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**Neighborhood Notification  
Open House Information  
Citizen Comments**



**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 Dec. 8, 2015, I posted notification poster(s) for the properties indicated below.

**Site(s) must be posted on or before: December 9, 2015**

Case No.	Description and Location of Project	No. of Signs	Date Posted
35-DR-2015	The Holiday, 6637 E Monterey Wy	1	12-8-15
7-ZN-2015	Shoeman Office Building	3	12-8-15

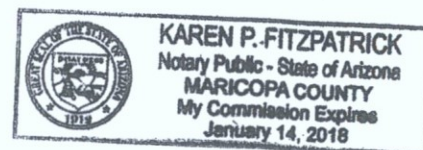
**Date of Development Review Board Public Meeting:** December 17, 2015, AT 1:00 P.M. IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.

Steve Perone  
(Signature)

Acknowledged this 8<sup>th</sup> day of DECEMBER 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-family 4-plex.

**CASE#:** 35-DR-2015

**DATE:** December 17, 2015

UNLESS OTHERWISE NOTIFIED, ALL  
PUBLIC HEARINGS ARE HELD AT:

GRANITE REEF SENIOR CENTER  
1700 N. GRANITE REEF RD.

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

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



**480-312-7000**

**1:00 P.M.**

DEVELOPMENT REVIEW BOARD

POSTING DATE:

**12-8-2015**

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





# Neighborhood Notification Checklist

**AB, BA, UP, DR, HE, HP, 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:

- |   |  |
|---|--|
| <input type="checkbox"/> Abandon of ROW/GLO               | <input checked="" type="checkbox"/> Development Review Board |
| <input type="checkbox"/> Board of Adjustment              | <input type="checkbox"/> Hardship Exemption                  |
| <input type="checkbox"/> Conditional Use Permit           | <input type="checkbox"/> Municipal Use Master Site Plan      |
| <input type="checkbox"/> Historic Preservation Commission |  |

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, HP, MUMSP, PP

## ☐ Step 3: Hold An Open House Meeting

You are required to hold a minimum of 1 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

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## Neighborhood Notification

**The Holiday**  
6637 E Monterey Way, Scottsdale, Arizona 85251

The following Neighborhood Notification report is to summarize the efforts made to notify the Holiday Park neighborhood owners and community owners within a 750 Foot radius of the property at 6637 E Monterey Way, Scottsdale, Arizona.

On July 6th we sent out postcards to all the owners surrounding our property within a 750 foot radius, notifying them of our proposed project plans and inviting them to join us at a Open House meeting on July 20<sup>th</sup>, 2015.

A list of the names of owners is included in the attachments of this report as well as a copy of the sent postcard.

### **Open House 1: Comments Summary**

Only July 20<sup>th</sup> we held an open house, community meeting for the property from 5pm to 7pm. We had three neighboring property owners attend our open house meeting. All three neighbors loved the project and were excited to see something being developed on this vacant lot. The group was unanimously positive about the design of the project and one even noted he appreciated the "modern design" and thought it would do well in the neighborhood. There were a few general questions including, when we bought the property, how much we thought we would rent the units for, when the project would be finished, etc. After going over the design plans with them, they said they felt the finished project would raise the quality of the neighborhood for them and their tenants. They were also optimistic, as a new building in the area they felt would inspire other property owners to better maintain their properties, make improvements, and help increase the average rental rates and property values.

No concerns about the project were raised at this meeting and no modifications were required per the outcomes of our community meeting.

Overall everyone was very excited and enthusiastic about the property and can't wait to see it completed.

JULY 20, 2015

Mancusi  
Design, LLC

The Holiday  
PUBLIC HEARING SIGN-IN SHEET

Example	Name (Print)	Owner	Street Address	Time
	Nick & Ada Rose Mancusi	Y	6377 E Monterey Way	4:45
	Julia Steele	Y	6702 E. Angus	5:00
	AUGUST GIORGI	Y	3201 N 67 PL	
	Pinley	Y	3301 N. 66th Pl.	6:30









# Community Input Certification

CASE NO: 467-PA-2015

PROJECT LOCATION: 6637 E Monterey Way, Scottsdale, AZ 85251

## 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
7-6-15 & 7-20-15	Julia Steele, 6702 E. Angus Drive, Scottsdale, AZ	X		X
7-6-15 & 7-20-15	August Giorgi, 3201 N 67th Place, Scottsdale, AZ	X		X
7-6-15 & 7-20-15	Linda Tinsley, 3301 N 67th Place, Scottsdale, AZ	X		X
7-6-15	See Attached Sheets			X

  
Signature of owner/applicant

7-25-15  
Date

### Planning, Neighborhood & Transportation Division

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

67th Place LLC	9704 E Greenway St	Mesa	AZ
Vicki Petersen	326 E Thunderbird Trl	Phoenix	AZ
Vicki Petersen	6725 E Earll Dr	Scottsdale	AZ
Lgbg LLC	4505 E Chandler Blvd #230	Phoenix	AZ
Beatriz Alvarez	6713 E Earll Dr	Scottsdale	AZ
Plazas De Merced Inc	1999 Broadway #1000	Denver	CO
Shriver Allen W	1049 N Mountain Rd	Mesa	AZ
Rjj Investments LLC	7600 E Camelback Rd #4	Scottsdale	AZ
Chris Johns	2611 S 7th St	Phoenix	AZ
Tulloss	Po Box 2630	Flagstaff	AZ
Katharine B & Kimberly B Dizon	5030 Balfour Ln	Woodland Hills	CA
Jeanne Reagan 401k Psp Of	7057 E McDonald Dr	Paradise Valley	AZ
Michael J & Paul Kelly	6702 E Earll Dr #1	Scottsdale	AZ
Pcm Properties LLC	Po Box 15234	Scottsdale	AZ
Mike & Kelly N Tulloss	Po Box 2630	Flagstaff	AZ
Tikhale LLC	3120 N 67th Pl	Scottsdale	AZ
Four On 67th Pl LLC	6239 E Camelback Rd	Scottsdale	AZ
Mark Defusco	3132 N 67th Pl	Scottsdale	AZ
Helen S Chau	6713 E Cheery Lynn Rd	Scottsdale	AZ
Shella Kirker	6701 E Cheery Lynn Rd	Scottsdale	AZ
Cg Advance Realty LLC	3146 E Brookwood Ct	Phoenix	AZ
Diane Dejonge-Ryan	29585 N 69th Dr	Peoria	AZ
Michael R & Lladain Rowland	3137 N 86th Pl	Scottsdale	AZ
Geld Investments LLC	608 N William Rd	Flagstaff	AZ
Steven Katz	10774 Wilkins Ave	Los Angeles	CA
6638 E Cheery Lynn LLC	26910 N 22nd Dr	Phoenix	AZ
Reginald Carey	4265 Don Luis Dr	Los Angeles	CA
Douglas Lee Bolkema	8201 Golf Course Road NW No D-3	Albuquerque	NM
Donald Paul Schween	633 E Ray Rd #108	Gilbert	AZ
L & M Strategic Investments LLC	1401 E Weldon Ave	Phoenix	AZ
S & S Valley Investments LLC	Po Box 641	Scottsdale	AZ
John K Pace	6707 E Monterey Way	Scottsdale	AZ
South Hill Holdings LLC	Po Box 9718	Scottsdale	AZ
Ayali Delsole Cassel	Po Box 71011	Phoenix	AZ
Pcm Properties LLC	14362 N Frank Lloyd Wright Blvd	Scottsdale	AZ
3230 N 66th LLC	26910 N 22nd Dr	Phoenix	AZ
Geld Investments LLC	608 N William Rd	Flagstaff	AZ
Joey Fontenot	3314 N 66th Pl #2	Scottsdale	AZ
Donald Havranek Frank	6301 E Lafayette Blvd	Scottsdale	AZ
Pars Commercial Holdings LLC	4015 S McClintock Dr #106	Tempe	AZ
David A G & Shella Stewart	2011 E Meadow Dr	Tempe	AZ
David & Esther Mathisen	3337 N 66th Pl	Scottsdale	AZ
Amy Carlson	Po Box 19744	Fountain Hills	AZ
Roya Kamali Taghavi Limited Partn	8733 E San Daniel Dr	Scottsdale	AZ
Larry & Linda Tinsley	5802 E Lafayette Blvd	Phoenix	AZ
3231 N 66th LLC	26910 N 22nd Dr	Phoenix	AZ
All Sufian Rafiq	6702 E Monterey Way	Scottsdale	AZ
Gondo Listyo	Po Box 636	Solana Beach	CA
Stephen D Chucrl	6714 E Monterey Way	Scottsdale	AZ
Christopher R & Mysha A Bolen	6720 E Monterey Way	Scottsdale	AZ
6726 E Monterey Way	Po Box 1925	Eagar	AZ
3219 North 67th Place LLC	3219 N 67th Pl	Scottsdale	AZ
Rybar Properties Of Arizona LLC	Po Box 11192	Scottsdale	AZ
Topaz Properties LLC	7334 E Carol Way	Scottsdale	AZ
3208 N 68th LLC	26910 N 22nd Dr	Phoenix	AZ
Zia Vista Properties LLC	6132 E Lincoln Dr	Paradise Valley	AZ
Julia Christina Steele	6702 E Angus Dr	Scottsdale	AZ
Salem Evangelical Lutheran Church	6701 E Osborn Rd	Scottsdale	AZ
Rg Mientje Enterprises LLC	9202 N 83rd St	Scottsdale	AZ
Bns Properties LLC	4720 SW Washington Ave	Beaverton	OR
Sayed B Barakat	3326 N 67th St	Scottsdale	AZ
Barakat	3250 N 37th St	Phoenix	AZ
Lld Rentals Coronado LLC	3314 N 67th St	Scottsdale	AZ
Sml Equities LLC	16800 W 12 Mile Rd #201	Southfield	MI
George P Potekhen	Po Box 514	Silverthorne	CO
George T Salameh	241 El Dorado Dr	Pacific	CA
Phoenix Fund Iping LLC	9370 Sky Park Ct #220	San Diego	CA
Pcm Properties LLC	14362 N Frank Lloyd Wright Blvd	Scottsdale	AZ
R P A I & P D S	Po Box 1980	Phoenix	AZ
Paliute Properties	10505 N 69th St #100	Scottsdale	AZ
Scottsdale City Of	3939 Civic Center Blvd	Scottsdale	AZ
INTERNATIONAL			
Jason Bru	1410 Willow Grove Ct Sakatoon	Alsk S7w 0a9	Canada
Andrel Cornienco	151 Brookmill Dr Vaughan	Alon L4J 6I8	Canada
April 20H LLC	Po Box 1248 Coolum Beach - 04573	Alqid	Australia
S & Salaris A Forsyth	1605 Kamloops St	Alvancouver, Bc V5k	Canada
Robin & Myrna Cleaveley	4111-14 St	Alvernon, Bc V1t 8b9	Canada
Prashant Bhasin	544 Hodson Rd	Altdmonton, Ab T6r 3	Canada
6601 E Osborn LLC	71 Range Way NW	Alcalgary, Ab T3g 1h	Canada

OWNER	MAILADDRESS	MAILCITY	MAILSTATE
Voorhees Taste Properties LLC	6736 E Avalon Dr	Scottsdale	AZ
Tgbs Holdings LLC	6728 E Avalon Dr	Scottsdale	AZ
Avalon Suites LLC	9871 E Cholla St	Scottsdale	AZ
Letsreed2 LLC	9458 S Beck Ave	Tempe	AZ
Jonathan Brooke Schermer	1568 Silvercrest Dr	San Jose	CA
Tikihale LLC	826 Queen St #200	Honolulu	HI
John Pace	5926 E Vernon Ave	Scottsdale	AZ
Michael R & Liadain R Rowland	3137 N 86th Pl	Scottsdale	AZ
6608 E Avalon LLC	1015 Ferdinand Ave	El Granada	CA
Manuel Patino	7453 E Granada	Scottsdale	AZ
Laurenthony Barnhart	3314 N 68th St #105W	Scottsdale	AZ
Hutch International LLC	6022 E Cholla St	Scottsdale	AZ
Sela Investment LLC	3314 N 68th St #108W	Scottsdale	AZ
Robert W & Holly C Carroll	2844 Willow Tree Ln	Fort Collins	CO
Norbert K & Gerri D Enos	2127 Pauoa Rd #A	Honolulu	HI
Raymond P Boll	Po Box 122	King Cove	AK
Ron Horton	3038 N 81st St	Scottsdale	AZ
Brian W T Moffitt	2510 Embers Pkwy	Cape Coral	FL
Marilyn Kaye Roberts	3314 N 68th St #114W	Scottsdale	AZ
Todor Todorov	3314 N 68th St #115	Scottsdale	AZ
Bhasin Pc Pc Prashant	3314 N 68th St #116W	Scottsdale	AZ
William C Epley	4425 E Horseshoe Rd	Phoenix	AZ
Marie Howe	10105 E Michigan Ave	Sun Lakes	AZ
Susan Gilham	909 Route 88 #14	Point Pleasant Boro	NJ
Kenneth W Hamby Jr.	3104 E Camelback Rd	Phoenix	AZ
Donald O & Edith L Thomas	8007 164th St SE	Shohomish	WA
Lynn A & Gerald L Sellers	11011 W Onell Dr	Sun City	AZ
Kenneth W Hamby Jr.	3104 E Camelback Rd	Phoenix	AZ
Zeljko Drinovac	3314 N 68th St #125W	Scottsdale	AZ
Lawrence C Alpin	3314 N 68th St #126-W	Scottsdale	AZ
Francine Enriquez	3314 N 68th St #127W	Scottsdale	AZ
Vart Rose Avakian	10035 Haledon Ave #3	Downey	CA
Larry P Villano	Po Box 7672	Surprise	AZ
Zachary Stein	3314 N 68th St #205	Scottsdale	AZ
Kimberly Odehnal	3314 N 68th St #206	Scottsdale	AZ
Diane K Schwillig	75 Concho Dr	Sedona	AZ
Mary Louise Sarrautt	3314 N 68th St	Scottsdale	AZ
Joan M McKenna	3314 N 68th St #209W	Scottsdale	AZ
Christopher M Tessler	3314 N 68th St #210	Scottsdale	AZ
Larry & Wilma Owens	7128 E Medina Ave	Mesa	AZ
Truwest Credit Union	1667 N Priest Dr	Tempe	AZ
Robert J & Janice B McDonald	9716 Deerfield Rd	Franktown	CO
Gregory Alan & Ruthann M Sather	32104 Tillman Rd	Winchester	WI
Sylvie Togno	3500 Chauncey Rd	Oceanside	CA
Davico LLC	2134 W Mitchell Dr	Phoenix	AZ
Linda Arriz	14842 Innisbrook Ln	Homer Glen	IL
Chris Corneli	3314 N 68th St #221W	Scottsdale	AZ
Houston 2 LLC	16674 E Westby Dr #102	Scottsdale	AZ
Jesse Burrell	3314 N 68th St #223W	Scottsdale	AZ
James H & Lily L Yu	3314 N 68th St #224	Scottsdale	AZ
Howard Calvert	6803 E Main St #2206	Scottsdale	AZ
Michael Bentler	3314 N 68th St #227W	Scottsdale	AZ
James P & B J Boyle III	9410 E Paradise Dr	Scottsdale	AZ
Forrest Monfreda	3314 N 68th St	Scottsdale	AZ
Blue Gold Properties LLC	3124 San Juan Pl	Union City	CA
William J Knabb	3231 N 66th St #2	Scottsdale	AZ
Inez J Lewis	Po Box 432	Scottsdale	AZ
3219 & 3225 66th Street Apartments LLC	16223 E Cholla Dr	Fountain Hills	AZ
Agus Pratama	3213 N 66th St	Scottsdale	AZ
Agus Pratama	808 Barnwood Dr	San Ramon	CA
Inez J Lewis	Po Box 432	Scottsdale	AZ
Masoud Najand	727 W 7th St #850	Los Angeles	CA
S & S Valley Investments LLC	Po Box 641	Scottsdale	AZ
Frank & Patricia Havranek	6301 E Lafayette Blvd	Scottsdale	AZ
Santosh Paul Chopra	3731 E La Salle St #2	Phoenix	AZ
Agf Holdings LLC	13075 E Rosemary Ln	Scottsdale	AZ
Santosh Chopra	35 W Main St	Mesa	AZ
Frank Donald Havranek	6301 E Lafayette Blvd	Scottsdale	AZ
Anne J Jerram	Po Box 1293	Carefree	AZ
Kodiak Properties LLC	Po Box 97088	Phoenix	AZ
Scottsdale City Of	7447 E Indian School Rd #205	Scottsdale	AZ
Smiling LLC	7057 E McDonald Dr	Paradise Valley	AZ
Heyns Holdings LLC	3226 N 66th St	Scottsdale	AZ
Vistar Property LLC	625 W Southern Ave #E186	Mesa	AZ
Inez J Lewis	Po Box 432	Scottsdale	AZ
Maria Anita F Pascual	3302 N 66th St	Scottsdale	AZ
Nicholas Rowe	3308 N 66th St	Scottsdale	AZ
Avalon 6634 LLC	2611 S 7th St	Phoenix	AZ
Plaza Osborn LLC	3416 E Squawbush Pl	Phoenix	AZ
Mediterranean Avenue I LLC	3225 E Coolidge St	Phoenix	AZ
Randhir Singh	3120 N 68th St	Scottsdale	AZ
Moose Tracks II LLC	10755 Scripps Poway Pkwy #490	San Diego	CA
Future 168 Properties LLC	255 Bay 41st St #2	Brooklyn	NY
John T Williams	160th Signal Brigade	Apo	AE
Christopher R & Rachel K Taylor	3125 N 67th Pl	Scottsdale	AZ