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**Neighborhood Notification  
Open House Information  
Citizen Comments**



# REQUEST TO SPEAK

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) Austin Jack MEETING DATE 10-15-15

NAME OF GROUP/ORGANIZATION (if applicable) Scottsdale Gateway Alliance

ADDRESS 1007 W 12<sup>th</sup> Place, Tempe, AZ ZIP 85281

HOME PHONE (916) 208-0213 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS (optional) \_\_\_\_\_

☒ I WISH TO SPEAK ON AGENDA ITEM # 6 ☐ 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.

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**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.
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- A timer light, located at the podium, will help you to time your comments.
  - A green light indicates the timer has been activated.
  - A yellow light indicates there is one minute remaining.
  - 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.



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NAME (print) Nicholas Vandennichwacht MEETING DATE 10/14/15

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS Thomas and Scottsdale rd ZIP \_\_\_\_\_

HOME PHONE 480-435-2961 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS (optional) \_\_\_\_\_

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NAME (print) Katie Paulsen MEETING DATE 10-15-15

NAME OF GROUP/ORGANIZATION (if applicable) Concerned Citizen

ADDRESS Scottsdale, AZ ZIP 85257

HOME PHONE (916) 208-0213 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS (optional) \_\_\_\_\_

☒ I WISH TO SPEAK ON AGENDA ITEM # 6 ☐ I WISH TO DONATE MY TIME TO \_\_\_\_\_

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

STATE OF ARIZONA            )  
  )  
COUNTY OF MARICOPA        )        SS

I, Steve Perone, being first duly sworn, depose and say:

That on Oct. 7, 2015, I posted notification poster(s) for the properties indicated below.

**Site(s) must be posted on or before: October 7, 2015**

Case No.	Description and Location of Project	No. of Signs	Date Posted
4-DR-2015	Raintree Drive Extension, E RAINTREE DR / N HAYDEN RD (Corner)	4	10-7-15
24-DR-2015	SkySong Restaurant, 1375 N Scottsdale Rd	1	10-7-15

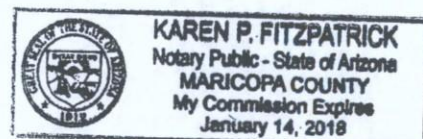
**Date of Development Review Board Public Meeting:** October 15, 2015, AT 1:00 P.M. IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.

Steve Perone  
(Signature)

Acknowledged this 8<sup>th</sup> day of OCTOBER 2015.

Karen P. Fitzpatrick  
(Notary Public)

My commission expires 1/14/18





# PUBLIC HEARING NOTICE

**REQUEST:** *Approval of the site plan, landscape plan, and building elevations for a new multi-tenant restaurant building with approximately 12,000 square feet of building area, approximately 7,500 square feet of outdoor dining area, and approximately 3,000 square feet edible garden area.*

**CASE#:** 24-DR-2015

**DATE:** October 15, 2015

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

UNLESS OTHERWISE NOTIFIED, ALL  
PUBLIC HEARINGS ARE HELD AT:

SCOTTSDALE CITY HALL  
3030 N. DRAKEMETER BLVD.

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



**480-312-7000**

**1:00 P.M.**  
DEVELOPMENT REVIEW BOARD

POSTING DATE:

**10-7-2015**

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



**GAMMAGE & BURNHAM**

A PROFESSIONAL LIMITED LIABILITY COMPANY

ATTORNEYS AT LAW

TWO NORTH CENTRAL AVENUE

15TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566  
FACSIMILE (602) 256-4475

April 30, 2015

WRITER'S DIRECT LINE  
(602) 256-4439  
rlane@gbllaw.com

Re: ~~SkySong-Restaurants-Building-1375-N-Scottsdale-Road~~  
City of Scottsdale Case No. 56-PA-15

Dear Neighbor:

This firm represents Wetta Ventures, LLC ("Wetta Ventures"), the developer of the 1.11 acre restaurants site and building at the northeast corner of N. Scottsdale Road and E. SkySong Boulevard (the "Site") within SkySong, the ASU Scottsdale Innovation Center ("SkySong"). An aerial photograph of the site and surrounding area is enclosed.

Wetta Ventures focuses on discovering small-scale infill opportunities and creating unique experiences with local, regional and some national tenants. They have recently completed Old School O7 and The Annex. Old School is an adaptive reuse project in midtown Phoenix which was the home of the United Methodist Church for more than 125 years. Specifically, Old School consists of a 4,100-square foot church repurposed for Taco Guild, a 3,500-square foot school building converted for Buffalo Exchange, and a 1,700-square foot freestanding Starbucks with a drive-through. The Annex is an adaptive reuse of a 1950's vintage school building on the ASU Tempe campus which now is a two-tenant restaurant building currently occupied by Postino Winecafe and Snooze, an AM Eatery.

The purpose of this letter is to advise you that Wetta Ventures will be submitting a Development Review application to the City of Scottsdale to allow for the development of the SkySong restaurants building. The proposed multi-tenant building will consist of a one-story building with 12,000 square feet of indoor space, 7,500 square feet of outdoor patio space and open area, and a 3,000 square foot working garden. The project also includes a parking courtyard providing 58 on-site vehicle parking spaces and a significant amount of landscaping along the site's Scottsdale Road and SkySong Boulevard street frontages, as well as throughout the interior of the site. Conceptual site and landscape plans and conceptual building elevations for the project are enclosed for your information. The Site is zoned Planned Community (PCD) and the proposed restaurant use is consistent with the master development plan for SkySong.

Wetta Ventures would like to meet with neighbors to discuss the proposed development at an **open house meeting** on **Thursday, May 14, 2015** from **6:00 p.m. to 7:00 p.m.** The meeting will be held in **SkySong Building 1, Global Room #201** located at **1475 N. Scottsdale Road** in Scottsdale. A directory map for SkySong and parking instructions are enclosed.

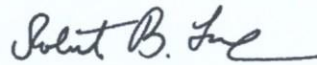
You are invited to attend the open house meeting to learn, provide feedback and opinions. You may also express your feedback and opinions in regard to the proposed development, or obtain additional information, by contacting Bryan Cluff at the City of Scottsdale at:

Bryan D. Cluff, Planner  
City of Scottsdale Planning & Development Services  
7447 E. Indian School Road, Ste. 105  
Scottsdale, AZ 85251  
(480) 312-2258  
bcluff@scottsdaleaz.gov

Additionally, you are more than welcome to contact me anytime at (602) 256-4439 or rlane@gblaw.com should you have any questions, comments or concerns regarding the Project.

We look forward to discussing the Project with you and hope to see you at the open house meeting on the evening of Thursday, May 14, 2015.

Sincerely,  
GAMMAGE & BURNHAM



By

Rob Lane  
Land Use Planner

Encl: Map of SkySong buildings and parking facilities  
Aerial photo of site and surrounding area  
Conceptual site/landscape plan  
Building renderings

## ASU SkySong Map and Directions

**Arizona State University-SkySong**  
1475 N. Scottsdale Road, Suite 200  
Scottsdale, AZ 85257-3538

480.884.1860 | Phone  
480.884.1888 | Fax



### **From ASU Tempe Campus**

Take Rural Road north, which will turn into Scottsdale Road as you enter Scottsdale. Turn right on SkySong Way (just before McDowell Road).

### **From ASU Polytechnic Campus**

Enter the Loop 202 West at Williams Field Road. Drive approximately six miles to the Loop 101 North exit. Take the 101 North to the Loop 202 West (approximately 10 miles). Exit onto Scottsdale Road. Turn right on Scottsdale Road. Turn right on SkySong Way (just before McDowell Road).

### **From ASU Downtown Campus**

Take the I-10 East from Seventh Street. Exit on the Loop 202 East. Exit onto Scottsdale Road. Turn left on Scottsdale Road. Turn right on SkySong Way (just before McDowell Road).

### **From ASU West Campus**

Take the I-17 South about 10 miles to the I-10 East through downtown Phoenix. Exit on the Loop 202 East. Exit on Scottsdale Road. Turn left on Scottsdale Road. Turn right on SkySong Way (just before McDowell Road).

### **From Phoenix Sky Harbor International Airport**

Go east on Sky Harbor Boulevard. Take the Loop 202 East toward Tempe. Exit on Scottsdale Road. Turn left on Scottsdale Road. Turn right on SkySong Way (just before McDowell Road).



## Aerial Photograph of SkySong & SkySong Restaurants Bldg. Development Site



 SkySong

 SkySong Restaurants Bldg. Dev. Site

























WETTA VENTURES | BRICK & WEST





















WETTA VENTURES | BRICK & WEST

**GAMMAGE & BURNHAM**

A PROFESSIONAL LIMITED LIABILITY COMPANY

ATTORNEYS AT LAW

TWO NORTH CENTRAL AVENUE

15TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566  
FACSIMILE (602) 256-4475

May 6, 2015

WRITER'S DIRECT LINE  
(602) 256-4439  
rlane@gblaw.com

**VIA PERSONAL DELIVERY**

Bryan D. Cluff, Planner  
City of Scottsdale Planning & Development Services  
7447 E. Indian School Road, Ste. 105  
Scottsdale, AZ 85251  
(480) 312-2258  
bcluff@scottsdaleaz.gov

Re: SkySong Restaurants Building – 1375 N. Scottsdale Road  
Neighborhood Notification Report for Development Review Application

Dear Bryan:

This firm represents Wetta Ventures, LLC ("Wetta Ventures"), the developer of the 1.36 acre restaurants site and building at the northeast corner of N. Scottsdale Road and E. SkySong Boulevard (the "Site") within SkySong, the ASU Scottsdale Innovation Center ("SkySong"). As you are aware, Wetta Ventures has submitted a Development Review application to the City of Scottsdale to allow for the development of the Site. The development proposal consists of a one-story multi-tenant restaurants building with 12,000 square feet of indoor space, 7,500 square feet of outdoor patio space and open area, and a 3,000 square foot working garden (the "Project").

The purpose of this correspondence is to summarize the project team's discussions with the community in regard to the Project to date. The team has made a concentrated effort to reach out to the community. To date, the team has met with the Board of the Scottsdale Gateway Alliance and notified owners of property and registered groups and associations within 750 feet of the Site of the Project and the upcoming open house meeting for the Project scheduled for May 14<sup>th</sup>.

**March 13, 2015 Scottsdale Gateway Alliance Board Meeting:**

On March 13<sup>th</sup>, David Wetta of Wetta Ventures, Mike Rumpeltin of Brick & West Design and Manjula M. Vaz of Gammage & Burnham met with the Board of the Scottsdale Gateway Alliance ("SGA") at their regularly scheduled meeting. At that meeting, the team described the Project, explained the reason for the design of the building's west elevation and described the design and architecture of the Project. The SGA Board asked several questions pertaining to the Project's design and the plan for tenants. All of the SGA's questions were answered. A letter of support from the SGA, which we received as a result of the meeting, is enclosed as part of this report.

**April 30, 2015 Mailing Notification:**

On April 30<sup>th</sup>, the enclosed notification packet advising of the Project, the associated Development Review application, and the open house meeting scheduled for the Project for the evening of May 14<sup>th</sup> was mailed to owners of property and registered neighborhood groups and homeowners' associations located within 750 feet of the Site.

**May 6, 2015 Correspondence with Scott Taylor of Mark-Taylor:**

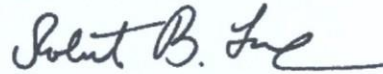
On May 6<sup>th</sup>, Wetta Ventures legal representative received the enclosed e-mail from Scott Taylor, President of Mark-Taylor, Inc., expressing support for the Project. Mark-Taylor is the owner of the San Travesia Apartments located east of SkySong.

**Continued Outreach:**

As noted above, the project team will be holding an open house meeting at SkySong to further discuss the Project with the community on the evening of May 14<sup>th</sup>. The project team also intends to continue to meet with community members who express an interest in the Project. An update to this report will be provided as we get closer to the public hearing.

Please let us know if you require any additional information in regard to the neighborhood notification report provided above.

Sincerely,  
GAMMAGE & BURNHAM



By

Rob Lane  
Land Use Planner

Encl: May 6, 2015 E-mail Correspondence with Scott Taylor  
March 31, 2015 SGA Letter of Support  
April 30, 2015 Mailing Notification Packet  
Community Input Certification  
April 30, 2015 Notification List  
Submitted and Responded to Request for Neighborhood Groups/HOAs  
Neighborhood Notification Checklist

**Robert Lane**

---

**From:** Robert Lane  
**Sent:** Wednesday, May 06, 2015 10:13 AM  
**To:** 'Scott Taylor'  
**Cc:** Manjula M. Vaz  
**Subject:** RE: Skysong Restaurants Building

Mr. Taylor,

Thank you for your support of the project. We believe that the project will be a great amenity for both SkySong and the surrounding neighborhood.

While there has been a lot of interest from prospective tenants, Wetta Ventures will not be signing leases for the project until after DRB approval has been obtained.

Thank you again for your support.

Rob

**Robert Lane**

602.256.4439 Direct | [rlane@gblaw.com](mailto:rlane@gblaw.com)

---

**From:** Scott Taylor [<mailto:scotttaylor@mark-taylor.com>]  
**Sent:** Wednesday, May 06, 2015 7:15 AM  
**To:** Robert Lane  
**Subject:** Skysong Restaurants Building

Rob,

I received your letter dated 04/30/15. We own San Travesia Apartments to the east of Skysong. The apartment community is under construction. To date, we have delivered 140 of its 572 units and have leased 138 of those 140 apartments. Additionally, we have preleased another 65 future deliveries. Demand is incredibly strong which should bode well for the restaurants. Our demographic falls into the dining out category with household incomes averaging just above \$95,000 per apartment. Upon completion in the third quarter of 2016, San Travesia will house about 950 people with an aggregate household income over \$50,000,000.

Nearby restaurants are an amenity for our renters and I can think of no reason why we would not support this project.

I have one question, have any operators committed to the space?

**Scott Taylor**

President, Mark-Taylor, Inc.  
6623 N. Scottsdale Road  
Scottsdale, AZ 85250  
509 624 9412 | [mark-taylor.com](http://mark-taylor.com)

**From:** Kyle Moyer [<mailto:kyle@kylemoyer.com>]

**Sent:** Wednesday, April 01, 2015 4:06 PM

**To:** David Wetta

**Cc:** Manjula M. Vaz; Paul Salinas; Chris Shipley; Wendy Anderton; Jillian Sloan

**Subject:** Re: SkySong

David,

Attached please find a letter of support from the SGA for your project. I will have a hand-signed copy for you tomorrow morning if you need it.

Kyle



March 31, 2015

Dear Mayor and Members of the Scottsdale City Council:

The Scottsdale Gateway Alliance (SGA) is a private-sector, non-profit organization dedicated to advancing investment and revitalization opportunities in Southern Scottsdale and the McDowell Road Corridor. The board of directors is comprised of local property owners, business owners, and residents who are deeply committed to this mission. The organization represents a coalition of members, supporters, and followers in excess of 1,000 individuals and businesses.

As part of the organization's goals and objectives, the SGA is continually seeking opportunities for new commercial and residential real estate investments that will provide economic opportunity and job creation, as well as enhance and improve the sense of community in the McDowell Corridor.

Recently, David Wetta, principal of Wetta Ventures, approached the SGA with a new prospective real estate project for the restaurant pads located at SkySong. The project outline includes as many as four retail spaces, shaded outdoor space, a garden and a pedestrian walkway. The architectural renderings illustrate modern style consistent with the architectural design of SkySong.

After careful consideration, and detailed conversations with the developer, as well as among the SGA board of directors, we are pleased to report that official support for Mr. Wetta's project was unanimously approved.

The SGA believes that this project represents the very best effort possible to bring new, locally-oriented, community-based restaurants to the market; it strengthens the possibility for more cutting-edge architecture and design to become the standard for the geographic area; and we believe the economic contribution and job creation that this development will provide will be incredibly valuable to the overall revitalization of the area.

Mr. Wetta was upfront that some individuals have expressed modest concern over the east-facing building orientation on the site. While no solution is absolutely perfect, we feel strongly that Mr. Wetta has adequately and respectfully dealt with issues of sunlight and shade, traffic noise and pollution, as well as pedestrian accessibility.

In closing, the Scottsdale Gateway Alliance offers its full support for Mr. Wetta's project as-designed, and will advocate strongly for its successful consideration and approval by the City of Scottsdale.

24-DR-2015  
5/6/2015

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A PROFESSIONAL LIMITED LIABILITY COMPANY

ATTORNEYS AT LAW

TWO NORTH CENTRAL AVENUE

15TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566  
FACSIMILE (602) 256-4475

April 30, 2015

WRITER'S DIRECT LINE  
(602) 256-4439  
rlane@gbllaw.com

Re: SkySong Restaurants Building – 1375 N. Scottsdale Road  
City of Scottsdale Case No. 56-PA-15

Dear Neighbor:

This firm represents Wetta Ventures, LLC (“Wetta Ventures”), the developer of the 1.11 acre restaurants site and building at the northeast corner of N. Scottsdale Road and E. SkySong Boulevard (the “Site”) within SkySong, the ASU Scottsdale Innovation Center (“SkySong”). An aerial photograph of the site and surrounding area is enclosed.

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The purpose of this letter is to advise you that Wetta Ventures will be submitting a Development Review application to the City of Scottsdale to allow for the development of the SkySong restaurants building. The proposed multi-tenant building will consist of a one-story building with 12,000 square feet of indoor space, 7,500 square feet of outdoor patio space and open area, and a 3,000 square foot working garden. The project also includes a parking courtyard providing 58 on-site vehicle parking spaces and a significant amount of landscaping along the site's Scottsdale Road and SkySong Boulevard street frontages, as well as throughout the interior of the site. Conceptual site and landscape plans and conceptual building elevations for the project are enclosed for your information. The Site is zoned Planned Community (PCD) and the proposed restaurant use is consistent with the master development plan for SkySong.

Wetta Ventures would like to meet with neighbors to discuss the proposed development at an **open house meeting on Thursday, May 14, 2015 from 6:00 p.m. to 7:00 p.m.** The meeting will be held in **SkySong Building 1, Global Room #201** located at **1475 N. Scottsdale Road** in Scottsdale. A directory map for SkySong and parking instructions are enclosed.

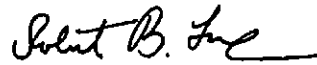
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Bryan D. Cluff, Planner  
City of Scottsdale Planning & Development Services  
7447 E. Indian School Road, Ste. 105  
Scottsdale, AZ 85251  
(480) 312-2258  
bcluff@scottsdaleaz.gov

Additionally, you are more than welcome to contact me anytime at (602) 256-4439 or [rlane@gblaw.com](mailto:rlane@gblaw.com) should you have any questions, comments or concerns regarding the Project.

We look forward to discussing the Project with you and hope to see you at the open house meeting on the evening of Thursday, May 14, 2015.

Sincerely,  
GAMMAGE & BURNHAM



By

Rob Lane  
Land Use Planner

Encl: Map of SkySong buildings and parking facilities  
Aerial photo of site and surrounding area  
Conceptual site/landscape plan  
Building renderings

## ASU SkySong Map and Directions

**Arizona State University-SkySong**  
1475 N. Scottsdale Road, Suite 200  
Scottsdale, AZ 85257-3538

480.884.1860 | Phone  
480.884.1888 | Fax



### **From ASU Tempe Campus**

Take Rural Road north, which will turn into Scottsdale Road as you enter Scottsdale. Turn right on SkySong Way (just before McDowell Road).

### **From ASU Polytechnic Campus**

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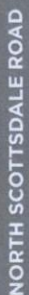
## Aerial Photograph of SkySong & SkySong Restaurants Bldg. Development Site



 SkySong

 SkySong Restaurants Bldg. Dev. Site





WETTA VENTURES | BRICK &amp; WEST













WETTA VENTURES | BRICK & WEST

























WETTA VENTURES | BRICK & WEST







# Community Input Certification

CASE NO: 56-PA-15

PROJECT LOCATION: 1375 N. Scottsdale Rd.

## COMMUNITY INPUT CERTIFICATION

In the City of Scottsdale it is important that all applicants for rezoning, use permit, and/or variances inform neighboring residents, affected school districts, and other parties that may be impacted by the proposed use, as well as invite their input. The applicant shall submit this completed certification with the application as verification that such contact has been made.

DATE	NAME (Person, Organization, Etc. and Address)	TYPE OF CONTACT		
		Meeting	Phone	Letter
3/13/15	Scottsdale Gateway Alliance	X		
4/30/15	See 4/30/15 Notification List			X
5/6/15	Mark-Taylor / Scott Taylor			Email

  
Signature of owner/applicant

May 6, 2015  
Date

### Planning, Neighborhood & Transportation Division

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



## OWNERS OF PROPERTY LOCATED WITHIN 750 FEET OF MARICOPA COUNTY ASSESSOR'S PARCEL NO. 131-17-014F

PROPERTY OWNER	MAILING ADDRESS	CITY	STATE / PROVINCE	ZIP CODE	COUNTRY	APN(S)
VALLEY NATL BK OF ARIZ	ERNST & YOUNG LLP - PO BOX 1919	WICHITA FALLS	TX	76307	USA	13117003
ASUF SCOTTSDALE LLC (LEASE)	PO BOX 2260	TEMPE	AZ	85280	USA	13117013B 13117014D 13117014F 13117014H
WALTER ANDREW/INNING	7223 E CORONADO RD	SCOTTSDALE	AZ	85257	USA	13118007
MARCHBANKS JAMES L TR	7227 E CORONADO RD	SCOTTSDALE	AZ	85257	USA	13118008
BELL CARLTON E	7235 E CORONADO	SCOTTSDALE	AZ	85257	USA	13118009
DB CORONADO LLC	2736 E MINTON ST	MESA	AZ	85215	USA	13118010
WEHNER JAMES J	PO BOX 44707	PHOENIX	AZ	85064	USA	13118011
WOODRUFF BENJAMIN E/DIERDRE S	7249 E CORONADO RD	SCOTTSDALE	AZ	85257	USA	13118012
REVOCABLE LIVING TRUST OF ZACHARY R MOLBREAK	7255 E CORONADO RD	SCOTTSDALE	AZ	85257	USA	13118013
LOVETT RYAN MICHAEL/MAESTAS KELLI LYN	1714 N 73RD ST	SCOTTSDALE	AZ	85257	USA	13118014
DEWAN MAHESH/KETAN	6831 E BELLEVIEW ST	SCOTTSDALE	AZ	85257	USA	13118015
LANOUAR RIDHA/ANNE R	1702 N 73RD ST	SCOTTSDALE	AZ	85257	USA	13118016
WENDT CHRISTOPHER A/SUSAN E	4306 E MORNING VISTA LN	CAVE CREEK	AZ	85331	USA	13118017
RAMOS FERNANDO	7307 E ALMERIA RD	SCOTTSDALE	AZ	85257	USA	13118018
DEASY MARK C/SCHMUTZ SARAH N	7313 E ALMERIA RD	SCOTTSDALE	AZ	85257	USA	13118019
SILVER ERIC	7317 E ALMERIA	SCOTTSDALE	AZ	85257	USA	13118020
PERAZA MANNY	7323 E ALMERIA RD	SCOTTSDALE	AZ	85257	USA	13118021
INGRAHM NICHOLAS L	7327 E ALMERIA RD	SCOTTSDALE	AZ	85257	USA	13118022
SHERIDAN BILLY & ALICE M	7333 E ALMERIA	SCOTTSDALE	AZ	85257	USA	13118023
NIETO JOSE/ANGELICA	7320 E ALMERIA	SCOTTSDALE	AZ	85257	USA	13118030
R&S GARDNER PROPERTIES LLC	5230 E WHITTON AVE	PHOENIX	AZ	85018	USA	13118031
ROSE GEORGE R/MICHELLE R	7308 E ALMERIA RD	SCOTTSDALE	AZ	85257	USA	13118032
PLANETA PROPERTIES LIMITED PARTNERSHIP AL	PO BOX 2118	SCOTTSDALE	AZ	85252	USA	13121137D
ENTERPRISE LEASING COMPANY	1444 W AUTO DR	TEMPE	AZ	85284	USA	13118087E
WAFFLE SCOTTSDALE LLC	7340 E MCDOWELL RD	SCOTTSDALE	AZ	85257	USA	13118089 13118090A
DHALIWAL FAMILY LIVING TRUST	2042 N ALMOND GROVE	MESA	AZ	85213	USA	13118090B
SHIPP LTD	PO BOX 356	SCOTTSDALE	AZ	85252	USA	13118091B 13118091C

## OWNERS OF PROPERTY LOCATED WITHIN 750 FEET OF MARICOPA COUNTY ASSESSOR'S PARCEL NO. 131-17-014F CONTD.

PROPERTY OWNER	MAILING ADDRESS	CITY	STATE / PROVINCE	ZIP CODE	COUNTRY	APN(S)
WELL DUNN LLC	9617 N 83RD WAY	SCOTTSDALE	AZ	85258	USA	13118091F
FILER C DON/SALLIE L	PO BOX 5783	CAREFREE	AZ	85377	USA	13118091G
TRACY K KELLER REVOCABLE TRUST	1850 N 78TH ST	SCOTTSDALE	AZ	85257	USA	13136001
MARTINEZ JOSEPH/FLORES ELIZABETH	7408 E BELLEVIEW ST	SCOTTSDALE	AZ	85257	USA	13136002
TOLAND GORDON R	39071 N JACKSON	SPRING GROVE	IL	60081	USA	13138155
						13138156
						13138157
						13138158
						13138159
						13138160
						13138161
						13138162
						13138163
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						13138171
						13138172
						13138173
						13138174
						13138175
PEREZ CELIA/CHAVARRIA CAROLINA	7306 E BELLVIEW ST #D	SCOTTSDALE	AZ	85257	USA	13138004A
GORDEN CHARLES DARWIN TR	4151 RICHEY RD	UKIAH	CA	95482	USA	13138004B
KOSCIOLEK ADAM/MIRELLA D	1826 W CALLE ESCUDA	PHOENIX	AZ	85085	USA	13138005A
ROBISON GEORGE RYAN	447 BLYTHWOOD RD	TORONTO	ON	M4N1A8	CANADA	13138005B
SEVENTY TWO FORTY LLC	PO BOX 87341	PHOENIX	AZ	850807341	USA	13138006A
BELLEVIEW LIVING LLC	205 S CLARK DR	TEMPE	AZ	85281	USA	13138006B



## OWNERS OF PROPERTY LOCATED WITHIN 750 FEET OF MARICOPA COUNTY ASSESSOR'S PARCEL NO. 131-17-014F CONTD.

PROPERTY OWNER	MAILING ADDRESS	CITY	STATE / PROVINCE	ZIP CODE	COUNTRY	APN(S)
BELLEVUE LIVING LLC	205 S CLARK DR	TEMPE	AZ	85281	USA	13138007A
AZ BEHAVIORAL HEALTH CORPORATION	1406 N 2ND ST	PHOENIX	AZ	85004	USA	13138008D
CITY OF SCOTTSDALE	7447 E INDIAN SCHOOL RD SUITE 100	SCOTTSDALE	AZ	85251	USA	13138009A 13138009B
ARIZONA WHOLESALE PROPERTY CONNECTION LLC	4350 E CAMELBACK SUITE E120	PHOENIX	AZ	85018	USA	13138010C
1215SR LLC	22214 N LA SENDA DR	SCOTTSDALE	AZ	85255	USA	13138011 13138012
YEE WILLIE M/JANE TR	PO BOX 10358	PHOENIX	AZ	850640358	USA	12912001K
DOYLE MEGAN	1302 N 71ST ST	SCOTTSDALE	AZ	85257	USA	12912002
GOODWIN KENNETH N & ELIZABETH ANNE	7055 E WILLET TA ST	SCOTTSDALE	AZ	85257	USA	12912024
BOLEN ERIC W	1338 N 71ST ST	SCOTTSDALE	AZ	85257	USA	12912025
NEUFELD MICHAEL	1332 N 71ST ST	SCOTTSDALE	AZ	85257	USA	12912026
RODRIGUEZ ARTURO	1326 N 71ST ST	SCOTTSDALE	AZ	85257	USA	12912027
MCLEMORE WILLIAM T	7050 E CULVER ST	SCOTTSDALE	AZ	85257	USA	12912028
MURRIETA ARNULFO N/MARY D TR	7049 E CULVER ST	SCOTTSDALE	AZ	85257	USA	12912043
WILSON RONALD C/MARY L	4589 DRY CREEK RD	NAPA	CA	94558	USA	12912044
JOHNSTON MARGARET/SCHAFFERT MARILYN/WALLACE G	1308 N 71ST ST	SCOTTSDALE	AZ	85257	USA	12912045
HILL CHRISTOPHER N	1301 N 71ST ST	SCOTTSDALE	AZ	85257	USA	12912046
RITCHIE JONATHAN	1307 N 71ST ST	SCOTTSDALE	AZ	85257	USA	12912047
BIRD STEPHEN/PARKS CYNTHIA	1313 N 71ST ST	SCOTTSDALE	AZ	85257	USA	12912048
MORRISON JOANNA J	1319 N 71ST ST	SCOTTSDALE	AZ	852570000	USA	12912049
GAVIN RYAN/MARY GRACE	1325 N 71ST ST	SCOTTSDALE	AZ	85257	USA	12912050
COLLINWOOD ARVIN/CAMIE JO	1331 N 71ST ST	SCOTTSDALE	AZ	85257	USA	12912051
JOHNSON STEPHEN P	1337 N 71ST ST	SCOTTSDALE	AZ	85017	USA	12912052
PRUETT TOBY R	1343 N 71ST ST	SCOTTSDALE	AZ	85257	USA	12912053
CUCITRO CHRISTEL TR	7068 E WILLET TA ST	SCOTTSDALE	AZ	85257	USA	12912054
LAMB ROBERT A/DONNA MARIE	412 GOLD LAKE CT	DANVILLE	CA	94506	USA	12912055
BEHARI KESHAV M	7056 E WILLET TA ST	SCOTTSDALE	AZ	85257	USA	12912056
GITZLAFF ERIC R/MIRANDA GILBERT	7049 E LOMA LAND DR	SCOTTSDALE	AZ	85257	USA	12912074
OSBORN ADELINE C	7044 E LOMA LAND DR	SCOTTSDALE	AZ	85257	USA	12912075
MOSS RICHARD W/HENRETTA	4431 E BERYL LN	PHOENIX	AZ	85028	USA	12913006F

**OWNERS OF PROPERTY LOCATED WITHIN 750 FEET OF MARICOPA COUNTY ASSESSOR'S PARCEL NO. 131-17-014F CONTD.**

PROPERTY OWNER	MAILING ADDRESS	CITY	STATE / PROVINCE	ZIP CODE	COUNTRY	APN(S)
MOSS RICHARD W/HENRETTA	4431 E BERYL LN	PHOENIX	AZ	85028	USA	12913006G
MANITOU PROPERTIES L L C	1311 E BELL RD	PHOENIX	AZ	85022	USA	12913006H 12913006J
MOSS RICHARD W/HENRETTA	4431 E BERYL LN	PHOENIX	AZ	85028	USA	12913006K
REINKE WESLEY C/KALI R	1225 N 71ST ST	SCOTTSDALE	AZ	85257	USA	12913064
UNITED STATES POSTAL SERVICE	160 INVERNESS DR W #400	INGLEWOOD	CO	801125005	USA	12933001T
CHAPMAN MCDOWELL LLC	7455 W ORCHID LN	CHANDLER	AZ	85226	USA	12933019A 12933020A
BOBS RESTAURANT OF AZ LEASE	539 N ARIZONA AVE	CHANDLER	AZ	85224	USA	12933020C
DAUWALDER PROPERTIES LLC	1800 N SCOTTSDALE RD	SCOTTSDALE	AZ	85257	USA	12933021
SKYSONG 2 LLC (SUBLEASE)	PO BOX 2260	TEMPE	AZ	85280	USA	13117014G
AUTOZONE DEVELOPMENT CORPORATION	123 S FRONT ST DEPT 8088	MEMPHIS	TN	38103	USA	13117018
BROOKS BUILDINGS INC	7229 E 1ST AVE #201	SCOTTSDALE	AZ	85251	USA	12912001N
BERT B MALOUF LLC/WILLIAM B MALOUF LLC	7025 E MCDOWELL RD 6	SCOTTSDALE	AZ	85257	USA	12912001X 12912001Y
74TH AND MCDOWELL APARTMENTS LLC	6623 N SCOTTSDALE RD	SCOTTSDALE	AZ	85250	USA	13117017
KTTF LLC	7340 E MAIN ST STE-200	SCOTTSDALE	AZ	85251	USA	12912083

**NEIGHBORHOOD AND HOMEOWNER ASSOCIATIONS W/IN 750 FEET OF MARICOPA COUNTY ASSESSOR'S PARCEL NO. 131-17-014F**

**PROVIDED BY CITY OF SCOTTSDALE STAFF ON APRIL 15, 2015**

NAME & CONTACT	MAILING ADDRESS	CITY	STATE	ZIP CODE
COALITION OF PINNACLE PEAK (C.O.P.P.) ATTN: BOB VAIRO	1040 E HAPPY VALLEY ROAD #451	SCOTTSDALE	AZ	85255-2388
COALITION OF PINNACLE PEAK (C.O.P.P.) ATTN: LINDA WHITEHEAD, CAPTAIN	9681 E CHUCKWAGON LN	SCOTTSDALE	AZ	85262
SCOTTSDALE COALITION JIM HEATHER, VICE PRESIDENT	ATTN: 6732 E SHERIDAN ST	SCOTTSDALE	AZ	85257
SCOTTSDALE COALITION NANCY CANTOR, PRESIDENT	ATTN: 3408 N PAULITE WY	SCOTTSDALE	AZ	85251



CITY OF SCOTTSDALE STAFF				
DEPARTMENT & CONTACT	MAILING ADDRESS	CITY	STATE	ZIP CODE
CITY OF SCOTTSDALE PLANNING & DEV. SERVICES ATTN: GREG BLOEMBERG, SENIOR PLANNER	7447 E INDIAN SCHOOL RD, STE 105	SCOTTSDALE	AZ	85251
CITY OF SCOTTSDALE PLANNING & DEV. SERVICES ATTN: BRYAN D. CLUFF, PLANNER	7447 E INDIAN SCHOOL RD, STE 105	SCOTTSDALE	AZ	85251

## Robert Lane

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**From:** Perone, Steve <SPerone@Scottsdaleaz.gov>  
**Sent:** Wednesday, April 15, 2015 3:33 PM  
**To:** Robert Lane  
**Subject:** HOA Contacts

Hi,

Below is the HOA contact info you requested.

### Neighborhoods and their Contacts

Nbhd Name	Title	Last Name	First Name	Address	City	ST	Zip Code	Ann. Nbhd Updt
Coalition of Pinnacle Peak (C.O.P.P.)		Vairo	Bob	10040 E Happy Valley Rd # 451	Scottsdale	AZ	85255-2388	4/9/2014
Coalition of Pinnacle Peak (C.O.P.P.)	Captain	Whitehead	Linda	9681 E Chuckwagon Ln	Scottsdale	AZ	85262	4/9/2014
Scottsdale Coalition	Vice-President	Heather	Jim	6732 E Sheridan St	Scottsdale	AZ	85257	11/19/2014
Scottsdale Coalition	President	Cantor	Nancy	3408 N Paulite Wy	Scottsdale	AZ	85251	11/19/

Please let me know if there's anything else you need.

**Steve Perone**

Planning Assistant  
480-312-2307

[sperone@scottsdaleaz.gov](mailto:sperone@scottsdaleaz.gov)



## Robert Lane

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**From:** Robert Lane  
**Sent:** Wednesday, April 15, 2015 3:22 PM  
**To:** 'planninginfo@scottsdaleaz.gov'  
**Cc:** 'bcluff@scottsdaleaz.gov'; Manjula M. Vaz  
**Subject:** Skysong Restaurants Bldg. - Completed Request Form for Neighborhood Groups / HOAs Attached  
**Attachments:** Request Form for Neighborhood Groups and HOAs.pdf

Please see the completed form attached to this e-mail.

Please let us know if you have any questions or if you require additional information.

Thanks,  
Rob

**Robert Lane**  
Land Use Planner  
602.256.4439 Direct | [rlane@gblaw.com](mailto:rlane@gblaw.com)

## GAMMAGE & BURNHAM

*World Class Counsel. Arizona Roots.*

2 North Central Ave., 15th Floor | Phoenix, AZ 85004  
602.256.0566 | 602.256.4475 Fax | [www.gblaw.com](http://www.gblaw.com)

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# Request for Neighborhood Group/ Homeowners Association

**For Staff Use Only**

Time/Date Received \_\_\_\_\_

Time/Date Completed \_\_\_\_\_

## REQUESTOR'S INFORMATION

Requestor's Name: Gammage & Burnham P.L.C. / Rob Lane

Date of request: April 15, 2015 Requestor's Phone #: ( 602 ) 256 - 4439

### Method to receive Group/Homeowner information (select one)

Fax: \_\_\_\_\_ e-mail rlane@gblaw.com

Mail Address: \_\_\_\_\_, AZ, \_\_\_\_\_

## SITE LOCATION/PROJECT INFORMATION

Project Name: Skysong Restaurants Building

Project Address: 1375 N. Scottsdale Road

Project Parcel Number(s): 131-17-014F

Radius around parcel(s) requested: ☐ 300' ☒ 750' ☐ 1 Mile

City Pre-application/Case#: 56-PA-15 City Project Coordinator: Bryan Cluff

Notification Type? ☐ Citizen Review Plan ☒ Neighborhood Involvement ☐ Special Event Notification

Any additional information that may be helpful to collect data: \_\_\_\_\_

### **Please note:**

This list is provided as a one-time use only for preparing a City Planning and Development Service Department application. Currently there is no charge for this service, however, this may change based on demand. Results provided are based only on registered neighborhood groups or associations with the City. All requests will be processed and returned to your attention as soon as possible; in most cases within two business days.

### **To Submit your request, or for additional information, please contact:**

**Current Planning Services**  
7447 E. Indian School Rd Suite 105  
Scottsdale, AZ 85251

**Phone: (480) 312-7000**  
**Fax: (480) 312-7088**  
**e-mail: [planninginfo@scottsdaleaz.gov](mailto:planninginfo@scottsdaleaz.gov)**





# Neighborhood Notification Checklist

AB, BA, UP, DR, HE, MUMSP, PP

Neighborhood notification is necessary for all Conditional Use Permits, including Municipal Use Master Site Permits, Abandonments, Development Review Board, Board of Adjustment, and Hardship Exemption cases. You are required to return this form with checked items completed, and your Neighborhood notification Report with your application submittal.

If you have questions on these requirements, please contact Planning & Development Services at 480-312-2328.

## This application is for a:

- ☐ Abandon of ROW/GLO
- ☐ Board of Adjustment
- ☐ Conditional Use Permit

- ☒ Development Review Board
- ☐ Hardship Exemption
- ☐ Municipal Use Master Site Plan

If you are submitting an application for Re-Zoning, Zoning Ordinance Text Amendments, Zoning Stipulation Amendments, Council Approved Amended Standards, and City Council Site Plan Approval this is not the correct checklist; please obtain a copy of the Citizen Review Checklist from your project coordinator. If you are applying for a General Plan Amendment, please obtain a copy of the Neighborhood Involvement Checklist from your project coordinator.

Complete the following marked items prior to submitting your application

## ☒ Step 1: Neighborhood Notification

### Provide information by:

- ☒ 1<sup>st</sup> Class Letter or Postcard
- ☐ In Person
- ☐ Phone call
- ☐ Certified Mail
- ☐ Door Hangers/Flyers

### To:

- ☒ Property owners and HOAs within 750' (\*required for all WCF)
- ☐ Adjacent property owners/ tenants/HOAs
- ☐ School District(s)
- ☐ Interested Party list (provided by Project Coordinator)
- ☐ Tenants, employees, and students (\*required for all WCF)

\* WCF requirements for Notification shall be completed a minimum of 15 days prior to the application submittal.

### Project Notification shall include the following information:

- Project request and description
- Location
- Size (e.g. Number of Acres of project, Square Footage of Lot)
- Zoning
- Site Plan
- Applicant and City contact names and phone numbers
- Any scheduled open house(s) - including time, date, and location

## ☐ Step 2: Project Under Consideration

- ☐ Post sign 10 calendar days prior to your Open House Meeting. (See Sign posting requirements)
- ☐ Post sign 15 calendar days prior to your formal application submittal. (See WFC requirements)

## Planning, Neighborhood & Transportation Division

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



# Neighborhood Notification Checklist

AB, BA, UP, DR, HE, MUMSP, PP

## ☐ Step 3: ~~Hold An Open House Meeting~~

~~You are required to hold a minimum of      Open House Meeting(s).~~

~~Provide open house date, time, and location to Project Coordinator **at least** 14 calendar days prior to the meeting. E-mail open house information to project coordinator and to: [planninginfo@scottsdaleaz.gov](mailto:planninginfo@scottsdaleaz.gov).~~

## ☒ Step 4: Complete a Neighborhood Notification Report

Provide all of the checked items, in a report, with your submittal

☒ You are required to submit a Neighborhood Notification Report with your application.

☒ Submit either the original, or a copy of this marked Neighborhood Notification Packet.

☐ Document your Project Notification efforts as follows:

- Provide a list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOA's).
- Provide a map showing where notified neighbors are located.
- Provide the dates contacted, and the number of times contacted.
- Indicate how they were contacted (e.g. letter, phone call). If certified mail was used, provide receipts of delivery.
- Provide copies of letters or other means used to contact neighbors, the school district, and HOA's.
- Provide originals of all comments, letters, and correspondence received.
- Provide affidavit(s) of mailing(s).

☐ Verify the "Project Under Review" Sign Posting or Newspaper listing as follows:

- Provide affidavit of posting, and pictures of sign, which are date and time stamped.
- Copy of Newspaper listings with date of publication.

☐ Document the Open House Meeting(s) as follows:

- List dates, times, and locations of open house meeting(s).
- Provide the sign-in sheets, list of people attended the meeting(s), comment sheets, and written summary of the comments, issues and concerns provided at the open house meeting(s).
- List the method by which the applicant has addressed, or intends to address, the issues, concerns, and problems identified during the process.
- List dates, times, and locations of any follow-up with interested parties.

☐ List any other neighborhood, citizen involvement.

### Related Resources:

- ☐ Project Under Consideration Sign Posting Requirements
- ☐ Affidavit of Posting
- ☐ Public Hearing Sign Posting Requirements

## Planning, Neighborhood & Transportation Division

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