

**Neighborhood Notification  
Open House Information  
Citizen Comments**



Packers

# REQUEST TO SPEAK

2

Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.

Public testimony is limited to three (3) minutes per speaker.

Additional time **MAY** be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Jeff Lenz MEETING DATE 2/23/11

NAME OF GROUP/ORGANIZATION (if applicable) The North Central Group

ADDRESS 1600 Aspen Commons # 200 ZIP 53562

HOME PHONE 608-836-0857 WORK PHONE 608-836-6060

E-MAIL ADDRESS (optional) jlenz@ncghotels.com

☒ I WISH TO SPEAK ON AGENDA ITEM # 2 ☐ I WISH TO DONATE MY TIME TO \_\_\_\_\_

☒ I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING \_\_\_\_\_

\*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

**This card constitutes a public record under Arizona law.**

**Request to Speak cards must be submitted to City Staff before public testimony begins on that item.**

**HOW TO ADDRESS THE BOARD AND COMMISSION:**

- The Chair will call your name when it is your turn to speak.
- Approach the podium and state your name and address for the record.
- Groups wishing to speak are encouraged to select a spokesperson to represent the views of the group.
- Public testimony is limited to three minutes per speaker. *(At the Chair's discretion, speakers representing two or more persons may be granted additional time.)*
- A timer light, located at the podium, will help you to time your comments.
  - o A green light indicates the timer has been activated.
  - o A yellow light indicates there is one minute remaining.
  - o A red light indicates the comment period has ended.

**WRITTEN COMMENTS:** Citizens who do not wish to address the Board and Commission in person may submit written comments by completing a yellow Written Comment card. Written Comment cards are available throughout the Kiva Forum and at the Staff table.



**Princess & Perimeter Land, LLC**  
**Princess & Perimeter Building, LLC**

17550 N. Perimeter Drive  
Suite 370  
Scottsdale, Arizona 85255

Via email: [bcluff@scottsdaleaz.gov](mailto:bcluff@scottsdaleaz.gov)

February 22, 2011

Bryan Cluff  
Planning Coordinator  
City of Scottsdale

SUBJECT: Pinnacle in the Perimeter Center  
Case #2-ZN-2010

Dear Bryan:

Princess & Perimeter Land, LLC and Princess & Perimeter Building LLC, ("Princess & Perimeter") which owns the commercial office building located at 17550 N. Perimeter Drive within the Perimeter Center and to the west of the subject site, is sending this letter to provide its written support to the position taken by the owners of the Hilton Garden Inn hotel regarding the above referenced case. The Hilton Garden Inn hotel is a major business that assists in attracting and providing support to the quality tenants of the commercial buildings at the Perimeter Center.

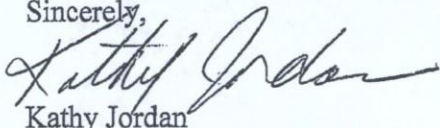
Princess & Perimeter Building also opposes the request for a zoning amendment height variance of up to 65'. Other buildings within the Perimeter Center were built at approved heights of 42', 50' and 56' and allowing buildings of 65' in this location will be detrimental to the existing buildings within the Perimeter Center. We are also concerned as to where the finished floor of the buildings will be established by the flood plain administrator and request that the City limit the total height of the building to be from the current elevation and not from some future elevation.

The applicant does not address the need for a project of this size nor the fact that many of the existing high-quality office buildings in the area are experiencing declining occupancy along with entire building vacancies at this time.

The applicant has presented the Development Plan which is conceptual only, non-descript and does not provide a development date. Previously the City has insisted on an exact design to assist in making zoning amendment determinations.

Thank you for your consideration of our support of the Hilton Garden Inn hotel's position and to our opposition to this zoning amendment height variance.

Sincerely,



Kathy Jordan  
Director of Property Management

cc: Louisa Garbo via email



**EARL, CURLEY & LAGARDE, P.C.**  
ATTORNEYS AT LAW

Telephone (602) 265-0094  
Fax (602) 265-2195

3101 North Central Avenue  
Suite 1000  
Phoenix, Arizona 85012

October 5, 2010

**Citizen Review Report**  
***The Pinnacle in the Perimeter Center***

**REQUEST**

Furst Properties has filed an amendment of its original request to obtain approval of amended development standards in the I-1 district, as is permitted under the Planned Community District (PCD) overlay designation of the Perimeter Center. The amended development standards would allow the proposed five story 65' height on the entire 24.6 acre Furst Properties site located at the northwest corner of the Pima Freeway Loop 101 and Princess Drive within the Perimeter Center.

Section 5.2102 of the Zoning Ordinance allows property development standards modifications subject to a written narrative and graphics that support a Planning Commission and City Council determination that the modifications will produce a project superior to that produced by the existing standards. The amendment of development standards proposed by Furst Properties will allow the development of architecturally superior buildings visible from the freeway and enhance the likelihood of attracting corporate headquarter users. The original request was amended to make the zoning entitlements and development standards consistent on the entire Furst Properties site along the freeway.

**CITIZEN NOTIFICATION PROCESS**

The Citizen Review Plan was prepared in accordance with the City of Scottsdale Zoning Ordinance, Section 1.305.C, Citizen Review Process and meets the City's Citizen Review Process requirements and the recommended notification area. The purpose of this plan was first, to identify the persons who may be directly affected by the proposed amendment to the development standards in the I-1 zoning district on this particular site; second, to identify any interested parties that need to be notified as a result of the proposed request; and third, to provide an opportunity for area property owners and interested parties to provide comments on the proposed application prior to the public hearings so that any issues that arose could be resolved.

The original notification letter was mailed on April 5, 2010, to inform the adjacent property owners and interested parties of the proposed amended standards request. The letter was sent by first class mail to all property owners and HOA's within 750-feet of the subject site, interested parties identified on the list provided by the City, Perimeter Center POA, Coalition of Pinnacle

2-ZN-2010  
2<sup>nd</sup>: 10/13/2010



Peak (C.O.P.P.) and the Greater Pinnacle Peak Homeowners Associations with a copy to the City to invite them to an open house to review the proposal. Representatives of the C.O.P.P. were also called and send copies of the submittal. A copy of the first notification letter containing all the required information is attached to this Report along with the mailing list. The Project Under Consideration sign was posted a minimum of 10 days prior to the open house meeting as required and the Affidavit of Posting is also attached.

The only attendees at the Open House were representatives of the adjacent Hilton Garden Inn Hotel. Hotel owner David Lenz expressed concerns about the blockage of hotel visibility from the freeway with taller buildings, limitations on hotel signage, site limitation and cut-through traffic problems caused by the lack of shared access with the Furst property. Two subsequent meetings were held with David and Jeff Lenz to propose site plan modifications to address their concerns. The Conceptual Development Plan was revised to limit the proposed 65' height to 50% of the 200' area adjacent to the freeway to assure view corridors through the site. Furst Properties also proposes to install, at its cost and using only its property, a public street between the hotel and its development to provide a better window of visibility for the hotel and to eliminate the hotel's current cut-through traffic problem.

Prior to submitting the application, the applicant and architect met with the Perimeter Center POA Board and their letter of support is also attached. A subsequent meeting was held with the applicant, architect, POA Board and representatives of the adjacent Hilton Garden Inn Hotel to discuss hotel concerns including blocked visibility and limited signage.

When the original request was amended to add Phase One of the Furst Properties campus in order to maintain consistency in zoning entitlements and development standards on the entire Furst Properties site along the freeway, a second notice letter was mailed to an expanded notice list within 750'. A copy of this second letter and list is also included with this report.



**EARL, CURLEY & LAGARDE, P.C.**  
ATTORNEYS AT LAW

Telephone (602) 265-0094  
Fax (602) 265-2195

3101 North Central Avenue  
Suite 1000  
Phoenix, Arizona 85012

April 8, 2010

**Citizen Review Plan**  
***The Pinnacle in the Perimeter Center***

**REQUEST**

On behalf of Furst Properties, our office has filed a request to obtain an amendment of the development standards of the I-1 district, as is permitted under the Planned Community District (PCD) overlay designation of the Perimeter Center. The proposed amended standards would allow a five story office project on an approximately 16.72 acre site located at the northwest corner of the Pima Freeway Loop 101 and Princess Drive within the Perimeter Center.

Section 5.2102 of the Zoning Ordinance allows property development standards modifications subject to a written narrative and graphics that support a Planning Commission and City Council determination that the modifications will produce a project superior to that produced by the existing standards. The amendment of development standards proposed by Furst Properties will allow the development of architecturally superior buildings visible from the freeway and enhance the likelihood of attracting corporate headquarter users.

**CITIZEN NOTIFICATION PROCESS**

The Citizen Review Plan was prepared in accordance with the City of Scottsdale Zoning Ordinance, Section 1.305.C, Citizen Review Process and meets the City's Citizen Review Process requirements and the recommended notification area. The purpose of this plan is three-fold: first, to identify the persons who may be directly affected by the proposed Amendment to the Development Standards in the I-1 zoning district on this particular site; second, to identify any interested parties that need to be notified as a result of the proposed requests; and third, to provide an opportunity for area property owners and interested parties to provide comments on the proposed application prior to the public hearings so that issues can be resolved.

In accordance with requirements of the Zoning Ordinance, the following Citizen Review Plan process is proposed:

- A notification letter is the most appropriate notification technique to inform the adjacent property owners and interested parties of the request.

**2-ZN-2010**  
**1<sup>st</sup>: 4/8/2010**

- A notification letter has been sent by first class mail to all property owners and HOA's within 750-feet of the subject site, interested parties identified on the list provided by the City, Perimeter Center POA, Coalition of Pinnacle Peak and the Greater Pinnacle Peak Homeowners Associations with a copy to the City to advise them of the proposed request to obtain an amendment of the development standards of the I-1 district for this specific property and to invite them to an open house to review the proposal.
- A copy of the notification letter containing all the required information is attached along with the mailing list.
- The applicant's development team has scheduled a formal open house meeting to discuss the proposed requests.
- Questions and issues that are brought up from the notification letter will become part of the Citizen Review Report. These questions and issues will be addressed in the following manner:
  - Information questions by phone, e-mail or fax will be answered immediately by the applicant.
  - A copy of the issues and responses will be provided to the Planning Department to identify how questions and issues were addressed.
- The Project Under Consideration sign has been posted a minimum of 10 days prior to open house meeting as required and the Affidavit of Posting is also attached.
- The Citizen Review Report will be submitted to the Planning Department.
- The applicant and architect have already met with the Perimeter Center POA Board and their letter of support is also attached.



# THE PERIMETER C E N T E R



**RECEIVED**

FEB 17 2010

FURST PROPERTIES

February 3, 2010

Scottsdale Perimeter I, LLC  
c/o Furst Properties  
14648 N. Scottsdale Road, Suite 345  
Scottsdale, AZ 85254

RE: Lots 16 – 19 Height Variance Request

Dear Furst Properties:

On January 19, 2010 the Perimeter Center Board of Directors heard your proposal for a height variance for a project consisting of two five-story office buildings on Lots 16-19. The Board recognizes your desire to attract corporate headquarter users as tenants and is in support of the proposed height variance.

The Perimeter Center Owners Association will still need to be involved throughout the planning and development phases. We look forward to working with you further and to the completion of the project and its addition to the Perimeter Center.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Cacheris', written over the printed name.

Chris Cacheris  
Vice President  
Perimeter Center Owners Association  
Board of Directors

**2-ZN-2010**  
**1<sup>st</sup>: 4/8/2010**



# 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:** 738-PA-2009

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

**Location:** 17821, 17799, 17791 & 17761 N 85th St.

**Site Posting Date:** 4/5/10

**Applicant Name:** Earl, Curley & Lagarde

**Sign Company Name:** Dynamite Signs, Inc.

**Phone Number:** 480-585-3031

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

*Panda Swartz*  
Applicant Signature

4/5/10  
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 5<sup>TH</sup> day of APRIL 2010



*Sharon Maltzberger*  
Notary Public

My commission expires: 02/23/2014

## 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

## Neighborhood Open House Meeting

Date: Thursday, April 15, 2010  
Time: 6:00 PM  
Location: Hilton Garden Inn, 8550 E. Princess Dr., Scottsdale

Site Address: 17821, 17799, 17791 and 17761 N. 85th St., Scottsdale, AZ 85255

### Project Overview:

- **Description of Request:** To obtain an amendment of the development standards of the I-1 district
- **Description of Project & Proposed Use:** To allow a five story office project
- **Site Acreage:** Approximately 16.72 acre site adjacent to the elevated portion of the Loop 101
- **Site Zoning:** I-1 PCD

### Applicant/Contact:

Lynne Lagarde 602-265-0094  
llagarde@ecflaw.com

### City Staff Contact:

Louisa Garbo 480-312-2671  
lgarbo@scottsdaleaz.gov

Pre-Application #738-PA-2009 available at City of Scottsdale: 480-312-7000

After submittal, project information is available at:  
[www.scottsdaleaz.gov/projects/ProjectsInProgress](http://www.scottsdaleaz.gov/projects/ProjectsInProgress)

Posting Date:  
4/5/10

2-ZN-2010  
1<sup>st</sup>: 4/8/2010

04/05/2010 12:15:45



**EARL, CURLEY & LAGARDE, P.C.**  
ATTORNEYS AT LAW

Telephone (602) 265-0094  
Fax (602) 265-2195

3101 North Central Avenue  
Suite 1000  
Phoenix, Arizona 85012

October 5, 2010

***RE: The Pinnacle in the Perimeter Center***  
***Case Number: 2-ZN-2010***


Dear Property Owner, or Interested Parties:

On behalf of Furst Properties, our office has amended our request for an amendment of the development standards of the I-1 district, as is permitted under the Planned Community District (PCD) overlay designation of the Perimeter Center. The request now includes an additional adjacent site owned by our client. The amended development standards would allow the proposed five story 65' height on an approximately 24.6 acre site located at the northwest corner of the Pima Freeway Loop 101 and Princess Drive within the Perimeter Center. The request was amended to make the zoning entitlements and development standards consistent on the entire Furst Properties site along the freeway.

Section 5.2102 of the Zoning Ordinance allows property development standards modifications subject to a written narrative and graphics that support a Planning Commission and City Council determination that the modifications will produce a project superior to that produced by the existing standards. The amendment of development standards proposed by Furst Properties will allow the development of architecturally superior buildings visible from the freeway and enhance the likelihood of attracting corporate headquarter users. We have enclosed an aerial photo showing you the location of the revised site.

Please contact me with any questions or comments. Our project coordinator is Bryan Cluff who can be reached at 480-312-2258 or [bcluff@scottsdaleaz.gov](mailto:bcluff@scottsdaleaz.gov). Additional information is available on the City's website at [www.scottsdaleaz.gov/projects/ProjectsInProgress](http://www.scottsdaleaz.gov/projects/ProjectsInProgress).

Very truly yours,

  
FOR Lynne A. Lagarde

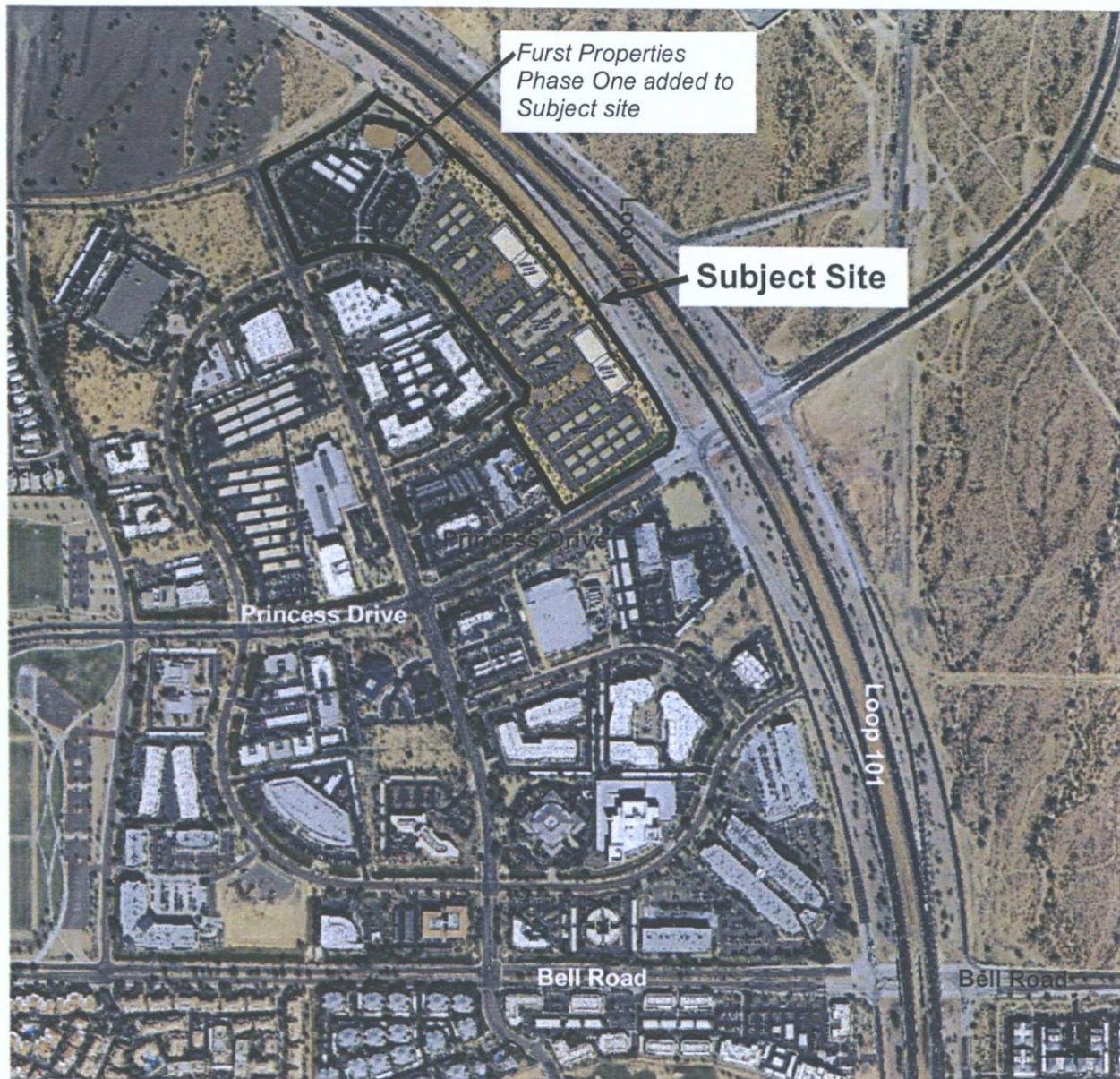
LAL/rot

Attachment: Revised Aerial Photo of site

O:\INDEX\Furst\101 & Princess\Docs\Citizen Review Letter(Amendol Request)-Final\_10.5.2010.doc

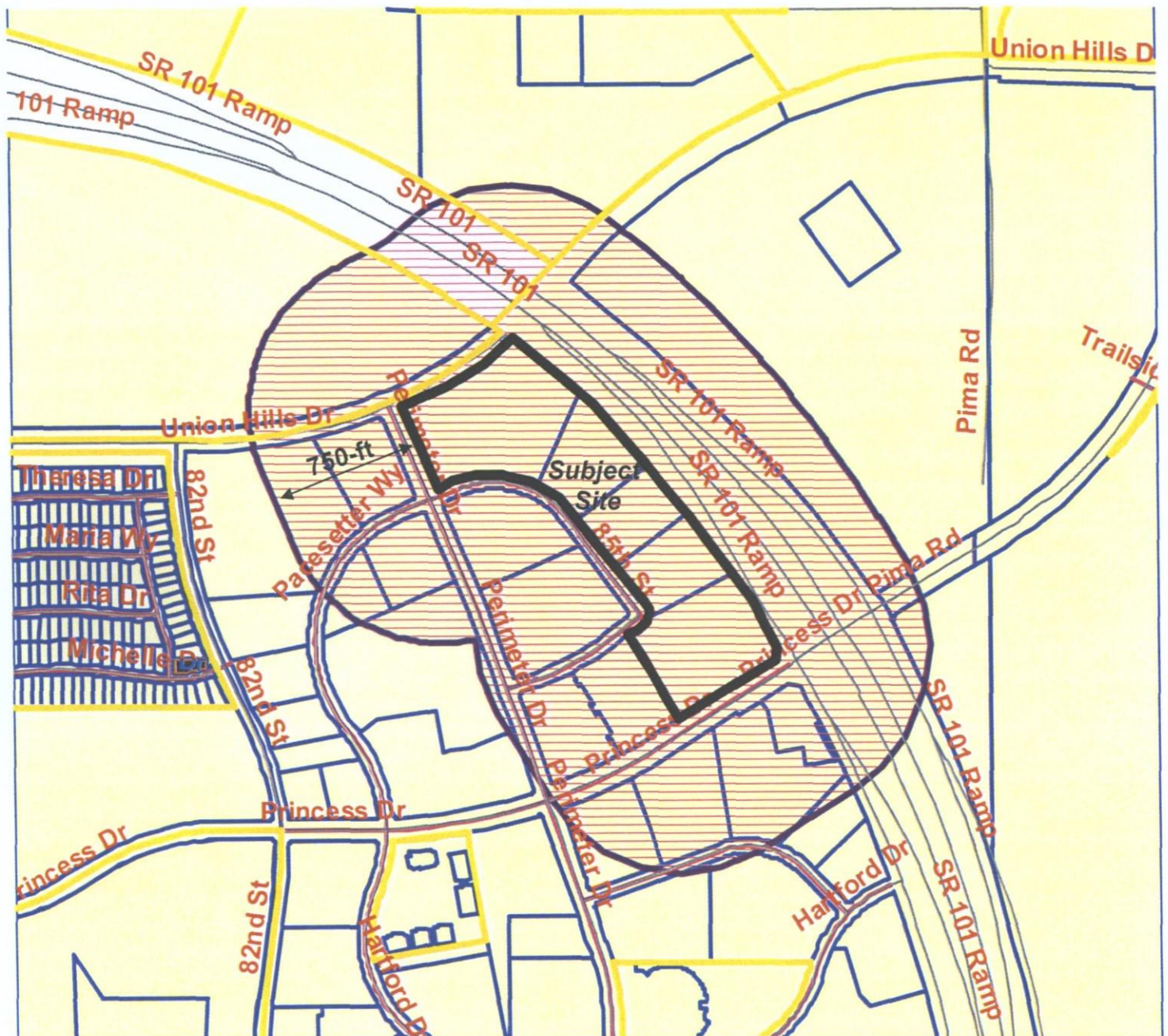
**2-ZN-2010**  
**2<sup>nd</sup>: 10/13/2010**





*The Pinnacle in the Perimeter Center*  
*Case Number: 2-ZN-2010*





Site Address: 17851, 17821, 17799, 17791 and 17761 N. 85th St., Scottsdale AZ 82555  
 APN #'s: 215-07-001Y, 215-07-212K, 215-07-212L, 215-07-212M, and 215-07-212N





SCOTTSDALE PERIMETER I LLC  
14648 N SCOTTSDALE RD #345  
SCOTTSDALE, AZ 85254 USA  
Parcel: 215-07-212-M

PACESETTER INC  
15900 VALLEY VIEW CT  
SYLMAR, CA 91392 USA  
Parcel: 215-07-214

PRINCESS & PERIMETER LAND LLC  
17550 N PERIMETER DR STE 370  
SCOTTSDALE, AZ 85255 USA  
Parcel: 215-07-229

FH ARIZONA PROPERTIES LLC  
PO BOX 8216  
6400 IMPERIAL DR  
WACO, TX 76714 USA  
Parcel: 215-07-215-C

TASER INTERNATIONAL INC  
7860 E MCCLAIN DR NO 2  
SCOTTSDALE, AZ 85260 USA  
Parcel: 215-07-001-R

ARIZONA STATE LAND DEPT  
1616 W ADAMS ST  
PHOENIX, AZ 85007 USA  
Parcel: 212-31-126-C

CORNWELL PROPERTIES LLC  
7580 E GRAY RD STE 202  
SCOTTSDALE, AZ 85260 USA  
Parcel: 215-07-212-C

MIDFIRST BANK  
501 NW GRAND BLVD  
OKLAHOMA CITY, OK 73118 USA  
Parcel: 215-07-212-Z

SCOTTSDALE PERIMETER I LLC  
14648 N SCOTTSDALE RD #345  
SCOTTSDALE, AZ 85254 USA  
Parcel: 215-07-212-N

FNBHQ LLC  
17600 N PERIMETER DR  
SCOTTSDALE, AZ 85255 USA  
Parcel: 215-07-230

IO CAPITAL PRINCESS LLC  
8521 E PRINCESS DR STE 100  
SCOTTSDALE, AZ 85255 USA  
Parcel: 215-07-212-A

ARIZONA STATE LAND DEPT  
1624 W ADAMS ST  
PHOENIX, AZ 85007 USA  
Parcel: 215-07-210-A

HF ONE LLC  
9072 E PALM TREE  
SCOTTSDALE, AZ 85255 USA  
Parcel: 215-07-001-M

ARIZONA STATE LAND DEPT  
1616 W ADAMS ST  
PHOENIX, AZ 85007 USA  
Parcel: 215-07-019-C

SCOTTSDALE VISTELLA LLC LEASE 03-108992  
40 N CENTRAL AVE STE 2700  
PHOENIX, AZ 85004 USA  
Parcel: 215-07-021

SCOTTSDALE PERIMETER I LLC  
14648 N SCOTTSDALE RD #345  
SCOTTSDALE, AZ 85254 USA  
Parcel: 215-07-212-K

ARIZONA STATE LAND DEPT  
1624 W ADAMS ST  
PHOENIX, AZ 85007 USA  
Parcel: 215-07-211-A

BONSTETTER KILLOREN TRUST  
17785 E PACESETTER WAY  
SCOTTSDALE, AZ 85255 USA  
Parcel: 215-07-001-L

no Owner Address for:  
Parcel: 215-07-027-N

SCOTTSDALE LODGING INVESTORS LLC  
1600 ASPEN COMMONS STE 200  
MIDDLETON, WI 53562 USA  
Parcel: 215-07-212-U

ASHTON PRINCESS PROPERTY LLC  
1201 MONSTER RD SW  
STE 350  
RENTON, WA 98055 USA  
Parcel: 215-07-212-T

SILVERLEAF PERIMETER CENTER LLC  
1952 SHENANDOAH DR E  
SEATTLE, WA 98112 USA  
Parcel: 215-07-212-X

PRINCESS MEDICAL CENTER LLC  
9401 W THUNDERBIRD STE 200  
PEORIA, AZ 85381 USA  
Parcel: 215-07-231

PACESETTER INC  
15900 VALLEY VIEW CT  
SYLMAR, CA 91392 USA  
Parcel: 215-07-001-F

UNITED INSURANCE COMPANY OF AMERICA  
1 E WACKER DR 10  
CHICAGO, IL 60601 USA  
Parcel: 215-07-212-J

CSFB 2004-C5 ANDERSON DRIVE LLC  
1601 WASHINGTON AVE STE 700  
MIAMI BEACH, FL 33139 USA  
Parcel: 215-07-212-V

SCOTTSDALE PERIMETER I LLC  
14648 N SCOTTSDALE RD #345  
SCOTTSDALE, AZ 85254 USA  
Parcel: 215-07-212-L

LOT 15 OFFICE DEVELOPMENT LLC  
14648 N SCOTTSDALE RD STE 345  
SCOTTSDALE, AZ 85254 USA  
Parcel: 215-07-001-Y



NAME;ADDRESS;CITY;STATE;ZIP;COUNTRY;PARCEL  
SCOTTSDALE PERIMETER I LLC;14648 N SCOTTSDALE RD #345;SCOTTSDALE;AZ;85254;USA;Parcel: 215-07-212-M  
PACESETTER INC;15900 VALLEY VIEW CT;SYLMAR;CA;91392;USA;Parcel: 215-07-214  
PRINCESS & PERIMETER LAND LLC;17550 N PERIMETER DR STE 370;SCOTTSDALE;AZ;85255;USA;Parcel: 215-07-229  
FH ARIZONA PROPERTIES LLC;PO BOX 8216;6400 IMPERIAL DR;WACO;TX;76714;USA;Parcel: 215-07-215-C  
TASER INTERNATIONAL INC;7860 E MCCLAIN DR NO 2;SCOTTSDALE;AZ;85260;USA;Parcel: 215-07-001-R  
ARIZONA STATE LAND DEPT;1616 W ADAMS ST;PHOENIX;AZ;85007;USA;Parcel: 212-31-126-C  
CORNWELL PROPERTIES LLC;7580 E GRAY RD STE 202;SCOTTSDALE;AZ;85260;USA;Parcel: 215-07-212-C  
MIDFIRST BANK;501 NW GRAND BLVD;OKLAHOMA CITY;OK;73118;USA;Parcel: 215-07-212-Z  
SCOTTSDALE PERIMETER I LLC;14648 N SCOTTSDALE RD #345;SCOTTSDALE;AZ;85254;USA;Parcel: 215-07-212-N  
FNBHQ LLC;17600 N PERIMETER DR;SCOTTSDALE;AZ;85255;USA;Parcel: 215-07-230  
IO CAPITAL PRINCESS LLC;8521 E PRINCESS DR STE 100;SCOTTSDALE;AZ;85255;USA;Parcel: 215-07-212-A  
ARIZONA STATE LAND DEPT;1624 W ADAMS ST;PHOENIX;AZ;85007;USA;Parcel: 215-07-210-A  
HF ONE LLC;9072 E PALM TREE;SCOTTSDALE;AZ;85255;USA;Parcel: 215-07-001-M  
ARIZONA STATE LAND DEPT;1616 W ADAMS ST;PHOENIX;AZ;85007;USA;Parcel: 215-07-019-C  
SCOTTSDALE VISTELLA LLC LEASE 03-108992;40 N CENTRAL AVE STE 2700;PHOENIX;AZ;85004;USA;Parcel: 215-07-021  
SCOTTSDALE PERIMETER I LLC;14648 N SCOTTSDALE RD #345;SCOTTSDALE;AZ;85254;USA;Parcel: 215-07-212-K  
ARIZONA STATE LAND DEPT;1624 W ADAMS ST;PHOENIX;AZ;85007;USA;Parcel: 215-07-211-A  
BONSTETTER KILLOREN TRUST;17785 E PACESETTER WAY;SCOTTSDALE;AZ;85255;USA;Parcel: 215-07-001-L  
no Owner Address for;;;Parcel: 215-07-027-N  
SCOTTSDALE LODGING INVESTORS LLC;1600 ASPEN COMMONS STE 200;MIDDLETON;WI;53562;USA;Parcel: 215-07-212-U  
ASHTON PRINCESS PROPERTY LLC;1201 MONSTER RD SW;STE 350;RENTON;WA;98055;USA;Parcel: 215-07-212-T  
SILVERLEAF PERIMETER CENTER LLC;1952 SHENANDOAH DR E;SEATTLE;WA;98112;USA;Parcel: 215-07-212-X  
PRINCESS MEDICAL CENTER LLC;9401 W THUNDERBIRD STE 200;PEORIA;AZ;85381;USA;Parcel: 215-07-231  
PACESETTER INC;15900 VALLEY VIEW CT;SYLMAR;CA;91392;USA;Parcel: 215-07-001-F  
UNITED INSURANCE COMPANY OF AMERICA;1 E WACKER DR 10;CHICAGO;IL;60601;USA;Parcel: 215-07-212-J  
CSFB 2004-C5 ANDERSON DRIVE LLC;1601 WASHINGTON AVE STE 700;MIAMI BEACH;FL;33139;USA;Parcel: 215-07-212-V  
SCOTTSDALE PERIMETER I LLC;14648 N SCOTTSDALE RD #345;SCOTTSDALE;AZ;85254;USA;Parcel: 215-07-212-L  
LOT 15 OFFICE DEVELOPMENT LLC;14648 N SCOTTSDALE RD STE 345;SCOTTSDALE;AZ;85254;USA;Parcel: 215-07-001-Y

Parcel: 212-31-126-C  
ARIZONA STATE LAND DEPT  
16 W ADAMS ST  
PHOENIX, AZ 85007

Parcel: 215-07-019-C  
ARIZONA STATE LAND DEPT  
1616 W ADAMS ST  
PHOENIX, AZ 85007

Parcel: 215-07-212-T  
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RENTON, WA 98055

Parcel: 215-07-212-C  
CORNWELL PROPERTIES LLC  
7580 E GRAY RD STE 202  
SCOTTSDALE, AZ 85260

Parcel: 215-07-215-C  
FH ARIZONA PROPERTIES LLC  
PO BOX 8216 6400 IMPERIAL DR  
FACIO, TX 76714

Parcel: 215-07-001-M  
HF ONE LLC  
9072 E PALM TREE  
SCOTTSDALE, AZ 85255

Parcel: 215-07-001-Y  
LOT 15 OFFICE DEVELOPMENT LLC  
14648 N SCOTTSDALE RD STE 345  
SCOTTSDALE, AZ 85254

Parcel: 215-07-027-N  
no Owner Address for

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SYLMAR, CA 91392

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PEORIA, AZ 85381

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PHOENIX, AZ 85007

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SYLMAR, CA 91392

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PRINCESS & PERIMETER LAND LLC  
17550 N PERIMETER DR STE 370  
SCOTTSDALE, AZ 85255

Parcel: 215-07-212-U  
SCOTTSDALE LODGING INVESTORS LLC  
1600 ASPEN COMMONS STE 200  
MIDDLETON, WI 53562



Parcel: 215-07-212-M  
SCOTTSDALE PERIMETER I LLC  
14648 N SCOTTSDALE RD #345  
SCOTTSDALE, AZ 85254

Parcel: 215-07-212-K  
SCOTTSDALE PERIMETER I LLC  
14648 N SCOTTSDALE RD #345  
SCOTTSDALE, AZ 85254

Parcel: 215-07-021  
SCOTTSDALE VISTELLA LLC LEASE 03-108992  
40 N CENTRAL AVE STE 2700  
PHOENIX, AZ 85004

Parcel: 215-07-001-R  
TASER INTERNATIONAL INC  
7860 E MCCLAIN DR NO 2  
SCOTTSDALE, AZ 85260

Parcel: 215-07-212-N  
SCOTTSDALE PERIMETER I LLC  
14648 N SCOTTSDALE RD #345  
SCOTTSDALE, AZ 85254

Parcel: 215-07-212-L  
SCOTTSDALE PERIMETER I LLC  
14648 N SCOTTSDALE RD #345  
SCOTTSDALE, AZ 85254

Parcel: 215-07-212-X  
SILVERLEAF PERIMETER CENTER LLC  
1952 SHENANDOAH DR E  
SEATTLE, WA 98112

Parcel: 215-07-212-J  
UNITED INSURANCE COMPANY OF AMERICA  
1 E WACKER DR 10  
CHICAGO, IL 60601

**EARL, CURLEY & LAGARDE, P.C.**  
ATTORNEYS AT LAW

Telephone (602) 265-0094  
Fax (602) 265-2195

3101 North Central Avenue  
Suite 1000  
Phoenix, Arizona 85012

April 5, 2010

**RE: The Pinnacle in the Perimeter Center**  
**Project Number: 738-PA-2009**

Dear Property Owner, or Interested Parties:

On behalf of Furst Properties, our office has filed a request to obtain an amendment of the development standards of the I-1 district, as is permitted under the Planned Community District (PCD) overlay designation of the Perimeter Center. The proposed amended standards would allow a five story office project on an approximately 16.72 acre site located at the northwest corner of the Pima Freeway Loop 101 and Princess Drive within the Perimeter Center.

Section 5.2102 of the Zoning Ordinance allows property development standards modifications subject to a written narrative and graphics that support a Planning Commission and City Council determination that the modifications will produce a project superior to that produced by the existing standards. The amendment of development standards proposed by Furst Properties will allow the development of architecturally superior buildings visible from the freeway and enhance the likelihood of attracting corporate headquarter users. We have enclosed an aerial photo showing you the location of the site.


We would like to invite you to an Open House on:

**Thursday, April 15, 2010, from 6:00 p.m. to 7:30 p.m.**  
**at the Hilton Garden Inn Scottsdale North/Perimeter Center**  
**8550 E. Princess Drive, Scottsdale, Arizona 85255.**

If you are unable to come and review our proposal please contact me with any questions or comments. Our project coordinator is Louisa Garbo who can be reached at 480-312-2671 or [lgarbo@scottsdaleaz.gov](mailto:lgarbo@scottsdaleaz.gov). Additional information is available on the City's website at [www.scottsdaleaz.gov/projects/ProjectsInProcess](http://www.scottsdaleaz.gov/projects/ProjectsInProcess).

We hope you can join us on April 15, 2010, but if you cannot, please contact me or our planning consultant Ric Toris with any questions or comments.

Very truly yours,

  
FOR Lynne A. Lagarde

LAL/rot

Attachment: Aerial Photo of site

O:\INDEX\Furst\101 & Princess\Docs\Citizen Review Plan-FINAL Letter.doc

**2-ZN-2010**  
**1<sup>st</sup>: 4/8/2010**





*The Pinnacle in the Perimeter Center*  
*Project Number: 738-PA-2009*

## Cluff, Bryan

---

**From:** Jeff Lenz [JLenz@ncghotels.com]  
**Sent:** Thursday, April 29, 2010 12:26 PM  
**To:** Garbo, Louisa  
**Cc:** Cluff, Bryan  
**Subject:** Pinnacle in the Perimeter Center - Case # 2-ZN-2010

Louisa, per our conversation last week, I represent Scottsdale Lodging Investors, LLC which, together with our related entities of The North Central Group, owns and operate the Hilton Garden Inn hotel within Perimeter Center and share a common boundary adjacent to the subject site. I will be sending an email outlining our formal objection shortly. You had mentioned there were several other owners within Perimeter Center who had submitted objections to this amendment and I was hoping to make contact with them. If you could please forward their information to me I would appreciate it.

Thank you.

Jeff Lenz  
Vice President, Chief Development Officer  
The North Central Group  
[www.ncghotels.com](http://www.ncghotels.com)



The information contained in this communication including any attached documents may be legally protected and privileged, and may be confidential and/or exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or action taken in reliance on the contents of this communication is strictly prohibited. If you have received this communication in error, please immediately notify the sender, delete the original message and any copy of it from your computer system, and destroy any printed copy (including attachments). Thank you.



## Cluff, Bryan

---

**From:** Jeff Lenz [JLenz@ncghotels.com]  
**Sent:** Thursday, April 29, 2010 2:52 PM  
**To:** Cluff, Bryan  
**Cc:** Garbo, Louisa; Barnes, Jeff  
**Subject:** Pinnacle in the Perimeter Center - Case # 2-ZN-2010

Brian, per my conversation last week with Louisa, I am emailing to provide written object to the above referenced case. I represent Scottsdale Lodging Investors, LLC which, together with our related entities of The North Central Group, owns and operates the Hilton Garden Inn hotel within Perimeter Center and we share a common boundary with the subject site. We strongly object to this request for the following reasons:

1. Excessive height
  - a. Granting a zoning amendment/height variance above 36" in this location has detrimental impact to our business. This request if approved would severely impact visibility to our property as well as other buildings within Perimeter Center. Our hotel property is one of the only commercial zoned parcels within Perimeter Center and we operate the only hotel (commercial/service) use in the park. Visibility is a critical component to our business. The proposed height of the amendment request in question along with the layout and placement of not only the buildings but the above grade parking garage destroys almost all visibility to our hotel, particularly to southbound traffic. I understand that other height variances have been granted near this location and within Perimeter Center itself, but those particular projects were located at the core or interior of the Perimeter Center development, not at the entrance right along the 101. A stepping up in the heights of buildings as you proceed from the park boundary along the 101 westbound to the interior of the park makes good planning sense in trying to maintain benefits for the majority of Perimeter Center park tenants. Allowing upwards of 60' in height in this location effectively creates a "wall" blocking major portions of the park.
2. Signage
  - a. In conjunction with the height issue raised above, our building signage visibility is also impacted with this proposal. Signage identifying ourselves as a Hilton hotel serving the north Scottsdale market and businesses within Perimeter Center will no doubt be negatively impacted by granting this request.
3. McDowell Mountain Views
  - a. Given our hotel's location adjacent to the subject parcel, building heights in excess of 60" would destroy views of the McDowell Mountains for a large portion of the hotel's guest rooms on the east side of our building looking east.
4. Drainage
  - a. As you may know, there are significant drainage and flooding issues in this location as the result of construction of the 101 and storm water drainage project in this region. Storm water routinely runs through the subject property and onto our site damaging our parking lot and internal storm sewer system.
5. Curb Cut
  - a. There is a curb cut shown for the proposed project along Princess Drive just east of our curb cut which is the primary entrance to our hotel. During our development review process 6-7 years ago we were told no curb cut would be approved east of our primary entrance drive along Princess Drive. If this is correct, the increased traffic generated by this project would exacerbate the problem we already have with cut-through traffic. Non-hotel guest vehicles routinely use our main entrance drive along Princess to drive through our site at high speed north to E. St. John Rd. and the businesses north of our hotel.
6. Perimeter Center Owners Association
  - a. While the Perimeter Center Owners Association has voted in favor of this proposal, we are recommending that the matter be re-considered as very few property owners including ourselves were aware of this matter being considered or in attendance at the meeting and the President of the Association is the applicant on this case.

If you have any other questions please let me know.

Jeff Lenz  
Vice President, Chief Development Officer  
The North Central Group  
[www.ncghotels.com](http://www.ncghotels.com)



THE

NORTH CENTRAL

GROUP®



ne information contained in this communication including any attached documents may be legally protected and privileged, and may be confidential and/or exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or action taken in reliance on the contents of this communication is strictly prohibited. If you have received this communication in error, please immediately notify the sender, delete the original message and any copy of it from your computer system, and destroy any printed copy (including attachments). Thank you.

## Cluff, Bryan

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**From:** Kathy Jordan [kjordanprop@yahoo.com]  
**Sent:** Wednesday, May 12, 2010 12:00 PM  
**To:** Cluff, Bryan  
**Subject:** Re: 2-ZN-2010

Bryan, thank you. If someone wanted to send an official objection letter when should this be done & to whom should the letter be addressed?

Kathy Jordan  
Director of Property Management  
Bankers Consulting Corporation  
Suite 370  
17550 N. Perimeter Drive  
Scottsdale, AZ 85255  
480-458-2456 telephone  
480-458-2464 fax

---

**From:** "Cluff, Bryan" <BCluff@Scottsdaleaz.gov>  
**To:** kjordanprop@yahoo.com  
**Sent:** Mon, May 10, 2010 10:29:10 AM  
**Subject:** RE: 2-ZN-2010

This case was originally submitted on 4/8/2010. The standard track we follow for case review is a 30 day period for the 1<sup>st</sup> review. Upon completion of the 1<sup>st</sup> review, a comment letter will be issued to the applicant outlining all staff comments. The letter for this case has not yet been presented to the applicant, but most likely will this week. After the letter is given to the applicant it will be in the file as public record. Upon resubmittal of the case, the 2<sup>nd</sup> review period is 14 days. Then staff will either send out more comments, or schedule for hearing if everything has been addressed.

This case will need to be heard by Planning Commission and City Council. Prior to Planning Commission, the Development Review Board will review the case on one of their Study Session agendas. None of these hearings have been scheduled or even targeted with a date yet. All of the hearings will be advertised when scheduled.

Please let me know if you have any other questions.

Thanks,

**Bryan D. Cluff**, LEED AP  
Planner  
City of Scottsdale  
Planning, Neighborhood & Transportation  
Phone: 480-312-2258  
Fax: 480-312-7088  
[bcluff@ScottsdaleAZ.gov](mailto:bcluff@ScottsdaleAZ.gov)

---

**From:** [kjordanprop@yahoo.com](mailto:kjordanprop@yahoo.com) [mailto:kjordanprop@yahoo.com]  
**Sent:** Friday, May 07, 2010 10:41 AM  
**To:** Cluff, Bryan

**Subject:** 2-ZN-2010  
**Importance:** High

## City of Scottsdale Email

Can you send a list to me showing dates for comments, disapprovals, approvals, etc re: the above case? Also any info on the ins & outs of a case like this. Just need to understand it better. We are very concerned with the location of the property and the requested height variance as we own an office building to the west of this property. Thanks.

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## Lebovitz, Brandon

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**From:** Cluff, Bryan  
**Sent:** Thursday, July 15, 2010 10:49 AM  
**To:** Lebovitz, Brandon  
**Subject:** FW: Pinnacle in the Perimeter Center - Case # 2-ZN-2010  
**Attachments:** Pinnacle in the Perimeter Center Case Letter.pdf

For case 2-ZN-2010

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**From:** Kathy Jordan [mailto:kjordanprop@yahoo.com]  
**Sent:** Thursday, July 15, 2010 10:37 AM  
**To:** Cluff, Bryan; Garbo, Louisa  
**Cc:** Chris Evans  
**Subject:** Pinnacle in the Perimeter Center - Case # 2-ZN-2010

Attached is our written objection to the above referenced case.

Kathy Jordan  
Director of Property Management  
Bankers Consulting Corporation  
Suite 370  
17550 N. Perimeter Drive  
Scottsdale, AZ 85255  
480-458-2456 telephone  
480-458-2464 fax

## Princess & Perimeter Building LLC

17550 N. Perimeter Drive  
Suite 370  
Scottsdale, Arizona 85255

Via email: [bcluff@scottsdaleaz.gov](mailto:bcluff@scottsdaleaz.gov)

July 14, 2010

Brian Cluff  
Planning Coordinator  
City of Scottsdale

SUBJECT: Pinnacle in the Perimeter Center  
Case # 2-ZN-2010

Brian:

This letter is being sent to provide our written objection to the above referenced case. I represent Princess & Perimeter Building LLC which owns and manages the commercial office building located at 17550 N. Perimeter Drive within the Perimeter Center and to the west of the subject site.

Princess & Perimeter Building LLC strongly objects to this request for a zoning amendment height variance at the subject site for the following reasons:

1. Justification for the additional height is based on allowing executive offices to rise above the elevated freeway and thus achieve views of the McDowell Mountains but does not address the fact that a building of the increased height at that location will block the views of the existing buildings within the Center. The goal of the City planners should be to protect everyone's view and therefore maximize the value of the entire property. Existing Perimeter Center buildings along the freeway are two and three story buildings. In the event that this request is granted, the additional building height will create a "wall" that will block and prevent visibility into and out of major portions of the Perimeter Center. The tenants in our building located at 17550 N. Perimeter Drive are comprised of corporate users and small businesses. They leased space in our building for a multitude of reasons with one main reason being the views of the McDowell Mountains. If the proposed request is granted, the mountain views from our tenant suites will be substantially diminished if not eliminated.
2. The applicant does not address the need for a project of this size nor the fact that many of the existing high-quality office buildings in the area are experiencing declining occupancy.
3. The applicant has not presented the exact building designs proposed. They simply state that the design would be consistent with other buildings designed by their architect. Normally the City insists on an exact design.



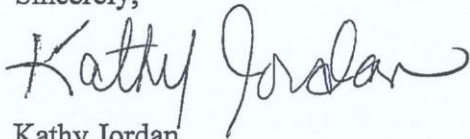
Page 2  
July 14, 2010

It was our understanding that the applicant was going to re-submit information on this project but we have not seen that this has happened. We would appreciate being notified when there is any new information on this case so we can schedule a time to meet with you and go over the new information.

Please let me know if you have any questions or input. My direct line is 480-458-2456 and my email is [kjordanprop@yahoo.com](mailto:kjordanprop@yahoo.com).

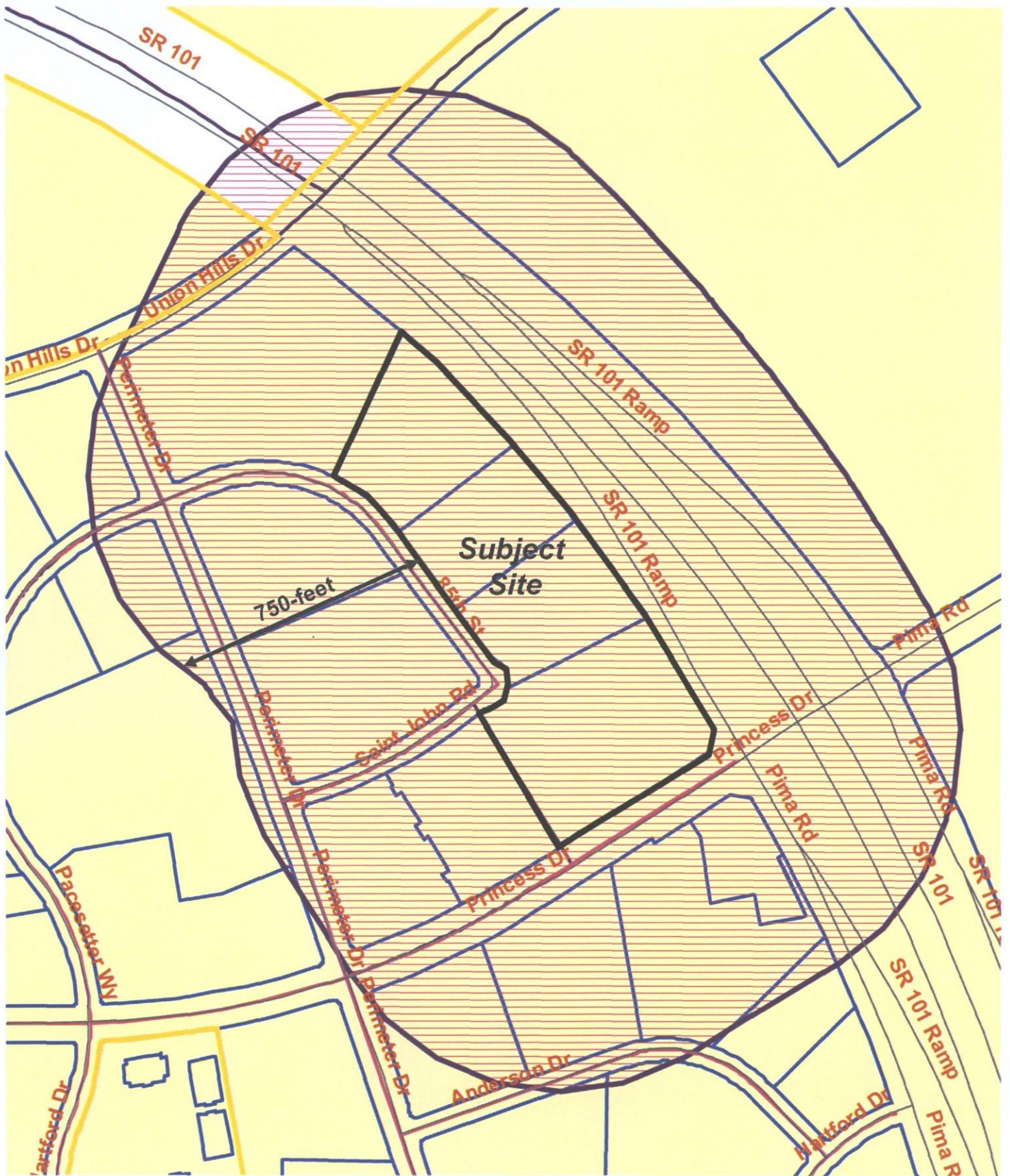
Thank you for your consideration of our objection to this zoning amendment height variance.

Sincerely,

A handwritten signature in cursive script that reads "Kathy Jordan". The signature is written in dark ink and is positioned above the printed name and title.

Kathy Jordan  
Director of Property Management

cc: Louisa Garbo via email



Site Address: 17821, 17799, 17791 and 17761 N. 85th St., Scottsdale AZ 82555  
 APN #'s: 215-07-212K, 215-07-212L, 215-07-212M, and 215-07-212N



North

<http://www.maricopa.gov/Assessor/GIS/map.html>

Friday, April 2, 2010

2-ZN-2010  
 1<sup>st</sup>: 4/8/2010



NAME;ADDRESS;CITY;STATE;ZIP;COUNTRY;PARCEL  
MIDFIRST BANK;501 NW GRAND BLVD;OKLAHOMA CITY;OK;73118;USA;Parcel: 215-07-212-Z  
SCOTTSDALE PERIMETER I LLC;14648 N SCOTTSDALE RD #345;SCOTTSDALE;AZ;85254;USA;Parcel: 215-07-212-N  
no Owner Address for;;;Parcel: 215-07-027-N  
PRINCESS & PERIMETER LAND LLC;17550 N PERIMETER DR STE 370;SCOTTSDALE;AZ;85255;USA;Parcel: 215-07-229  
BCO 2000 LLC;8711 E PINNACLE PEAK RD STE 282;SCOTTSDALE;AZ;85255;USA;Parcel: 215-07-212-V  
SCOTTSDALE PERIMETER I LLC;14648 N SCOTTSDALE RD #345;SCOTTSDALE;AZ;85254;USA;Parcel: 215-07-212-M  
FNBHQ LLC;17600 N PERIMETER DR;SCOTTSDALE;AZ;85255;USA;Parcel: 215-07-230  
LOT 15 OFFICE DEVELOPMENT LLC;14648 N SCOTTSDALE RD STE 345;SCOTTSDALE;AZ;85254;USA;Parcel: 215-07-001-Y  
ASHTON PRINCESS PROPERTY LLC;1201 MONSTER RD SW;STE 350;RENTON;WA;98055;USA;Parcel: 215-07-212-T  
SCOTTSDALE LODGING INVESTORS LLC;1600 ASPEN COMMONS STE 200;MIDDLETON;WI;53562;USA;Parcel: 215-07-212-U  
TASER INTERNATIONAL INC;7860 E MCCLAIN DR NO 2;SCOTTSDALE;AZ;85260;USA;Parcel: 215-07-001-R  
PRINCESS MEDICAL CENTER LLC;9401 W THUNDERBIRD STE 200;PEORIA;AZ;85381;USA;Parcel: 215-07-231  
CORNWELL PROPERTIES LLC;7580 E GRAY RD STE 202;SCOTTSDALE;AZ;85260;USA;Parcel: 215-07-212-C  
IO CAPITAL PRINCESS LLC;8521 E PRINCESS DR STE 100;SCOTTSDALE;AZ;85255;USA;Parcel: 215-07-212-A  
SCOTTSDALE PERIMETER I LLC;14648 N SCOTTSDALE RD #345;SCOTTSDALE;AZ;85254;USA;Parcel: 215-07-212-K  
ARIZONA STATE LAND DEPT;1624 W ADAMS ST;PHOENIX;AZ;85007;USA;Parcel: 215-07-211-A  
SCOTTSDALE VISTELLA LLC LEASE 03-108992;40 N CENTRAL AVE STE 2700;PHOENIX;AZ;85004;USA;Parcel: 215-07-021  
ARIZONA STATE LAND DEPT;3321 E BASELINE RD;GILBERT;AZ;85234;USA;Parcel: 212-31-126-C  
SILVERLEAF PERIMETER CENTER LLC;1952 SHENANDOAH DR E;SEATTLE;WA;98112;USA;Parcel: 215-07-212-X  
PACESETTER INC;15900 VALLEY VIEW CT;SYLMAR;CA;91392;USA;Parcel: 215-07-214  
ARIZONA STATE LAND DEPT;3321 E BASELINE RD;GILBERT;AZ;85234;USA;Parcel: 215-07-019-C  
UNITED INSURANCE COMPANY OF AMERICA;1 E WACKER DR 10;CHICAGO;IL;60601;USA;Parcel: 215-07-212-J  
HF ONE LLC;9072 E PALM TREE;SCOTTSDALE;AZ;85255;USA;Parcel: 215-07-001-M  
FH ARIZONA PROPERTIES LLC;PO BOX 8216;6400 IMPERIAL DR;WACO;TX;76714;USA;Parcel: 215-07-215-C  
SCOTTSDALE PERIMETER I LLC;14648 N SCOTTSDALE RD #345;SCOTTSDALE;AZ;85254;USA;Parcel: 215-07-212-L  
ARIZONA STATE LAND DEPT;1624 W ADAMS ST;PHOENIX;AZ;85007;USA;Parcel: 215-07-210-A

2-ZN-2010  
1<sup>st</sup>: 4/8/2010

MIDFIRST BANK  
501 NW GRAND BLVD  
OKLAHOMA CITY, OK 73118 USA  
Parcel: 215-07-212-Z

SCOTTSDALE PERIMETER I LLC  
14648 N SCOTTSDALE RD #345  
SCOTTSDALE, AZ 85254 USA  
Parcel: 215-07-212-N

no Owner Address for:  
Parcel: 215-07-027-N

PRINCESS & PERIMETER LAND LLC  
17550 N PERIMETER DR STE 370  
SCOTTSDALE, AZ 85255 USA  
Parcel: 215-07-229

BCO 2000 LLC  
8711 E PINNACLE PEAK RD STE 282  
SCOTTSDALE, AZ 85255 USA  
Parcel: 215-07-212-V

SCOTTSDALE PERIMETER I LLC  
14648 N SCOTTSDALE RD #345  
SCOTTSDALE, AZ 85254 USA  
Parcel: 215-07-212-M

FNBHQ LLC  
17600 N PERIMETER DR  
SCOTTSDALE, AZ 85255 USA  
Parcel: 215-07-230

LOT 15 OFFICE DEVELOPMENT LLC  
14648 N SCOTTSDALE RD STE 345  
SCOTTSDALE, AZ 85254 USA  
Parcel: 215-07-001-Y

ASHTON PRINCESS PROPERTY LLC  
1201 MONSTER RD SW  
STE 350  
RENTON, WA 98055 USA  
Parcel: 215-07-212-T

SCOTTSDALE LODGING INVESTORS LLC  
1600 ASPEN COMMONS STE 200  
MIDDLETON, WI 53562 USA  
Parcel: 215-07-212-U

TASER INTERNATIONAL INC  
7860 E MCCLAIN DR NO 2  
SCOTTSDALE, AZ 85260 USA  
Parcel: 215-07-001-R

PRINCESS MEDICAL CENTER LLC  
9401 W THUNDERBIRD STE 200  
PEORIA, AZ 85381 USA  
Parcel: 215-07-231

CORNWELL PROPERTIES LLC  
7580 E GRAY RD STE 202  
SCOTTSDALE, AZ 85260 USA  
Parcel: 215-07-212-C

IO CAPITAL PRINCESS LLC  
8521 E PRINCESS DR STE 100  
SCOTTSDALE, AZ 85255 USA  
Parcel: 215-07-212-A

SCOTTSDALE PERIMETER I LLC

**2-ZN-2010**  
**1<sup>st</sup>: 4/8/2010**



14648 N SCOTTSDALE RD #345  
SCOTTSDALE, AZ 85254 USA  
Parcel: 215-07-212-K

ARIZONA STATE LAND DEPT  
1624 W ADAMS ST  
PHOENIX, AZ 85007 USA  
Parcel: 215-07-211-A

SCOTTSDALE VISTELLA LLC LEASE 03-108992  
40 N CENTRAL AVE STE 2700  
PHOENIX, AZ 85004 USA  
Parcel: 215-07-021

ARIZONA STATE LAND DEPT  
3321 E BASELINE RD  
GILBERT, AZ 85234 USA  
Parcel: 212-31-126-C

SILVERLEAF PERIMETER CENTER LLC  
1952 SHENANDOAH DR E  
SEATTLE, WA 98112 USA  
Parcel: 215-07-212-X

PACESETTER INC  
15900 VALLEY VIEW CT  
SYLMAR, CA 91392 USA  
Parcel: 215-07-214

ARIZONA STATE LAND DEPT  
3321 E BASELINE RD  
GILBERT, AZ 85234 USA  
Parcel: 215-07-019-C

UNITED INSURANCE COMPANY OF AMERICA  
1 E WACKER DR 10  
CHICAGO, IL 60601 USA  
Parcel: 215-07-212-J

HF ONE LLC  
9072 E PALM TREE  
SCOTTSDALE, AZ 85255 USA  
Parcel: 215-07-001-M

FH ARIZONA PROPERTIES LLC  
PO BOX 8216  
6400 IMPERIAL DR  
WACO, TX 76714 USA  
Parcel: 215-07-215-C

SCOTTSDALE PERIMETER I LLC  
14648 N SCOTTSDALE RD #345  
SCOTTSDALE, AZ 85254 USA  
Parcel: 215-07-212-L

ARIZONA STATE LAND DEPT  
1624 W ADAMS ST  
PHOENIX, AZ 85007 USA  
Parcel: 215-07-210-A

Parcel: 215-07-212-M  
SCOTTSDALE PERIMETER I LLC  
14648 N SCOTTSDALE RD #345  
SCOTTSDALE, AZ 85254

Parcel: 215-07-019-C  
ARIZONA STATE LAND DEPT  
3321 E BASELINE RD  
GILBERT, AZ 85234

Parcel: 215-07-212-N  
SCOTTSDALE PERIMETER I LLC  
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SCOTTSDALE PERIMETER I LLC  
14648 N SCOTTSDALE RD #345  
SCOTTSDALE, AZ 85254

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SCOTTSDALE, AZ 85254

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SCOTTSDALE, AZ 85255

Parcel: 215-07-212-T  
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CORNWELL PROPERTIES LLC  
7580 E GRAY RD STE 202  
SCOTTSDALE, AZ 85260

Parcel: 215-07-211-A  
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1624 W ADAMS ST  
PHOENIX, AZ 85007

Parcel: 215-07-001-Y  
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SCOTTSDALE, AZ 85254

Parcel: 215-07-230  
FNBHQ LLC  
17600 N PERIMETER DR  
SCOTTSDALE, AZ 85255

Parcel: 215-07-001-R  
TASER INTERNATIONAL INC  
7860 E MCCLAIN DR NO 2  
SCOTTSDALE, AZ 85260

Parcel: 215-07-001-M  
HF ONE LLC  
9072 E PALM TREE  
SCOTTSDALE, AZ 85255

Parcel: 215-07-212-U  
SCOTTSDALE LODGING INVESTORS LLC  
1600 ASPEN COMMONS STE 200  
MIDDLETON, WI 53562

Parcel: 215-07-027-N  
NO OWNER ADDRESS

Parcel: 215-07-212-V  
BCO 2000 LLC  
8711 E PINNACLE PEAK RD STE 282  
SCOTTSDALE, AZ 85255

Parcel: 215-07-231  
PRINCESS MEDICAL CENTER LLC  
9401 W THUNDERBIRD STE 200  
PEORIA, AZ 85381

Parcel: 215-07-212-A  
IO CAPITAL PRINCESS LLC  
8521 E PRINCESS DR STE 100  
SCOTTSDALE, AZ 85255

Parcel: 215-07-021  
SCOTTSDALE VISTELLA LLC LEASE 03-108992  
40 N CENTRAL AVE STE 2700  
PHOENIX, AZ 85004

STAPLES

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Étiquette de format 25 mm x 102 mm compatible avec Avery®5161/8161

Parcel: 212-31-126-C  
ARIZONA STATE LAND DEPT  
3321 E BASELINE RD  
GILBERT, AZ 85234

Parcel: 215-07-214  
PACESETTER INC  
15900 VALLEY VIEW CT  
SYLMAR, CA 91392

Parcel: 215-07-212-J  
UNITED INSURANCE COMPANY OF AMERICA  
1 E WACKER DR 10  
CHICAGO, IL 60601

Parcel: 215-07-210-A  
ARIZONA STATE LAND DEPT  
1624 W ADAMS ST  
PHOENIX, AZ 85007

Parcel: 215-07-212-X  
SILVERLEAF PERIMETER CENTER LLC  
1952 SHENANDOAH DR E  
SEATTLE, WA 98112

Parcel: 215-07-019-C  
ARIZONA STATE LAND DEPT  
3321 E BASELINE RD  
GILBERT, AZ 85234

Parcel: 215-07-215-C  
FH ARIZONA PROPERTIES LLC  
PO BOX 8216  
WACO, TX 76714

STAPLES

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Étiquette de format 25 mm x 102 mm compatible avec Avery®5161/8161



Owner	Company	Address	City	State	Zip
Shelly McTee	Gallagher & Kennedy, PA	2575 E Camelback Rd Ste 1100	Phoenix	AZ	85016
John Aleo		28625 N 83rd Street	Scottsdale	AZ	85262
Leon Spiro		7814 E Oberlin Way	Scottsdale	AZ	85255
Rodney A. Knight		9414 E San Salvador #225	Scottsdale	AZ	85258
Alan Kaufman	Kaufman & Associates PLLC	8711 E Pinnacle Peak Road #241	Scottsdale	AZ	85255
Linda Whitehead		9681 E Chuckwagon Lane	Scottsdale	AZ	85262
Darcy Clement		7500 E Deer Valley Lot 67	Scottsdale	AZ	85255
Mike Merrill	Citizens for Responsible Development	8713 E Vernon Avenue	Scottsdale	AZ	85257
Joey Airdo	North Scottsdale Independent	23043 N. 16th Lane	Phoenix	AZ	85027
Laurie McCammon		11020 E Acoma Drive	Scottsdale	AZ	85255
John Coyne	Carino Canyon HOA	13331 E Del Timbre Dr	Scottsdale	AZ	85259
Avanindra/Anuradha Chaturvedi		26885 Chaucer Place	Stevenson Ranch	CA	92381
Coalition of Pinnacle Peak (C.O.P.P.)		8912 E Pinnacle Peak PMB 275	Scottsdale	AZ	85255
Dan Sommer		12005 N 84th Street	Scottsdale	AZ	85260
Kay Wilson	Internat'l School of Arizona	1401 N. 75th Street	Scottsdale	AZ	85257
Clif Tait	GCA & RVA	8302 E Buto Dr	Scottsdale	AZ	85255
Nancy Cantor	Scottsdale Coalition	5850 N. 83rd Street	Scottsdale	AZ	85250
Jim Heather		6732 E Sheridan Street	Scottsdale	AZ	85257
John Washington		3518 N Cambers Court	Scottsdale	AZ	85251
Patty Badenoch		5027 N 71st Place	Scottsdale	AZ	85251
Jill Aguirre		8605 E Via Dona Rd	Scottsdale	AZ	85266
Tim Bishop	Scottsdale Airpark	15000 N. Airport Drive	Scottsdale	AZ	85260
Cindi Eberhardt, Vice Pres.	Scottsdale Chamber of Commerce	4725 N Scottsdale Rd #210	Scottsdale	AZ	85251
John Packham	Scottsdale Area Association of Realtors	4221 N. Scottsdale Rd.	Scottsdale	AZ	85251
Fred Unger		7134 E. Stetson Drive; Suite 400	Scottsdale	AZ	85251
David Ross	Ross Design Group	4000 N. Scottsdale Rd, Suite 201	Scottsdale	AZ	85251
Emily Ryan	Capitol Consulting, LLC	PO Box 13116	Phoenix	AZ	85002-3116
J. P. Lamer		6945 E Glenrosa Ave	Scottsdale	AZ	85251
Peter Ciardiello		9490 E. Trailside Vw.	Scottsdale	AZ	85255

2-ZN-2010  
1<sup>st</sup>: 4/8/2010

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Parcel: 212-31-126-C  
ARIZONA STATE LAND DEPT  
1616 W ADAMS ST  
PHOENIX, AZ 85007

Parcel: 215-07-019-C  
ARIZONA STATE LAND DEPT  
1616 W ADAMS ST  
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Parcel: 215-07-212-T  
ASHTON PRINCESS PROPERTY LLC  
1201 MONSTER RD SW STE 350  
RENTON, WA 98055

Parcel: 215-07-212-C  
CORNWELL PROPERTIES LLC  
7580 E GRAY RD STE 202  
SCOTTSDALE, AZ 85260

Parcel: 215-07-215-C  
FH ARIZONA PROPERTIES LLC  
PO BOX 8216 6400 IMPERIAL DR  
WACO, TX 76714

Parcel: 215-07-001-M  
HF ONE LLC  
9072 E PALM TREE  
SCOTTSDALE, AZ 85255

Parcel: 215-07-001-Y  
LOT 15 OFFICE DEVELOPMENT LLC  
14648 N SCOTTSDALE RD STE 345  
SCOTTSDALE, AZ 85254

Parcel: 215-07-027-N  
no Owner Address for

Parcel: 215-07-001-F  
PACESETTER INC  
15900 VALLEY VIEW CT  
SYLMAR, CA 91392

Parcel: 215-07-231  
PRINCESS MEDICAL CENTER LLC  
9401 W THUNDERBIRD STE 200  
PEORIA, AZ 85381

Parcel: 215-07-210-A  
ARIZONA STATE  
1624 W ADAMS ST  
PHOENIX, AZ 85007

Parcel: 215-07-211  
ARIZONA STATE  
1624 W ADAMS ST  
PHOENIX, AZ 85007

Parcel: 215-07-001-L  
BONSTETTER KILLOREN TRUST  
17785 E PACESETTER WAY  
SCOTTSDALE, AZ 85255

Parcel: 215-07-212-V  
CSFB 2004-C5 ANDERSON DRIVE LLC  
1601 WASHINGTON AVE STE 700  
MIAMI BEACH, FL 33139

Parcel: 215-07-230  
FNBHQ LLC  
17600 N PERIMETER DR  
SCOTTSDALE, AZ 85255

Parcel: 215-07-212-A  
IO CAPITAL PRINCESS LLC  
8521 E PRINCESS DR STE 100  
SCOTTSDALE, AZ 85255

Parcel: 215-07-212-Z  
MIDFIRST BANK  
501 NW GRAND BLVD  
OKLAHOMA CITY, OK 73118

Parcel: 215-07-214  
PACESETTER INC  
15900 VALLEY VIEW CT  
SYLMAR, CA 91392

Parcel: 215-07-229  
PRINCESS & PERIMETER LAND LLC  
17550 N PERIMETER DR STE 370  
SCOTTSDALE, AZ 85255

Parcel: 215-07-212-U  
SCOTTSDALE LODGING INVESTORS LLC  
1600 ASPEN COMMONS STE 200  
MIDDLETON, WI 53562

REVISED  
2 SETS  
MAILING LABELS  
750-FEET



Parcel: 215-07-212-M  
SCOTTSDALE PERIMETER I LLC  
14648 N SCOTTSDALE RD #345  
SCOTTSDALE, AZ 85254

Parcel: 215-07-212-N  
SCOTTSDALE PERIMETER I LLC  
14648 N SCOTTSDALE RD #345  
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Parcel: 215-07-212-K  
SCOTTSDALE PERIMETER I LLC  
14648 N SCOTTSDALE RD #345  
SCOTTSDALE, AZ 85254

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SCOTTSDALE PERIMETER I LLC  
14648 N SCOTTSDALE RD #345  
SCOTTSDALE, AZ 85254

Parcel: 215-07-021  
SCOTTSDALE VISTELLA LLC LEASE 03-108992  
40 N CENTRAL AVE STE 2700  
PHOENIX, AZ 85004

Parcel: 215-07-212-X  
SILVERLEAF PERIMETER CENTER LLC  
1952 SHENANDOAH DR E  
SEATTLE, WA 98112

Parcel: 215-07-001-R  
TASER INTERNATIONAL INC  
7860 E MCCLAIN DR NO 2  
SCOTTSDALE, AZ 85260

Parcel: 215-07-212-J  
UNITED INSURANCE COMPANY OF AMERICA  
1 E WACKER DR 10  
CHICAGO, IL 60601

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SCOTTSDALE PERIMETER I LLC  
14648 N SCOTTSDALE RD #345  
SCOTTSDALE, AZ 85254 USA  
Parcel: 215-07-212-M

PACESETTER INC  
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SYLMAR, CA 91392 USA  
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PRINCESS & PERIMETER LAND LLC  
17550 N PERIMETER DR STE 370  
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Parcel: 215-07-229

FH ARIZONA PROPERTIES LLC  
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6400 IMPERIAL DR  
WACO, TX 76714 USA  
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TASER INTERNATIONAL INC  
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ARIZONA STATE LAND DEPT  
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CORNWELL PROPERTIES LLC  
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Parcel: 215-07-212-C

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501 NW GRAND BLVD  
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Parcel: 215-07-212-Z

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Parcel: 215-07-230

IO CAPITAL PRINCESS LLC  
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SCOTTSDALE, AZ 85255 USA  
Parcel: 215-07-212-A

ARIZONA STATE LAND DEPT  
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HF ONE LLC  
9072 E PALM TREE  
SCOTTSDALE, AZ 85255 USA  
Parcel: 215-07-001-M

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PHOENIX, AZ 85007 USA  
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SCOTTSDALE VISTELLA LLC LEASE 03-108992  
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PHOENIX, AZ 85004 USA  
Parcel: 215-07-021

SCOTTSDALE PERIMETER I LLC  
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SCOTTSDALE, AZ 85254 USA  
Parcel: 215-07-212-K

ARIZONA STATE LAND DEPT  
1624 W ADAMS ST  
PHOENIX, AZ 85007 USA  
Parcel: 215-07-211-A

BONSTETTER KILLOREN TRUST  
17785 E PACESETTER WAY  
SCOTTSDALE, AZ 85255 USA  
Parcel: 215-07-001-L

no Owner Address for:  
Parcel: 215-07-027-N

SCOTTSDALE LODGING INVESTORS LLC  
1600 ASPEN COMMONS STE 200  
MIDDLETON, WI 53562 USA  
Parcel: 215-07-212-U

ASHTON PRINCESS PROPERTY LLC  
1201 MONSTER RD SW  
STE 350  
RENTON, WA 98055 USA  
Parcel: 215-07-212-T

SILVERLEAF PERIMETER CENTER LLC  
1952 SHENANDOAH DR E  
SEATTLE, WA 98112 USA  
Parcel: 215-07-212-X

PRINCESS MEDICAL CENTER LLC  
9401 W THUNDERBIRD STE 200  
PEORIA, AZ 85381 USA  
Parcel: 215-07-231

PACESETTER INC  
15900 VALLEY VIEW CT  
SYLMAR, CA 91392 USA  
Parcel: 215-07-001-F

UNITED INSURANCE COMPANY OF AMERICA  
1 E WACKER DR 10  
CHICAGO, IL 60601 USA  
Parcel: 215-07-212-J

CSFB 2004-C5 ANDERSON DRIVE LLC  
1601 WASHINGTON AVE STE 700  
MIAMI BEACH, FL 33139 USA  
Parcel: 215-07-212-V

SCOTTSDALE PERIMETER I LLC  
14648 N SCOTTSDALE RD #345  
SCOTTSDALE, AZ 85254 USA  
Parcel: 215-07-212-L

LOT 15 OFFICE DEVELOPMENT LLC  
14648 N SCOTTSDALE RD STE 345  
SCOTTSDALE, AZ 85254 USA  
Parcel: 215-07-001-Y



NAME;ADDRESS;CITY;STATE;ZIP;COUNTRY;PARCEL

SCOTTSDALE PERIMETER I LLC;14648 N SCOTTSDALE RD #345;SCOTTSDALE;AZ;85254;USA;Parcel: 215-07-212-M  
PACESETTER INC;15900 VALLEY VIEW CT;SYLMAR;CA;91392;USA;Parcel: 215-07-214  
PRINCESS & PERIMETER LAND LLC;17550 N PERIMETER DR STE 370;SCOTTSDALE;AZ;85255;USA;Parcel: 215-07-229  
FH ARIZONA PROPERTIES LLC;PO BOX 8216;6400 IMPERIAL DR;WACO;TX;76714;USA;Parcel: 215-07-215-C  
TASER INTERNATIONAL INC;7860 E MCCLAIN DR NO 2;SCOTTSDALE;AZ;85260;USA;Parcel: 215-07-001-R  
ARIZONA STATE LAND DEPT;1616 W ADAMS ST;PHOENIX;AZ;85007;USA;Parcel: 212-31-126-C  
CORNWELL PROPERTIES LLC;7580 E GRAY RD STE 202;SCOTTSDALE;AZ;85260;USA;Parcel: 215-07-212-C  
MIDFIRST BANK;501 NW GRAND BLVD;OKLAHOMA CITY;OK;73118;USA;Parcel: 215-07-212-Z  
SCOTTSDALE PERIMETER I LLC;14648 N SCOTTSDALE RD #345;SCOTTSDALE;AZ;85254;USA;Parcel: 215-07-212-N  
FNBHQ LLC;17600 N PERIMETER DR;SCOTTSDALE;AZ;85255;USA;Parcel: 215-07-230  
IO CAPITAL PRINCESS LLC;8521 E PRINCESS DR STE 100;SCOTTSDALE;AZ;85255;USA;Parcel: 215-07-212-A  
ARIZONA STATE LAND DEPT;1624 W ADAMS ST;PHOENIX;AZ;85007;USA;Parcel: 215-07-210-A  
HF ONE LLC;9072 E PALM TREE;SCOTTSDALE;AZ;85255;USA;Parcel: 215-07-001-M  
ARIZONA STATE LAND DEPT;1616 W ADAMS ST;PHOENIX;AZ;85007;USA;Parcel: 215-07-019-C  
SCOTTSDALE VISTELLA LLC LEASE 03-108992;40 N CENTRAL AVE STE 2700;PHOENIX;AZ;85004;USA;Parcel: 215-07-021  
SCOTTSDALE PERIMETER I LLC;14648 N SCOTTSDALE RD #345;SCOTTSDALE;AZ;85254;USA;Parcel: 215-07-212-K  
ARIZONA STATE LAND DEPT;1624 W ADAMS ST;PHOENIX;AZ;85007;USA;Parcel: 215-07-211-A  
BONSTETTER KILLOREN TRUST;17785 E PACESETTER WAY;SCOTTSDALE;AZ;85255;USA;Parcel: 215-07-001-L  
no Owner Address for;;;Parcel: 215-07-027-N  
SCOTTSDALE LODGING INVESTORS LLC;1600 ASPEN COMMONS STE 200;MIDDLETON;WI;53562;USA;Parcel: 215-07-212-U  
ASHTON PRINCESS PROPERTY LLC;1201 MONSTER RD SW;STE 350;RENTON;WA;98055;USA;Parcel: 215-07-212-T  
SILVERLEAF PERIMETER CENTER LLC;1952 SHENANDOAH DR E;SEATTLE;WA;98112;USA;Parcel: 215-07-212-X  
PRINCESS MEDICAL CENTER LLC;9401 W THUNDERBIRD STE 200;PEORIA;AZ;85381;USA;Parcel: 215-07-231  
PACESETTER INC;15900 VALLEY VIEW CT;SYLMAR;CA;91392;USA;Parcel: 215-07-001-F  
UNITED INSURANCE COMPANY OF AMERICA;1 E WACKER DR 10;CHICAGO;IL;60601;USA;Parcel: 215-07-212-J  
CSFB 2004-C5 ANDERSON DRIVE LLC;1601 WASHINGTON AVE STE 700;MIAMI BEACH;FL;33139;USA;Parcel: 215-07-212-V  
SCOTTSDALE PERIMETER I LLC;14648 N SCOTTSDALE RD #345;SCOTTSDALE;AZ;85254;USA;Parcel: 215-07-212-L  
LOT 15 OFFICE DEVELOPMENT LLC;14648 N SCOTTSDALE RD STE 345;SCOTTSDALE;AZ;85254;USA;Parcel: 215-07-001-Y

Parcel: 212-31-126-C  
ARIZONA STATE LAND DEPT  
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17550 N PERIMETER DR STE 370  
SCOTTSDALE, AZ 85255

Parcel: 215-07-212-U  
SCOTTSDALE LODGING INVESTORS LLC  
1600 ASPEN COMMONS STE 200  
MIDDLETON, WI 53562



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14648 N SCOTTSDALE RD #345  
SCOTTSDALE, AZ 85254

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Peter Ciardiello  
9490 E. Trailside View  
Scottsdale, AZ 85255

Parcel: 215-07-212-M  
SCOTTSDALE PERIMETER I LLC  
14648 N SCOTTSDALE RD #345  
SCOTTSDALE, AZ 85254

Parcel: 215-07-019-C  
ARIZONA STATE LAND DEPT  
3321 E BASELINE RD  
GILBERT, AZ 85234

Parcel: 215-07-212-N  
SCOTTSDALE PERIMETER I LLC  
14648 N SCOTTSDALE RD #345  
SCOTTSDALE, AZ 85254

Parcel: 215-07-212-K  
SCOTTSDALE PERIMETER I LLC  
14648 N SCOTTSDALE RD #345  
SCOTTSDALE, AZ 85254

Parcel: 215-07-212-L  
SCOTTSDALE PERIMETER I LLC  
14648 N SCOTTSDALE RD #345  
SCOTTSDALE, AZ 85254

Parcel: 215-07-212-Z  
MIDFIRST BANK  
501 NW GRAND BLVD  
OKLAHOMA CITY, OK 73118

Parcel: 215-07-229  
PRINCESS & PERIMETER LAND LLC  
17550 N PERIMETER DR STE 370  
SCOTTSDALE, AZ 85255

Parcel: 215-07-212-T  
ASHTON PRINCESS PROPERTY LLC  
1201 MONSTER RD SW STE 350  
RENTON, WA 98055

Parcel: 215-07-212-C  
CORNWELL PROPERTIES LLC  
7580 E GRAY RD STE 202  
SCOTTSDALE, AZ 85260

Parcel: 215-07-211-A  
ARIZONA STATE LAND DEPT  
1624 W ADAMS ST  
PHOENIX, AZ 85007

Parcel: 215-07-001-Y  
LOT 15 OFFIC  
14648 N SCO  
SCOTTSD

Parcel: 215-07-001-Y  
17600 N  
SCOTTSD

2 SETS  
750-FT PROP.  
OWNERS  
MAILING  
LABELS

Parcel: 215-07-001-R  
TASER INTERNATIONAL INC  
7860 E MCCLAIN DR NO 2  
SCOTTSDALE, AZ 85260

Parcel: 215-07-001-M  
HF ONE LLC  
9072 E PALM TREE  
SCOTTSDALE, AZ 85255

Parcel: 215-07-212-U  
SCOTTSDALE LODGING INVESTORS LLC  
1600 ASPEN COMMONS STE 200  
MIDDLETON, WI 53562

Parcel: 215-07-027-N  
NO OWNER ADDRESS

Parcel: 215-07-212-V  
BCO 2000 LLC  
8711 E PINNACLE PEAK RD STE 282  
SCOTTSDALE, AZ 85255

Parcel: 215-07-231  
PRINCESS MEDICAL CENTER LLC  
9401 W THUNDERBIRD STE 200  
PEORIA, AZ 85381

Parcel: 215-07-212-A  
IO CAPITAL PRINCESS LLC  
8521 E PRINCESS DR STE 100  
SCOTTSDALE, AZ 85255

Parcel: 215-07-021  
SCOTTSDALE VISTELLA LLC LEASE 03-108992  
40 N CENTRAL AVE STE 2700  
PHOENIX, AZ 85004

2-ZN-2010  
1st: 4/8/2010



Parcel: 212-31-126-C  
ARIZONA STATE LAND DEPT  
3321 E BASELINE RD  
GILBERT, AZ 85234

Parcel: 215-07-214  
PACESETTER INC  
15900 VALLEY VIEW CT  
SYLMAR, CA 91392

Parcel: 215-07-212-J  
UNITED INSURANCE COMPANY OF AMERICA  
1 E WACKER DR 10  
CHICAGO, IL 60601

Parcel: 215-07-210-A  
ARIZONA STATE LAND DEPT  
1624 W ADAMS ST  
PHOENIX, AZ 85007

Parcel: 215-07-212-X  
SILVERLEAF PERIMETER CENTER LLC  
1952 SHENANDOAH DR E  
SEATTLE, WA 98112

Parcel: 215-07-019-C  
ARIZONA STATE LAND DEPT  
3321 E BASELINE RD  
GILBERT, AZ 85234

Parcel: 215-07-215-C  
FH ARIZONA PROPERTIES LLC  
PO BOX 8216  
6400 IMPERIAL DR  
WACO, TX 76714

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Darcy Clement  
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Joey Airdo  
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John Aleo  
28625 N. 83<sup>rd</sup> Street  
Scottsdale, AZ 85262

Ro 2-SETS  
9414 E INTERESTED  
Scott PARTIES  
MAILING  
Li LABELS  
9681 E.  
Scottsdale, AZ 85262

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Citizens for Responsible Development  
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Laurie McCammon  
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