologize for the belated response. However, your correspondence was not forwarded to me until January 2, 2014. Notice of our Open House meeting was mailed to Skypeak LLC at the same address used on your correspondence, 14901 N. Scottsdale Road. If there is a better address please let me know and we will revise our mailing list accordingly.

Our proposal is to develop the third and final phase of Scottsdale Quarter as a mixed use consisting of residential, hotel, and commercial including a major department store. Scottsdale Quarter is an upscale retail center and Phase 3 will continue to provide a superior environment. As such, the concerns stated in your letter that include "increase drunken traffic, endless nighttime noise and vandalism" have not been an issue in Scottsdale Quarter and would never be tolerated. The proposed development has ample parking more conveniently located than your parking area. Hotel guests and shoppers would have to park far from their destination and cross a wide street in order to improperly use your parking. There is no reason to believe this would happen.

I entirely agree with your statement that "I should not have to suffer an additional expense to maintain my property" and cannot imagine any scenario in which you would have to. The proposed development is a high end quality development oriented internally and with more than enough convenient parking. Building entrances are internal and entry must be from within

Moshe Bar  
7 January 2014  
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Scottsdale Quarter. There is simply no reason to walk the extra distance, especially considering the department store and hotel are not only west but north of your property.

Thank you for your correspondence. I believe that the site plan that has been proposed will prevent the concerns that you expressed. If you have any questions about this correspondence or would like to discuss this matter further, please call the undersigned at 480-429-3060 or you may e-mail at [npascoe@beusgilbert.com](mailto:npascoe@beusgilbert.com).

Very truly yours,

**BEUS GILBERT PLLC**



Neal T. Pascoe  
Planning Consultant

NTP:ich

cc: Paul E. Gilbert, Esq. (w/attachment, via e-mail)  
Steve Bruch (w/attachment, via e-mail)  
George Melara (w/attachment, via e-mail)  
Ryan Friedberg (w/attachment, via e-mail)



# 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: 12-26-093

Project Name: \_\_\_\_\_

Location: NAC Hughes & 73rd St.

Site Posting Date: 10.28.13

Applicant Name: Bous Gilbert, PLLC

Sign Company Name: Dynamite Signs, Inc.

Phone Number: 480-560-3003

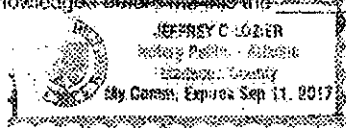
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

[Signature]  
Applicant Signature

10.28.13  
Date

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

Acknowledged before me on the \_\_\_\_\_ day of Oct, 2013



[Signature]  
Notary Public  
My commission expires: 9/11/2017

City of Scottsdale -- Current Planning Division

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