

Neighborhood Notification
Open House Information
Citizen Comments
Affidavit of Posting
Site Sign
Legal Protest



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: 2-GP-2016 & 4-ZN-2016

Project Name: Paseo De Las Flores

Location: 7300 N. Via Paseo Del Sur

Site Posting Date: June 30, 2016

Applicant Name: Withey Morris, PLC

Sign Company Name: Dynamite Signs, Inc.

Phone Number: 480-585-3031

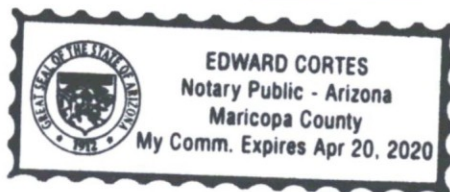
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Edward Cortes
Applicant Signature

6.30.16
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 30 day of June 2016



Edward Cortes
Notary Public

My commission expires: Apr 20, 2020

City of Scottsdale -- Current Planning Division

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



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: 2-GP-2016 & 4-ZN-2016

Project Name: _____

Location: 7300 N Via Paseo del Sur

Site Posting Date: Original Posting 6/28/16, Update 8/16/16

Applicant Name: George Pasquel III, Withey Morris

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

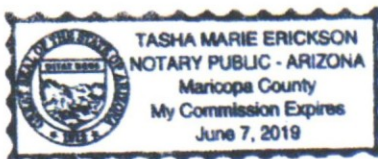
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

[Signature]
Applicant Signature

8/16/16
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 16th day of August 2016



[Signature]
Notary Public
My commission expires June 7, 2019

City of Scottsdale -- Current Planning Division

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



City of Scottsdale
PUBLIC NOTICE

ZONING/PUBLIC HEARINGS

City Hall
3939 N. Drinkwater Boulevard
<https://eservices.scottsdaleaz.gov/bldgresources/Cases>

PLANNING COMMISSION: 5:00 P.M., 7/27/16
CITY COUNCIL: 5:00 P.M., 8/31/16

REQUEST: by owner for a Non-Major General Plan amendment to the City of Scottsdale General Plan 2001 from the Office land use designation to the Commercial land use designation and for a Zoning District Map Amendment to amend the Planned Community (P-C) zoning district from comparable Single-family Residential, (R1-7) zoning uses and property development standards to comparable Neighborhood Commercial (C-1) zoning uses and property development standards and amend the McCormick Ranch master Development Plan on a 2.64 +/- acre site.

LOCATION: 7300 N. Via Paseo Del Sur

Case Number: 2-GP-2016 & 4-ZN-2016

Applicant/Contact: George Pasquel III

Phone Number: 602-230-0600

Email Address: George@WitheyMorris.com

Case File Available at City of Scottsdale 480-312-7000

Project information may be researched at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases>
Posting Date: 7/5/16
8/16/16 16:35:41
Penalty for removing or defacing sign prior to date of last hearing - Applicant Responsible for Sign Removal



City of Scottsdale
PUBLIC NOTICE

ZONING/PUBLIC HEARINGS

City Hall
3939 N. Drinkwater Boulevard
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Case File Available at City of Scottsdale 480-312-7000 8/16/16 16:35:41

Project information may be researched at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases>
Posting Date: 6/30/16
Penalty for removing or defacing sign prior to date of last hearing - Applicant Responsible for Sign Removal

Community Classified

TO PLACE AN AD, PLEASE CALL 602-444-4444 OR VISIT AZCENTRAL.COM

6830 Public Notices 6830 Public Notices 6830 Public Notices 6830 Public Notices 6830 Public Notices 6830 Public Notices



NOTICE OF PLANNING COMMISSION HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Scottsdale, Arizona, will hold a public hearing on July 27, 2016, at 5:00 PM in the City Hall Kiva, 3939 N. Drinkwater Boulevard, Scottsdale, Arizona, for the purpose of hearing all persons who wish to comment on the following:

2-GP-2016 (Paseo De Las Flores) Request by owner for a Non-Major General Plan amendment to the City of Scottsdale General Plan 2001 from the Office land use designation to the Commercial land use designation on a 2.64 +/- acre site located at 7300 N. Via Paseo Del Sur. Staff contact person is Meredith Tessier, 480-312-4211. **Applicant contact person is George Pasquel III, 602-230-0600.**

4-ZN-2016 (Paseo De Las Flores) Request by owner for a Zoning District Map Amendment to amend the Planned Community (P-C) zoning district from comparable Single-family Residential, (R1-7) zoning uses and property development standards to comparable Neighborhood Commercial (C-1) zoning uses and property development standards and amend the McCormick Ranch master Development Plan on a 2.64 +/- acre site located at 7300 N. Via Paseo Del Sur. Staff contact person is Meredith Tessier, 480-312-4211. **Applicant contact person is George Pasquel III, 602-230-0600.**

1-UP-2016 (City of Scottsdale Fire Station 613) Request by the City of Scottsdale for a Municipal Use Master Site Plan for a new city fire station on a 11.4 +/- acre parcel located at 26380 North Hayden Road with Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-43 ESL, F-O) zoning and to approve site plan, landscape plan, and building elevations for a new city fire station. Staff contact person is Meredith Tessier, 480-312-4211. **Applicant contact person is Matthew A Gorman, 602-279-4373.**

2-UP-2016 (Sixt Rent a Car at Scottsdale Seville) Request by owner for a Conditional Use Permit for vehicle leasing, rental or sales within an existing suite at the Seville retail center with 11.5 +/- acres site located at 7001 N. Scottsdale Road, with Central Business District, Parking P-4 District, (C-2/P-4) zoning. Staff contact person is Meredith Tessier, 480-312-4211. **Applicant contact person is Taylor Earl, 602-265-0094.**

38-UP-1991#2 (Enterprise Rent-A-Car) Request by owner to amend stipulations and eliminate obsolete stipulations of an existing Conditional Use Permit (38-UP-1991) for vehicle leasing, rental or sales on a 1.07 +/- acre site zoned Highway Commercial District (C-3), located at 1815 N. Scottsdale Road. Staff contact person is Greg Bloomberg, 480-312-4306. **Applicant contact person is Josh Oehler, 602-696-6500.**

6-UP-2011#2 (AT&T CMC Golf - Site No. W384-BB) Request by owner for a Conditional Use Permit for an existing Type 4 Alternative Concealment Wireless Communication facility (WCF) concealed within a 55-foot tall artificial palm tree, with associated ground mounted equipment, on a 1.24 +/- acre located at 15695 N. 83rd Way with Industrial Park District (I-1) zoning. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is Julie Cocca, 602-421-4885.**

8-TA-2010#3 (Medical Marijuana Text Amendment) Request by the City of Scottsdale, as the applicant, for a Text Amendment to the City of Scottsdale Zoning Ordinance (No. 455), amending Sections 1.403.L and 1.403.M regarding the Conditional Use Permit criteria for Medical marijuana use and Medical marijuana caregiver cultivation, including possible revisions to separation requirements and addition of protected uses. **Applicant/Staff contact person is Bryan Cluff, 480-312-2258.**

A case file on the subject properties is on file at 7447 E. Indian School Road, Suite 105, where it may be viewed by any interested person.

A COPY OF A FULL AGENDA, INCLUDING ITEMS CONTINUED FROM PREVIOUS MEETINGS IS AVAILABLE AT LEAST 24 HOURS PRIOR TO THE MEETING AT THE FOLLOWING

City Hall, 3939 N. Drinkwater Boulevard
Online at: <http://www.ScottsdaleAZ.gov/Boards/planning-commission>

ALL INTERESTED PARTIES ARE INVITED TO ATTEND.

ALL NON-REMOTE SITE PUBLIC HEARINGS ARE HELD IN THE COUNCIL CHAMBERS, SCOTTSDALE CITY HALL, 3939 N. DRINKWATER BOULEVARD, SCOTTSDALE, ARIZONA.

CHAIRMAN

Attest
LORRAINE CASTRO
Planning Specialist

For additional information visit our web site at www.scottsdaleaz.gov

PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING LORRAINE CASTRO (480-312-7620). REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT LORRAINE CASTRO (480-312-7620).



Project Name: Medical Marijuana Text Amendment
Case Numbers: 8-TA-2010#3
Location: City-Wide
Purpose: Request by the City of Scottsdale, as the applicant, for a Text Amendment to the City of Scottsdale Zoning Ordinance (No. 455), amending Sections 1.403.L and 1.403.M regarding the Conditional Use Permit criteria for Medical marijuana use and Medical marijuana caregiver cultivation, including revisions to separation requirements and possible addition of protected uses.

Applicant/Staff contact: Bryan Cluff, 480-312-2258
Email - bcluff@scottsdaleaz.gov

A copy of the proposed amendments is available for review in Suite 105, 7447 East Indian School Road, Scottsdale, Arizona.

For more information, call 480-312-7000 or enter case number at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases>

NOTICE IS HEREBY GIVEN that the City Council of the City of Scottsdale, Arizona, will hear public comment regarding these cases at the hearing listed below:

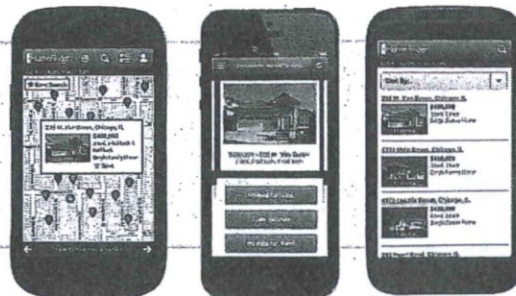
Hearing Date: July 27, 2016 @ 5 PM.
Location: City Hall Kiva, 3939 N. Drinkwater Blvd

Attest
Lorraine Castro
Planning Specialist

Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting Lorraine Castro at 480-312-7620. Requests should be made as early as possible to allow time to arrange accommodation. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT Lorraine Castro at 480-312-7620.

Three of a kind

Presenting the HomeFinder.com Mobile Collection



Google play

Available on the App Store

HomeFinder.com
Mobile Website

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homefinder.com/apps

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THE ARIZONA

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WEEKLY SPECIALS FROM THE VA





Request for Neighborhood Group/ Homeowners Association

For Staff Use Only

Time/Date Received _____

Time/Date Completed _____

REQUESTOR'S INFORMATION

Requestor's Name: George Pasquel III - Withey Morris, PLC

Date of request: 12-03-15 Requestor's Phone #: (602) 230 - 0600

Method to receive Group/Homeowner information (select one)

Fax: _____ e-mail George@WitheyMorris.com

Mail Address: _____, _____, AZ, _____

SITE LOCATION/PROJECT INFORMATION

Project Name: Paseo del Flores

Project Address: 7300 N. Via Paseo del Sur, Scottsdale

Project Parcel Number(s): 177-03-216

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

City Pre-application/Case#: 1041-PA-2015 City Project Coordinator: Meredith Tessier

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

Any additional information that may be helpful to collect data: Notification is for a rezoning, minor
General Plan Amendment and Development Review Board.

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

4-ZN-2016
02/02/16

Citizen Review Report - Updated
Non-Major General Plan Amendment, Rezoning, Preliminary Plat and
Development Review

Case No. 4-ZN-2016 / 2-GP-2016 / 8-DR-2016 / 2-PP2016

Per the City of Scottsdale Citizen Review Checklist and the Neighborhood Involvement General Plan Checklist (both attached at **TAB A**), please see attached and below regarding the Citizen Review Report.

As required, the applicant met with City Staff early in the process to discuss neighborhood involvement strategy. Beyond the required neighborhood open house and notification letters, the applicant also planned to do additional outreach to the immediately adjacent neighborhood to the south, known as Paseo Villa HOA, and to the larger area-wide HOA, the McCormick Ranch Property Owner's Association. In that effort, the development team reached out early to both of these groups and has had ongoing conversations.

On September 23, 2015, development representatives met with the Paseo Village HOA at their regularly scheduled meeting to introduce the new Property owner, discussed the planned applications and answer questions. Exhibits depicting proposal concepts and samples of previously completed projects were on display. Attendees had general questions regarding project timing, building height and potential tenants. A preference was noted for the relocation of the existing refuse location on the site. Residents also noted a preference for an access point off of Hayden Road to reduce traffic on Via Paseo del Sur.

On October 7, 2015, development representatives met with the McCormick Ranch Property Owner's Association, Architectural Control Committee at their regularly scheduled meeting. The committee had general questions regarding materials, design influence, building location, potential tenants, project timing and project access. Overall, the Committee was supportive of the concept and was looking forward to further information.

On November 18, 2015, development representatives met with the McCormick Ranch Property Owner's Association, Board of Director's at their regularly scheduled meeting. A copy of the approved meeting minutes are attached at **TAB B**. The Board had general questions regarding the design, building location, potential tenants, project timing and project access. A member of the Board noted a preference for access from Hayden Road. The Board voted to support the applications as noted in the meeting minutes.

On December 7, 2015, a Project Under Consideration sign was posted on site describing the proposal and inviting the public to a neighborhood open house. On December 14, 2015, first class letters were sent out to property owners,

interested parties and registered HOA's within 750' of the property as provided by the City. The letters provided a description of the applications and invited the recipient to attend an open house meeting. Contact information for the development team was also included should recipients choose not to attend the open house meeting. See sign posting affidavit, copy of open house mailing letter, mailing list and map of mailing area attached at **TAB C**.

On December 17, 2015, an open house meeting was held on site within the existing building. Exhibits depicting the Property and surrounding area, site plan, elevations and renderings of the proposal were on display. Representatives of the development team, including the owner, were present to provide information and answer questions. A sign-in sheet was provided along with business cards with contact information for any follow up questions. Roughly 20 members of the public chose to attend the meeting and 13 people signed in. Attendees had questions regarding building height, potential tenants, lighting, parking provided and project timing. Attendees were extremely supportive of the project and noted a strong desire for an access point on Hayden Road. See sign-in sheet and sample exhibits attached at **TAB D**

On April 19, 2016, development representatives returned to the regularly scheduled Paseo Village HOA to update the neighborhood on the status of the project and design changes. Exhibits depicting the updated site plan were presented. Attendees had general questions regarding project timing and potential tenants. The HOA noted their overwhelming desire for the Hayden Road access point and their willingness to allow modifications to landscaping and walls near their property to enable adequate site lines requested by the City.

The applicant has received several phone calls from neighbors and citizens interested in the project – **all of which have been supportive!** In late December, a resident of nearby Spanish Oaks called with general questions and voiced her support for the project. On February 19, 2016 an adjacent neighbor called and noted that he donated money and built the church currently on site. He also voiced his support of the project. On February 22, 2016 a member of the Paseo Villa HOA called to voice the boards support for the project and request the removal of certain citrus trees from the project for fear of roof rats and removal of pine trees along the south property line as they can clog roof drains. The developer was agreeable to these requests. On March 22, 2016 a nearby resident called with general questions regarding the project and voiced her support for the proposal. On March 30, 2016 a nearby resident called and voiced her love of the project and desire to lease space.

An updated Community Input Certification summarizing some of these efforts has been provided at **TAB E**. Our office has and will continue to be available to discuss the project with members of the public.

Thank you

Tab A



Citizen Review Checklist

(ZN)

The Citizen Review Process is required for all: Rezoning, Zoning Stipulation Amendments, Council Approved Amended Development Standards, and City Council Site Plan Approvals. This packet has been prepared in conformance with and as a supplement to Zoning Ordinance, Section 1.305.C, Citizen Review Process. *If you have questions on these requirements, please contact the Current Planning Division at 480-312-7000*

This application is for a:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> City Council Approved Amended Development Standards |
| <input type="checkbox"/> Zoning Stipulation Amendments | <input type="checkbox"/> City Council Site Plan Approvals |

If you are filing for a General Plan amendment, you must comply with Resolution 5135 for Neighborhood Involvement. If you are filing an application for any other type of project you need a Neighborhood Notification Packet; please contact your Project Coordinator for more information.

The Citizen Review Process ensures early notification and involvement prior to the filing of a formal application.

Step 1: Citizen Review Plan: Provide a written statement to your Project Coordinator, at least two weeks prior to the first open house meeting, outlining the information below.

- Where and when the open house will be held
- How and when neighbors will be notified:

Provide information by:

- | | |
|--|---|
| <input checked="" type="checkbox"/> 1 st Class Letter or Postcard | To: |
| <input type="checkbox"/> In Person | <input checked="" type="checkbox"/> All property owners and HOAs within proposed area |
| <input type="checkbox"/> Phone call | <input checked="" type="checkbox"/> Property owners and HOAs within 750' |
| <input type="checkbox"/> Certified Mail | <input checked="" type="checkbox"/> School District(s)* |
| <input type="checkbox"/> Door Hangers/Flyers | <input type="checkbox"/> Interested Party list (provided by Project Coordinator) |
| | <input checked="" type="checkbox"/> Residents/Tenants |

- When the "Project Under Consideration" sign will be posted and what it will say
- How many neighborhood meetings will be held?

* School districts shall be notified 30 days prior to filing the formal application when the rezoning from a non-residential to a residential district or when greater residential densities are proposed. Refer to the Collaborative City and School Planning packet.

Step 2: Project Under Consideration: Post the Sign - (4'x4' Black and White sign) post on-site at least ten (10) calendar days prior to the first open house meeting. The sign shall include the following:

- Project Overview: description of request, proposed use, site acreage, application type (e.g. Zoning District Map Amendment) existing and proposed site zoning district,
- Time, Date and Location of the open house meeting/s
- Applicant and City Staff Contact Information- contact persons and phone numbers to call for more information, and the Pre-Application number
- City's web site address: www.scottsdaleAZ.gov/projects/ProjectsInProgress
- Sign posting date
- Any additional information indicated on Project Under Consideration Sign Posting Requirements

Planning and Development Services Division

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



Citizen Review Checklist

(ZN)

Step 3: Notification Letters: Send a letter, by first class mail at least ten (10) calendar days* prior to the open house meeting. Include the following items:

- Time, date, and location of the open house meeting
- Applicant and City staff contacts, telephone numbers and email addresses
- City case file number (Pre-Application Number) and City web site address
- A detailed description of the project and information concerning the applicant's request
- Application type (e.g. Zoning District Map Amendment)
- Existing and proposed site zoning district
- Preliminary site plan and/or project location map

Step 4: Open House Meeting: Hold the Open House Neighborhood Meeting onsite or at a location near the site, within 45 days prior to your formal submittal. E-mail open house information to project coordinator and to: planninginfo@scottsdaleaz.gov. From the Open House provide the following:

- Sign-in sheets
- Comment sheets
- Written summary of meeting.

☒ **Additional Open House Meeting(s) required** 1. In some cases, the City of Scottsdale Project Coordinator may require more than one applicant-held Open House. Additional open house meetings have the same requirements and shall be advertised in the same manner as the initial open house meeting.

Step 5: Complete a Citizen Review Report: All citizen outreach and input shall be documented in the Citizen Review Report and shall be submitted with the formal application. The Citizen Review Report shall include:

A. Details of the methods used to involve the public including:

1. A map showing the number of and where notified neighbors are located.
2. A list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOA's).
3. The dates contacted, how they were contacted, and the number of times contacted.
4. Copies of letters or other means used to contact neighbors, school districts, and HOA's.
5. List of dates and locations of all meetings
6. The Open house sign-in sheets, a list of people that participated in the process, and comment sheets.
7. The completed affidavit of sign posting with a time/date stamped photo. (See related resources)

B. A written summary of the comments, issues, concerns and problems expressed by citizens during the process including:

1. The substance of the comments, issues, concerns and problems.
2. The method by which the applicant has addressed or intends to address the issues, concerns and problems identified during the process.

Related Resources:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Project Under Consideration Sign Posting Requirements | <input checked="" type="checkbox"/> Affidavit of Posting |
| <input checked="" type="checkbox"/> Public Hearing Sign Posting | |
| <input checked="" type="checkbox"/> Collaborative City and School Planning packet | |

Planning and Development Services 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

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:

- ☒ 1st 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 and Development Services

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.

☒ 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.
- ☐ 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 and Development Services

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

Tab B

McCormick Ranch Property Owners' Association, Inc.
Board of Directors Meeting
Board Room – 9248 N 94th St
Wednesday, November 18, 2015 – 4:00 PM

A quorum was present with the following Directors in attendance in person: Brian Calabro, Liz Guinan, Mike Hart, Sam Luft, Gaylene Ori, Linda Scorzo, Peggy Ullmann and Janet Wilson.

Executive Director Jaime Uhrich was present. Minutes were recorded by Bree Peterson.

The following homeowners were also present: Carol Garling, Maria Dos Santos, Bill Jenkins, William Rivoir, Alice Currey, Brigitte Metcalf and Dana Metcalf. Also present were George Pasquel III, Artie Vigil, Swen Anderson and Vince Dalke from Withey Morris.

APPROVAL OF MINUTES

MOTION: It was moved and seconded to approve the minutes from the October 28, 2015 meeting. Motion passed unanimously.

APPEALS

7750 N VIA DE SOMBRE

Homeowner Carol Garling addressed the Board regarding the ACC's decision to deny the use of Behr custom colors for the base and trim on her house at 7750 N Via de Sombre, which was painted without prior approval. Homeowner stated that the base is the same color the house has always been, and was not repainted, only touched up in areas that needed it.

MOTION: It was moved and seconded that the Board uphold the ACC decision to deny the use of Behr custom colors for the body and trim of the property at 7750 N Via De Sombre. The homeowner may keep the base color, but must choose and submit for approval the Architectural Control Committee, a new trim color in the same color scheme as the base. Motion passed unanimously.

8101 E MORGAN TRL

The Board reviewed the appeal regarding the use of Dunn Edwards Weather Board for the trim of the house located at 8101 E Morgan Trail, painted without prior approval.

MOTION: It was moved and seconded to uphold the ACC decision to deny the use of Dunn Edwards Weather Board as a trim color for the property at 8101 E Morgan Trail. Motion passed unanimously.

APPEARANCE

7300 E Via Paseo Del Norte

George Pasquel with Withey Morris, and representing LGE Design Build, presented to the Board a Mixed Used Commercial project proposed for 7300 E Via Paseo Del Norte, currently zoned Single Family Residential, Planned Community District (R1-7 PCD). The Property has a General Plan designation of Office and is currently used for a variety of non-residential uses including a church and Montessori school. The applications being submitted to the Board and City propose a General Plan designation of Commercial and a zoning designation of Commercial, Planned Community District (C-1, PCD).

The Board reviewed the zoning for neighboring properties which includes R4 PCD to the south, C-O PCD to the north and C-1 PNC to the east.

MOTION: It was moved and seconded to support LGE Design Group moving forward with their application to the City of Scottsdale for Rezoning and Minor General Plan Amendment for the parcel of property located at 7300 E Via Paseo Del Norte. The support of the Board is provisional, and is only for the current zoning and General Plan change. All other items, i.e. demolition plans, building locations, designs, etc., will have to be submitted to the Architectural Control Committee for approval prior to action. Further, LGE Design Group will obtain through the City of Scottsdale the proper entitlements to develop the new retail project, which includes neighborhood notifications for input, as well as rezoning and development review board applications. Motion passed with 6 Ayes, 2 Nays (Peggy Ullmann and Liz Guinan)

TREASURER'S REPORT

October Finance Reports

The Finance Committee reviewed the October Operating Report, Delinquency Report and Balance Sheet Summary.

MOTION: It was moved and seconded to approve the October Treasurer's Report. Motion passed unanimously.

Vehicle/Equipment Purchases and Loans

MOTION: It was moved and seconded to approve Mike Hart researching end of the year rebates and incentive programs for vehicle purchases needed and approved in the 2016 Budget. Mr. Hart will determine if the Association will benefit from discounts and seek financing the vehicles until February 2016 should the Association benefit from purchasing the vehicles in 2015. Motion passed unanimously.

COMMITTEE REPORTS

Architectural Control Committee

Summary of Association Rules, Regulations and Architectural Control

The Board was presented with proposed changes from the Architectural Control Committee and staff to the Summary of Association Rules, Regulations and Architectural Control booklet. Changes included spelling issues not previously found, additional storage shed guidelines and landscape guideline clarifications.

MOTION: It was moved and seconded that the Board approve the proposed changes made to the Summary of Association Rules, Regulations and Architectural Control booklet. Motion passed unanimously. (Exhibit A)

Landscape Committee

The Committee continues to meet regularly with Logan Simpson regarding the Landscape Master Plan. Inventory and mapping of the Ranch is nearing completion.

Logan Simpson will have a tent at the Holiday Lights Event. Architect Craig Coronato and an Association will be available to answer questions and receive input from residents.

Information item only. No action taken.

Holiday Lights Committee

Board member Liz Guinan updated the Board about the progress of upcoming event.

Funding Future Holiday Lights Events

Liz Guinan presented an idea to the Board of Directors for funding Holiday Lights on McCormick Ranch. Ms. Guinan suggested that residents be given the option on their annual assessment statement to round-up their annual assessments up to a full dollar amount (i.e. \$206 payment, would be rounded up to \$210), and allowing the difference to be used to fund Holiday Lights on McCormick Ranch. Board Members questioned the legality of this option.

MOTION: It was moved that the Board seek legal counsel about adding a voluntary contribution to the annual statements to fund Holiday magic. Motion was withdrawn.

MOTION: It was moved and seconded to review funding options for Holiday Lights on McCormick Ranch in January/February 2016 Board Meeting. Motion passed unanimously.

EXECUTIVE DIRECTOR REPORT

#2015-207 Compliance and Fine Policy

MOTION: It was moved and seconded that the Board approve resolution #2015-207 Compliance and Fine policy. Motion passed unanimously. (Exhibit B)

#2015-208 Delinquency Policy

MOTION: It was moved and seconded that the Board approve resolution #2015-208 Delinquency Policy. Motion passed unanimously. (Exhibit C)

#2015-209 Miscellaneous Fees

MOTION: It was moved and seconded that the Board approve Resolution #2015-209 Miscellaneous Fees. Motion Passed unanimously. (Exhibit D)

Architectural Fees and Deposit Schedule

MOTION: It was moved and seconded to table the Architectural Fees and Deposit Schedule. Motion passed unanimously.

Salt River Fields

Executive Director, Jaime Uhrich, updated the Board on recent complaints received from homeowners regarding noise levels at Salt River Fields. Ms. Uhrich has been in contact with Dave Dunne from Salt Fields. Mr. Dunne is currently researching noise abatement options that could be used by Salt River Fields during loud concerts and events.

The Board and Executive Director will continue to monitor and address noise complaints regarding


PRESIDENT'S REPORT

#2015-210 BOARD MEMBER CODE OF ETHICS

MOTION: I was moved and seconded that the Board of Directors approve resolution #2015-210 Board Member Code of Ethics. Motion passed unanimously. (Exhibit E)

ADJOURNMENT

MOTION: A motion was made and seconded to adjourn the meeting into Executive Session. Motion passed unanimously.


Peggy Uhlmann, Secretary

1/27/16

Date

Tab C



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: 1041-PA-2015

Project Name: _____

Location: 7300 N. Via Paseo del Sur

Site Posting Date: 12/7/15

Applicant Name: Withey Morris, PLC

Sign Company Name: Dynamite Signs, Inc.

Phone Number: 480-585-3031

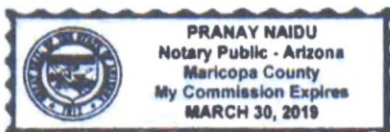
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Lamda Signs
Applicant Signature

12-7-15
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 7 day of DEC 2015



[Signature]
Notary Public

My commission expires 03-30-2019

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 December 17, 2015
Time: 6:00pm to 7:00pm
Location: 7300 N. Via Paseo del Sur
Scottsdale, AZ

Site Address: 7300 N. Via Paseo del Sur, Scottsdale, AZ

Project Overview:

- Request: 1) Minor General Plan Amendment from Office to Commercial; 2) Rezoning from R1-7, PCD to C-1, PCD; 3) Development Review Board approval; 4) Preliminary Plat
- Description of Project and Proposed Use: 29,000 sq. ft. boutique retail/restuarant project
- Site Acreage: +/-2.87 acres

Applicant Contact:

George Pasquel III 602-230-0600
George@WitheyMorris.com

City Contact:

Meredith Tessier 480-312-4211
MTessier@ScottsdaleAZ.gov

Pre-Application #: 1041-PA-2015 Available at City of Scottsdale: 480-312-7000

Project information may be researched at:
<http://www.scottsdaleaz.gov/projects/>

Posting Date: 12/7/15

Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal.

12/07/2015 08:14:54



Early Notification of Project Under Consideration

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Location: 7300 N. Via Paseo del Sur
Scottsdale, AZ

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George Pasquel III 602-230-0600
George@WitheyMorris.com

City Contact:

Meredith Tessier 480-312-4211
MTessier@ScottsdaleAZ.gov

Pre-Application #: 1041-PA-2015 Available at City of Scottsdale: 480-312-7000

Project information may be researched at:
<http://www.scottsdaleaz.gov/projects/>

Posting Date: 12/7/15

Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal.

12/07/2015 09:00:25



December 4, 2015

Re: 7300 N. Via Paseo del Sur - Rezoning & Minor General Plan Amendment - Case No. 1041-PA-2015

Dear Property Owner / Neighbor

Our office represents LGE Design Building ("LGE") with regard to the roughly 2.9 acre property located at 7300 N. Via Paseo del Sur near the southeast corner of Hayden Road and McCormick Ranch Parkway (the "Property"). See attached aerial map for reference. The purpose of this letter is to inform you that LGE has recently filed a pre-application with the City and intends to file a formal rezoning, minor general plan amendment, and development review board application in the coming weeks to obtain the required entitlements to develop a new retail project with a small office component on the Property.

Although the Property is currently zoned Single Family Residential, Planned Community District (R1-7, PCD), the Property has a General Plan designation of Office and has already been developed and used for a variety of non-residential uses including a church and a Montessori school. The applications will better align the General Plan and zoning designations, with a proposed General Plan designation of Commercial and a zoning designation of Commercial, Planned Community District (C-1, PCD). The Property will still remain within the Paseo Village PCD. The goal of the project is to create a walkable, boutique, neighbor-hood scale retail/restaurant project. A preliminary site plan is enclosed for reference. The project consists of 2 buildings – one fronting on the small park, the other more centrally located on the site. The design evokes the best of McCormick Ranch style with Spanish Colonial and Santa Barbara influenced design aspects including white plaster walls, red tile roofs, iron details and an abundance of landscaping and outdoor gathering areas.

In order to discuss this application and any questions you may have, we have scheduled an open house as follows: Thursday, December 17, 2015 from 6:00-7:00pm, on site at 7300 N. Via Paseo del Sur in Scottsdale. Feel free to stop by at any time. If this date and time are not convenient, we would be happy to speak with you individually. Please feel free to contact me at 602.230.0600 or George@WitheyMorris.com. Additionally, any questions and/or comments can be directed to the City's Project Coordinator Meredith Tessier at 480.312.4211 or MTessier@ScottsdaleAZ.gov.

In the future, you should be receiving notification postcards from the City regarding the case and its schedule for public hearings by the Development Review Board, Planning Commission and City Council. Information can also be found on the City's website at: <http://www.scottsdaleaz.gov/projects>. Thank you for your courtesy and consideration.

Very truly yours,

WITHEY MORRIS P.L.C.

By

George Pasquel III

Attachment: Aerial, Site Plan

Aerial Map



7300 N. Via Paseo del Sur



PROJECT DATA

Address 7300 N. Via Paseo del Sur
APN No 177-03-216
Site Area 125,061 sqft (2.87 ac)

Building A (retail/rest) 6,740 sqft
Building B (office/retail/rest) 21,308 sqft
Total 27,308 sqft

Patio area A 2,317 sqft
Patio area B 2,159 sqft
Total patio area 4,476 sqft

Lot coverage 14.66%

Parking req'd 92 spaces
Parking provided 159 spaces

LGE
DESIGN BUILD
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ROLLING HILLS, CA 90274

ALLENDORPH MARILYN P
1600 IRONWOOD DR
MT PROSPECT, IL 60056

ALTSCHUL JERRY/RIVIAN TR
7316 VIA CAMELLO DEL NORTE
SCOTTSDALE, AZ 85258

AZ DISTRICT COUNCIL ASSEMBLIES OF GOD
2009 N 7TH ST
PHOENIX, AZ 85006

BAIRD JOHN S/JOAN I TR
8094 VIA DEL ARBOR
SCOTTSDALE, AZ 85258

BALLARD VAUGHN B/JUDITH A
7264 VIA NUEVA
SCOTTSDALE, AZ 85258

BANK OF AMERICA NA
7340 N VIA CAMELLO DEL NORTE UNIT 237
SCOTTSDALE, AZ 85258

BANK ONE ARIZONA NA
PO BOX 29542
PHOENIX, AZ 85038

BANK ONE ARIZONA NA
ERNST & YOUNG LLP
WICHITA FALLS, TX 76037

BARBARA MCD RAUSCH FAMILY LIVING TRUST
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SCOTTSDALE, AZ 85258

BAYEKIAN DENA TR
4385 STONELEIGH RD
BLOOMFIELD HILLS, MI 48302

BAYKIAN ROSE TR
4261 IVERNESS
ORCHARD LAKE, MI 48033

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8914 N 85TH WY
SCOTTSDALE, AZ 85258

BEAL ROY E & JENNY
8908 N 85TH WAY
SCOTTSDALE, AZ 85258

BELCHER SHERRY L
13 LITTLEHALE RD
DURHAM, NM 3824

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30 LYNN HAVEN CT
ROCHESTER, NY 14618

BERGER GERRY
3721 BURKE AVE NORTH
SEATTLE, WA 98103

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SCOTTSDALE, AZ 85258

BIGELOW BETTY D TR
7218 N VIA DE PAESIA
SCOTTSDALE, AZ 85258

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7141 N VIA DE PAESIA
SCOTTSDALE, AZ 85258

BIRD KEVIN/ANNE
7273 N VIA NUEVA ST
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PURCHASE ETAL
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PHOENIX, AZ 85023

BLINKINSOP RICHARD W/JEANNE M
1226 33RD ST
CODY, WY 82414

BOB A COONTS TRUST/SALLIE H COONTS TRUST
1008 LOCHLAND CT
FT COLLINS, CO 80524

BOGAN LEILA J TR
7144 N VIA DE PAESIA
SCOTTSDALE, AZ 85258

BOGIE WILLIAM F/BEVERLY J
7341 N VIA CAMELLO DEL NORTE UNIT 131
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2136 BEL AIR AVE
SAN JOSE, CA 95128

BUFFALO RIDGE REVOCABLE TRUST
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STORM LAKE, IA 50588

CADWELL JOHN M/LILA L
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SCOTTSDALE, AZ 85258

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8114 E VIA DEL FUTURO
SCOTTSDALE, AZ 85258

CALL DAVID LEE/JANE C
7341 VIA CAMELLO DEL NORTE
SCOTTSDALE, AZ 85253

CALLENDER TOM
8116 E VIA SONRISA
SCOTTSDALE, AZ 85258

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44 E MILE RD
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8141 E VIA SONRISA
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5502 E CALLE VENTURA
PHOENIX, AZ 85018

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7147 N VIA NUEVA
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CHESHIRE, CT 6410

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900 JACKSON DR
LIBERTY, MO 64068

CRUS ANTHONY J/JOAN B
2106 SIERRA RIDGE CT
SALT LAKE CITY, UT 84109

CUNNINGHAM CORY WILLIAM/CAROL ANN
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SCOTTSDALE, AZ 85258

CZAJKA SYLVAIN/EMMA R
7329 VIA CAMELLO DEL NORTE UNIT 117
SCOTTSDALE, AZ 85258

DALSKI JOSEPHINE TR
8507 E WELSH TRL
SCOTTSDALE, AZ 85258

DEERCREST 13 LLC
2401 W BELL RD
PHOENIX, AZ 85023

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1326 W 32ND ST
CHICAGO, IL 60608

DEMETRULIAS GEORGE/LEONTSINIS PATRICIA D
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SCOTTSDALE, AZ 85258

DENOMIME DENIS E/MONICA M
7325 N VIA CAMELLO DEL NORTE UNIT 108
SCOTTSDALE, AZ 85258

DESERT SCHOOLS FEDERAL CREDIT UNION
PO BOX 2945
PHOENIX, AZ 85062

DEVOLEY MARGRET
7429 N VIA CAMELLO DEL NORTE NO 152
SCOTTSDALE, AZ 85260

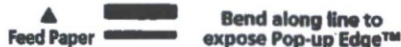

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EATON MEAGAN R
8109 E VIA SONRISA
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7429 N VIA CAMELLO DEL NORTE
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7329 N VIA CAMELLO DEL NORTE UNIT 118
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SCOTTSDALE, AZ 85258

FASSETT SUSAN K
7251 VIA DE PAESIA
SCOTTSDALE, AZ 85258

FAY SUSAN
7208 N VIA NUEVA
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FERO ROBERT R/ROSE MARIE
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ONTARIO CANADA

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ORCHARD PARK, NY 14127

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GALEANA JUDITH HILL TR
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GALLION KELLEEN A
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OMAHA, NE 68152

GOTCHER JAMES R/JEANNE K
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SCOTTSDALE, AZ 85258

GRANITE DEBORAH
7172 N VIA DE AMIGOS
SCOTTSDALE, AZ 85258

GRELL VINCENT E
7349 N VIA PASEO DEL SUR SUITE 515 454
SCOTTSDALE, AZ 85258

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220 S COURT ST
CARROLL, IA 51401

HALL CAROL A
2803 CANMORE RD NW
CALGARY AB O
CANADA

HAMMER DIANA L
120 LYNNE WAY
TEWKSBURY, MA 1876

HARAR PAULETTE TR/OPALINSKI MARY ELLEN
TR
7150 VIA DE AMIGOS
SCOTTSDALE, AZ 85258

HARLAN ADRIENE J
7239 N VIA DE PAESIA
SCOTTSDALE, AZ 85258

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10004 SILVER MEADOWS WAY
SACRAMENTO, CA 95829

HATFIELD KIRK L/NANCY P
7168 VIA DE AMIGOS
SCOTTSDALE, AZ 85258

HAYS KERRY L
7138 N VIA DE AMIGOS
SCOTTSDALE, AZ 85258

HEFFELFINGER GLORIA M/BURKE ALICIA ANN
7401 VIA CAMELLO DEL NORTE UNIT 149
SCOTTSDALE, AZ 85258

HERKERT HERMAN J/PATRICIA A TR
8076 E VIA DEL ARBOR
SCOTTSDALE, AZ 85258

HERTEL WILLIAM R/JEANNIE E
10101 SE 270 PL
KENT, WA 98030

HERTZOG LIVING TRUST
7417 N VIA CAMELLO DEL NORTE
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8444 E WHISPERING WIND DR
SCOTTSDALE, AZ 85258

HIRSEKORN KATHLEEN
7352 N VIA CAMELLO DEL NORTE 211
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HISLER ANGELINE P TR
7222 N VIA DE PAESIA
SCOTTSDALE, AZ 85258

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7814 VIA CAMELLO
SCOTTSDALE, AZ 85258

HOWARD MARY ELLEN
7139 N VIA NUEVA
SCOTTSDALE, AZ 85258

ITTEL DEBORAH DOOLEN
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40 LAKEVIEW DR
MASON CITY, IA 50401

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SCOTTSDALE, AZ 85258

JAMES H DOTTLING FAMILY TRUST
8225 N VIA PASEO DEL NORTE
SCOTTSDALE, AZ 85258

JONES KIMBERLY A
7471 VIA CAMELLO DEL NORTE
SCOTTSDALE, AZ 85258

JRG REVOCABLE TRUST
PO BOX 7944
CAVE CREEK, AZ 85327

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JULIE FURLONG PROPERTY TRUST
PO BOX 46814
SEATTLE, WA 98146

KAMPA THOMAS J
1224 CREEK SIDE CROSSING
STILLWATER, MN 55082

KASTL FAMILY LIVING TRUST
3905 BRAMBLEBUSH COURT
CLINTON TOWNSHIP, MI 48038

KATZ LAWRENCE E
7421 VIA CAMELLO DEL NORTE 163
SCOTTSDALE, AZ 85258

KEELER ROBERT C/LINDA E
7159 N VIA DE AMIGOS
SCOTTSDALE, AZ 85258

KELLY JOAN B
7224 N VIA NUEVA
SCOTTSDALE, AZ 85258

KENNEDY VICKI P
1864 W. SAN ANGELO ST.
GILBERT, AZ 85233

KERSON DON
100 W 93RD ST UNIT 23C
NEW YORK, NY 10025

KETTERL JOHN A/GLORIA A TR
7149 N VIA DE PAESIA
SCOTTSDALE, AZ 85258

KIERL OIL AND GAS LLC/KIERI T PHILIP JR/SUSAN
PO BOX 12884
OAKLAHOMA CITY, OK 73157

KILLEEN WALTER E/CONNIE V TR
8106 E VIA DE DORADO
SCOTTSDALE, AZ 85258

KIRK JEFFREY STEVEN
7352 VIA CAMELLO DEL NORTE - 214
SCOTTSDALE, AZ 85258

KLEIN DAVID F/LORI L
1212 N PINE AVE
ARLINGTON HEIGHTS, IL 60004

KLEINSCHMIDT KENNETH K TR
7810 E VIA CAMELLO 69
SCOTTSDALE, AZ 85258

KNIERIM IVA R
7232 N VIA NUEVA
SCOTTSDALE, AZ 85258

KNUDSON MICHAEL G
8133 E VIA SONRISA
SCOTTSDALE, AZ 85258

KOVICH LP
9346 E WAGON CIR
SCOTTSDALE, AZ 85262

KREPTUL DENNIS
519 COACH LIGHT BAY SW
CALGARY AB 0
CANADA

LAGE DOUGLAS C
7148 N VIA DE PAESIA RD
SCOTTSDALE, AZ 85258

LAINO PRISCILLA/DOMINIC L
7135 N VIA NUEVA ST
SCOTTSDALE, AZ 85258

LARRY W REVELL AND LINDA JEAN REVELL
TRUST
7405 N VIA CAMELLO DEL NORTE UNIT 134
SCOTTSDALE, AZ 85258

LAW BETTY JO INGRAM TR
1300 GLENBROOK TER
NICHOLS HILLS, OK 73116

LINDE GREGORY A/BARBARA L
1925 SE HAWTHORNE RIDGE DR
WAUKEE, IA 50263

LJD LIVING TRUST
7152 N VIA DE PAESIA
SCOTTSDALE, AZ 85258

LOFY THOMAS R TR
11120 N TATUM BLVD STE 101
PHOENIX, AZ 85028

LOIS E COHEN REVOCABLE TRUST
7225 N VIA NUEVA
SCOTTSDALE, AZ 85258

LORY DONALD J TR
3737 BLUE MERION CT
COLORADO SPRINGS, CO 80906

LUCAIRE CHRISTINE E TR
8444 E WHISPERING WIND DR
SCOTTSDALE, AZ 85255

MAC TRUST
7814 N VIA CAMELLO UNIT 66
SCOTTSDALE, AZ 85258

MANZ FERDINAND/KRIEMHILDE TR
8094 E VIA DEL VENCINO
SCOTTSDALE, AZ 85258

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6239 DEERHILL RD
OAK PARK, CA 91377

MARLEY ROBERT A/ANN-MARIE TR
8108 E VIA SONRISA
SCOTTSDALE, AZ 85258

MARY L CHRISTENSEN TRUST
7409 N VIA CAMELLO DEL NORTE 138
SCOTTSDALE, AZ 85258

MATHESON LYNDAL
7337 N VIA CAMELLO DEL NORTE
SCOTTSDALE, AZ 85258

MATHEW DOUGLAS H/CHRISTINE H
411 W 20TH AVE
VANCOUVER BC V
CANADA

MCCOLGAN DENNIS/JANET
520 WHITE HALL ST
LYNBROOK, NY 11563

MCCORMICK RANCH PROPERTY OWNERS ASSN
INC
9248 N 94TH ST
SCOTTSDALE, AZ 85258

MCDUGALL GORDON C
7216 N VIA NUEVA
SCOTTSDALE, AZ 85258

MCKINNON SHARMAN S TR
8179 E VIA DE DORADO
SCOTTSDALE, AZ 85258

MEAD MARIAN LANG
PO BOX 57
PORT WASHINGTON, WI 53074

MEAD MARIAN LANG/DOUGLAS F TR
3300 N CENTRAL AVE
PHOENIX, AZ 85012

MEADORS PAUL SHANNON/KIMBERLY A
13413 NW 38TH CT
VANCOUVER, WA 98685

MEAGHER BEVERLY A TR
12035 90TH AVE
PALOS PARK, IL 60464

MEENAGHAN THOMAS M/KATHLEEN L TR
420 LINDEN AVE UNIT 202
WILMETTE, IL 60091

MEMNA LLC
7341 N VIA CAMELLO DEL NORTE UNIT 127
SCOTTSDALE, AZ 85258

MENEMSHA TRUST
10645 N TATUM BLVD #200-103
PHOENIX, AZ 85028

MERRICK VINCENT A TR
1209 E VERDE VIEW CIR
CAMP VERDE, AZ 86322

METZGER FAMILY TRUST
4610 E QUARTZ MOUNTAIN RD
PARADISE VALLEY, AZ 85253

MITCHELL DOLORES J
7413 VIA CAMELLO DEL NORTE
SCOTTSDALE, AZ 85258

MIZEL EDMUND TR
7340 N VIA CAMELLO DEL NORTE
SCOTTSDALE, AZ 85258

MONTOYA NICOLE R
7425 N VIA CAMELLO DEL NORTE NO 166
SCOTTSDALE, AZ 85258

MOROCHNICK DAVID J/MAGLIONE MARIA C
7163 N VIA DE AMIGOS
SCOTTSDALE, AZ 85258

MOYER DENNIS R/BECKY L TR
7248 N VIA NUEVA
SCOTTSDALE, AZ 85258

MUELLER ANN OAKES & MORIANNE FRANCES
7214 N VIA DE PAESIA
SCOTTSDALE, AZ 85258

MURPHY DANIEL P
7352 N VIA CAMELLO DEL NORTE UNIT 216
SCOTTSDALE, AZ 85258

MUSTARI PAUL/CAROL
458 W 33RD ST
CHICAGO, IL 60616

MYERS JAMES/ANN H
631 COTTONWOOD
VASS, NC 28394

MYZWINSKI THEODORE J JR/GAYLE R
8124 E VIA SONRISA ST
SCOTTSDALE, AZ 85258

NAGLE CLARKE C/KATHLEEN A
2717 SHOWCASE DR
LAS VEGAS, NV 89134

NAGY JEAN
7310 N TERRITORIAL RD
DEXTER, MI 48130

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7157 N VIA DE PAESIA
SCOTTSDALE, AZ 85258

NICKLES JOHN D
9 CR 3943
FARMINGTON, NM 87401

NORTHROP ROBERT R
7333 N VIA CAMELLO DEL NORTE 122
SCOTTSDALE, AZ 85258

NOTTI JANINE
4511 N 39TH ST
PHOENIX, AZ 85018

O CONNOR BEVERLY JEAN TR
8154 E VIA DE DORADO
SCOTTSDALE, AZ 85258

O HARA JOSEPH P
4614 E OAK ST
PHOENIX, AZ 85008

O'CALLAGHAN BRENDA M
111 NE AUGUSTA SQ
MCALLEN, TX 78503

O'CONNELL JOYCE E
7421 N VIA CAMELLO DEL NORTE UNIT 165
SCOTTSDALE, AZ 85258

O'CONNOR TIMOTHY P/LOCKARD O'CONNOR
JANET J
8089 E VIA DEL ARBOR
SCOTTSDALE, AZ 85258

OHARA JOSEPH P
7432 N VIA CAMELLO DEL NORTE
SCOTTSDALE, AZ 85258

OLNESS ERNEST J/KATHRYN A
15 STANFORD CT
BILLINGS, MT 59102

OLSON MARTIN G
7401 N VIA CAMELLO DEL NORTE UNIT 112
SCOTTSDALE, AZ 85258

PASEO VERDE HOMEOWNERS ASSOCIATION
8154 E VIA DE DORADO
SCOTTSDALE, AZ 85258

PASEO VILLAS IMP ASSOC
4020 N 20TH STR STE 219
PHOENIX, AZ 85016

PATRICIA A FLYNN TRUST NUMBER 1
5931 N WASHTENAW AVE
CHICAGO, IL 60659

PAUL PRIBULA FAMILY TRUST
7333 N VIA CAMELLO DEL NORTE
SCOTTSDALE, AZ 85258

PEDERCINI MARIO G/SHARON L
16655 42ND AVE N
PLYMOUTH, MN 55446

PHILLIPS WENDELL A/SONDARA S
4768 STATE ROUTE 1
BUTLER, IN 46721

POMPA ERNEST W/REBECCA P
7257 N VIA NUEVA
SCOTTSDALE, AZ 85258

POPPE KENT R TR
8122 VIA DEL FUTURO
SCOTTSDALE, AZ 85258

POPPENBERGER CHRISTINE A TR/COUGHLIN
SEAN M
13130 N IRON HAWK DR
PRESCOTT, AZ 86305

PORTOFINO AT MCCORMICK LLC
350 GOLFVIEW DR
SAGINAW, MI 48638

POTTIER CHARLES C/M P/PERONA JOHN K
7420 N VIA CAMELLO VISTA DEL
SCOTTSDALE, AZ 85258

PRIMAS PHYLLIS JANET KRAUSE TR
8349 E PEPPERTREE LN
SCOTTSDALE, AZ 85250

RAKICH ROBERT T & ARLENE B
PO BOX 8510
AVON, CO 81620

REARDON SEAN K
7329 N VIA CAMELLO DEL NORTE NO 116
SCOTTSDALE, AZ 85258

REEDER EDWARD P
7822 E VIA CAMELLO UNIT 62
SCOTTSDALE, AZ 85258

RICHARDS MELVIN J/GERALDINE TR
10147 S 2415 E
SANDY, UT 84092

RIPP DOLORES E
7329 VIA COMELLO
SCOTTSDALE, AZ 85258

RITTOF MICHAEL F
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CHANNAHON, IL 60410

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SPRINGFIELD, MO 65807

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31 POWER HILL WY
WESTBOROUGH, MA 1581

ROBINSON IRA/JOSEPH LINSEY
PO BOX 40598
BELLEVUE, WA 98015

RODRIAN JAMES R/SUSAN M
W233 N 3050 OAKMONT CT WEST UNIT B
PEWAUKEE, WI 53072

ROESSLER ALAN B/LINDA
7436 N VIA CAMELLO DEL NORTE 171
SCOTTSDALE, AZ 85258

ROGERS LESTER R/SARAH S/JOAN E
8324 E VIA DE LOS LIBROS
SCOTTSDALE, AZ 85258

ROOT SUSAN E
3710 VICKERY
BILLINGS, MT 59102

RUSSO RAYMOND/DOSOLINA TR
8130 VIA DORADO
SCOTTSDALE, AZ 85258

SA NIELSON HOLDINGS INC
7405 N VIA CAMELLO DEL NORTE
SCOTTSDALE, AZ 85258

SAHWATCH TRUST
7400 E MCCORMICK PKWY STE B200
SCOTTSDALE, AZ 85258

SAINT-ERNE LYNETTE
7151 VIA NUEVA
SCOTTSDALE, AZ 85258

SALLEY JULIETTE
274 LEFEUVRE RD
ABBOTSFORD BC 0
CANADA

SALLY KEOGH STURGIS REVOCABLE LIVING
TRUST
7142 N VIA DE AMIGOS
SCOTTSDALE, AZ 85258

SANTA FE HOME OWNERS ASSN INC
760 S STAPLEY DR STE 3
MESA, AZ 85204

SAWALLICK FRANK TR
8107 E VIA DE DORADO
SCOTTSDALE, AZ 85258

SAWYER BARBARA LYNNE/QUINN
7420N VIA CAMELLO DEL NORTE UNIT 196
SCOTTSDALE, AZ 85258

SCHWARTZ CORINNE E/GULLICKSON DENISE
5836 N SCOTTSDALE RD
PARADISE VALLEY, AZ 85253

SCIOLLA GUY R
275 BRANDON CT
BLUEBELL, PA 19422

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

SEALFON CHARLIE SCHOR
7501 VIA CAMELLO DEL SUR
SCOTTSDALE, AZ 85258

SERENA PETER C/JODI L
8101 E VIA DEL VALLE
SCOTTSDALE, AZ 85258

SEROOGY CHERIE
8119 E VIA DE DORADO DR
SCOTTSDALE, AZ 85258

SHAUGHNESSY PATRICK W
10040 E HAPPY VALLEY RD 249
SCOTTSDALE, AZ 85255

SHEFF FAMILY TRUST
8138 E VIA SONRISA
SCOTTSDALE, AZ 85258

SHIELDS CLARE E
307-50 THE BOARDWALK WY
MARKHAM ON 0
CANADA

SHORE ALLY
8130 E VIA DEL FUTURO
SCOTTSDALE, AZ 85258

SIM GRACE
PO BOX 5383
SCOTTSDALE, AZ 85261

SKINKER JOHN/KATHLEEN B
7316 N VIA CAMELLO DEL NORTE 100
SCOTTSDALE, AZ 85258

SMITH DAVID K/REIMER-SMITH CANDACE K
7436 N VIA CAMELLO DEL NORTE NO 170
SCOTTSDALE, AZ 85258

SMITH JOHN D
2095 RANCH GATE TRL
CASTLE ROCK, CO 80104

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MONTPELIER, ID 83254

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SCOTTSDALE, AZ 85258

SOCHA KENNETH J TRUST
13162 BRIARPATCH LN
LEMONT, IL 60439

SOLDO MATTHEW P
7180 N VIA DE AMIGOS
SCOTTSDALE, AZ 85258

SOLE LAURA
7920 E VIA CAMELLO LOT 49
SCOTTSDALE, AZ 85258

SOLON DAVID P/CONSTANCE A
712 COUNT POURTALES
COLORADO SPRINGS, CO 80906

SOMERVILLE PROPERTIES LIMITED
PARTNERSHIP
50 VIA CACION
SAN CLEMENTE, CA 92673

STEADMAN WAYNE/MARGARET R
8565 E KRAIL ST
SCOTTSDALE, AZ 85250

STEIN CARL E/HELLER-STEIN WENDY
32719 WELLBROOK DR
WESTLAKE VILLAGE, CA 91361

STUMP THEODORE H/PATRICIA A TR
8123 E VIA DE FUTURO
SCOTTSDALE, AZ 85258

TALLY GWEN M
7247 VIA DE PAESIA
SCOTTSDALE, AZ 85258

TEMPAS AVIS B TR
7219 VIA DE PAESIA
SCOTTSDALE, AZ 85258

THOMAS EDNA L
7256 N VIA NUEVA
SCOTTSDALE, AZ 85258

THOMAS H ROBERTS III TRUST
9192 E TUFTS CIR
GREENWOOD VILLAGE, CO 80111

THORNHILL JOSEPH/KELLY B
8117 E VIA SONRISA
SCOTTSDALE, AZ 85258

TRENTMAN RICHARD B/GEORGINA L
774 DEERFIELD RD
MURRAY, UT 84107

TWICHELL HILDA
7265 N VIA NUEVA
SCOTTSDALE, AZ 85258

VALENTI ANTHONY S/ANTHONY S JR/DINO
J/MARY RO
131 N VIA NUEVA
SCOTTSDALE, AZ 85258

VEG TRUST I
8155 E VIA DE DORADO
SCOTTSDALE, AZ 85258

VEILLETTE BONNIE
7417 N VIA CAMELLO DEL NORTE NO 160
SCOTTSDALE, AZ 85258

VIA DE DORADO LLC
5047 OAKHURST WY
SCOTTSDALE, AZ 85254

VISITATION MONASTERY INC
2455 VISITATION DR
MENDOTA HEIGHTS, MN 55120

VOGEL CHARLES D/JANE B
7818 E VIA CAMELLO UNIT 53
SCOTTSDALE, AZ 85258

VOLP ROGER
8101 E VIA DEL ARBOR
SCOTTSDALE, AZ 85258

WALKER LIVING TRUST
8002 E DEL JOYA DR
SCOTTSDALE, AZ 85258

WALSTROM ROBERT C/PHYLLIS A
P O BOX 501
SCOTTSDALE, AZ 85258

WARD JUDITH C TR
7340 N VIA CAMELLO DEL NORTE #239
SCOTTSDALE, AZ 85258

WASKUL MICHELLE E
13700 SKYLINE DR
SPICER, MN 56288

WATSON FAMILY 2005 TRUST (SURVIVORS
TRUST)
PO BOX 5873
TAHOE CITY, CA 96145

WAYNE AND PATRICIA FRODERBERG LIV TRUST
200 MARBELLA LN
SAN BRUNO, CA 94066

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WHITEHEAD BRITTANY N
7421 VIA CAMELLO DEL NORTE 164
SCOTTSDALE, AZ 85258

WING MARTHA THOMAS TR
7160 VIA DE AMIGOS
SCOTTSDALE, AZ 85258

YESKE GARY/JOANN
1118 18TH AVE
ARERDEEN, SD 57401

ZOLA GARY P/STEFANI P
9318 BLUWING TERRACE
CINCINATTI, OH 45236


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7164 N VIA DE AMIGOS
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7316 VIA CAMELLO DEL NORTE
SCOTTSDALE, AZ 85258

WOLSKI ROBERT L JR/RHONDA A
7920 E VIA CAMELLO UNIT 50
SCOTTSDALE, AZ 85258

ZAJACEK GEORGE P
7236 NORTH VIA NUEVA
SCOTTSDALE, AZ 85258

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7142 N VIA DE PAESIA
SCOTTSDALE, AZ 85258

WILDEBOOR GEORGE E/JANET L
7134 N VIA DE PAESIA
SCOTTSDALE, AZ 85258

YANG RICK L/KAMM J
8115 E VIA DEL FUTURO
SCOTTSDALE, AZ 85258

ZATZKE WILLIAM EDWARD
25073 PACIFIC CREST STREET
CORONA, CA 92883

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Camello Vista HOA
Katy Watson
760 S Stapley Drive
Mesa, AZ 85204

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

Coalition of Pinnacle Peak
Linda Whitehead
9681 E Chuckwagon Lane
Scottsdale, AZ 85262

McCormick Ranch Prop Owners HOA
Dave Wood
8455 E San Dido
Scottsdale, AZ 85258

McCormick Ranch Prop Owners HOA
Jaime Uhrich
9248 N 94th St
Scottsdale, AZ 85258

McCormick Ranch Prop Owners HOA
Chris Campbell
9248 N 94th St
Scottsdale, AZ 85258

Paseo Villas Improvement HOA
Al Villaverde
7110 N Via Nueva
Scottsdale, AZ 85258

Paseo Villas Improvement HOA
Judy Parker
4020 N 20th St 310
Phoenix, AZ 85016

Paseo Villas Improvement HOA
Mary Rose Valenti
7131 N Via Nueva
Scottsdale, AZ 85258

Santa Fe One HOA Inc
Barbara Halbritter
7554 Camello Norte
Scottsdale, AZ 85258

Santa Fe One HOA Inc
Dick Grimes
7613 Via Camello Del Sur
Scottsdale, AZ 85258

Santa Fe One HOA Inc
Dick Thompson
7513 Camello Del Sur
Scottsdale, AZ 85258

Santa Fe One HOA Inc
Ed Towill
760 S Stapley Drive
Mesa, AZ 85204

Villa Del Sol Prop Owners HOA
Kate McNeize
7170 Via de Alegria
Scottsdale, AZ 85258

Villa Del Sol Prop Owners HOA
Kirk Hatfield
7168 N Via de Amigos
Scottsdale, AZ 85258

Villa Del Sol Prop Owners HOA
Scott Holland
7184 N Via De Amigos
Scottsdale, AZ 85258

750 ft Mailing Map



7300 N. Via Paseo del Sur



Tab D

SIGN-IN

LGE – CASE NO. 1041-PA-2015

7300 N. VIA PASEO DEL SUR

NEIGHBORHOOD OPEN HOUSE MEETING

DECEMBER 17, 2015 – 7300 N. VIA PASEO DEL SUR – 6:00 PM- 7:00 PM

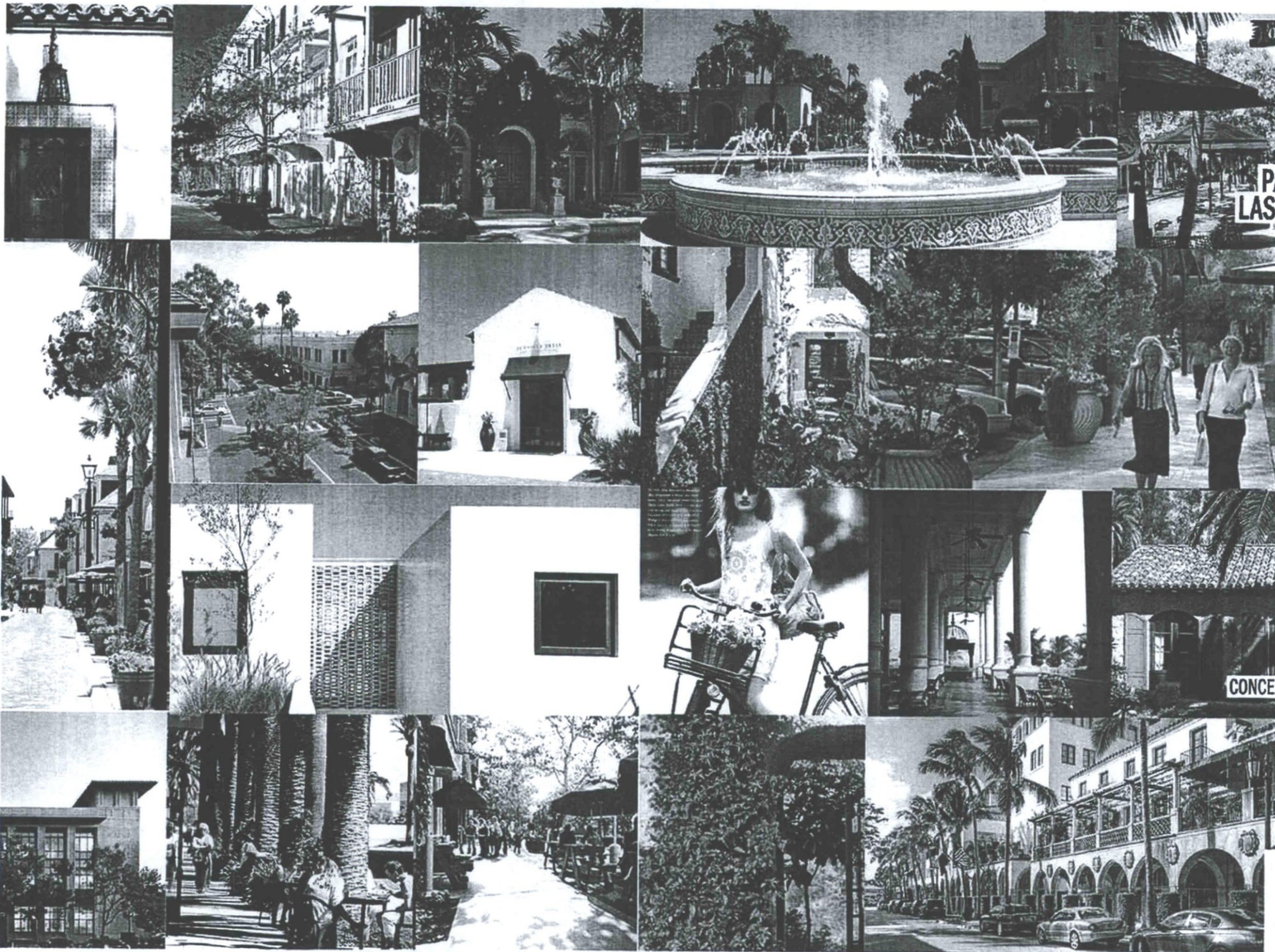
NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS	Homeowner Assoc Name
1. Paul Jesse	7145 N. Via de Poesia		p.jesse@BubbaRidge.com	Paseo Villas
2. DON MUNSON	7260-VIA NUEVA	602-321-9909	DonMunson	
3. Ed Miksch	8355 E Via de Viva		Edmiks@ yahoo.com	Del Norte
4. George & Diane Sutherland	7122 N. Via Nueva	602-599-4100	dlsutherland sutherland.com	PVIA
5. ANNA & GORDON McDOUGALL	7216 N VIA NUEVA	480-2400893	GORD564@ GMAIL.COM	PASEO VILLAS
6. Joe Sciolla	8107 E. Via del Futuro		Joe Sciolla @ gmail.com	
7. Mark Donhowe	7143 N. Via Nueva	563-380-8074	mark.donhowe@gmail.com	Paseo Villa
8. SHARMA MCKINNON	8179 VIA DE DORADO	480-6884440	sharmanmc@ aol.com	Paseo Verde
9. GERRY TIROZZI TIROZZI	"	705-919-4702	gntirozzi@ gmail.com	"
10. Rocky Meyer	7248 N Via Nueva	4176395677		PASEO VILLAS

SIGN-IN

ARMSTRONG
CVS/UNIVERSITY & MILL
NEIGHBORHOOD OPEN HOUSE MEETING

APRIL 12, 2012 – FIRST SOUTHERN BAPTIST CHURCH - 1300 SOUTH MILL AVENUE - 6:00 PM

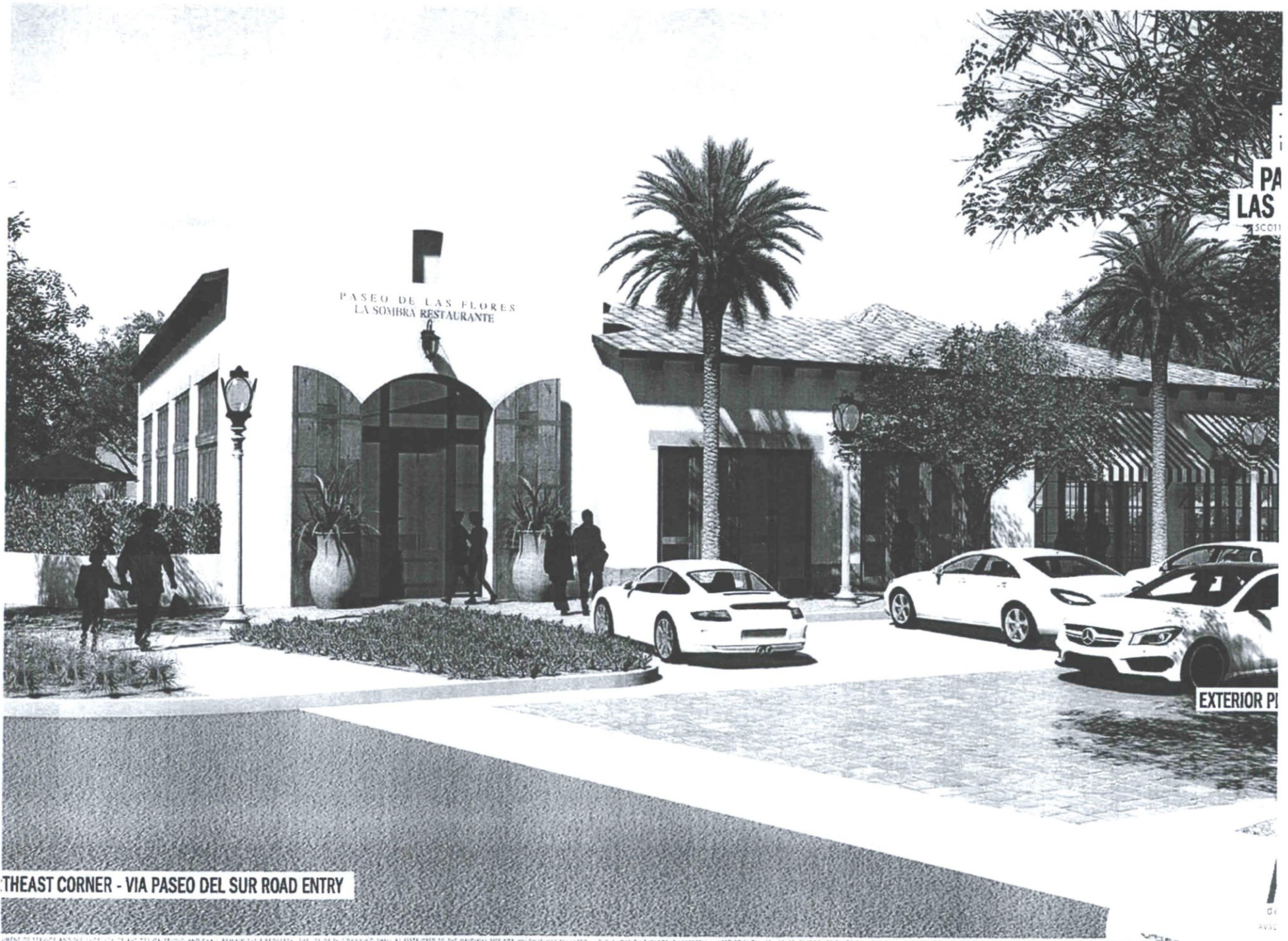
NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS	Homeowner Assoc Name
11. Jaime Wirth	246 N. 4th St.	402-800-1122	jimnewbchurch@aol.com	MREGA
12.				
13.				
14.				
15.				
16.				
17.				
18.				
19.				





AERIAL - HAYDEN ROAD ENTRY

EXTERIOR PLAZA



THEAST CORNER - VIA PASEO DEL SUR ROAD ENTRY



RTYARD - PEDESTRIAN DROP-OFF AREA

EXTERIOR P

CT DATA

2300 VIA PASEO DEL SUR
SCOTTSDALE, AZ
177-05-216

R1-7 (CURRENT) RE-ZONE TO C-2
RETAIL/OFFICE/RESTAURANT
MIXED USED COMMERCIAL

128,061 SF
2.87 ACRES

RESTAURANT	6,735 SF
RETAIL, RESTAURANT	20,567 SF
A	27,302 SF

G.A.	2,600 SF
G.B.	1,108 SF
	3,708 SF

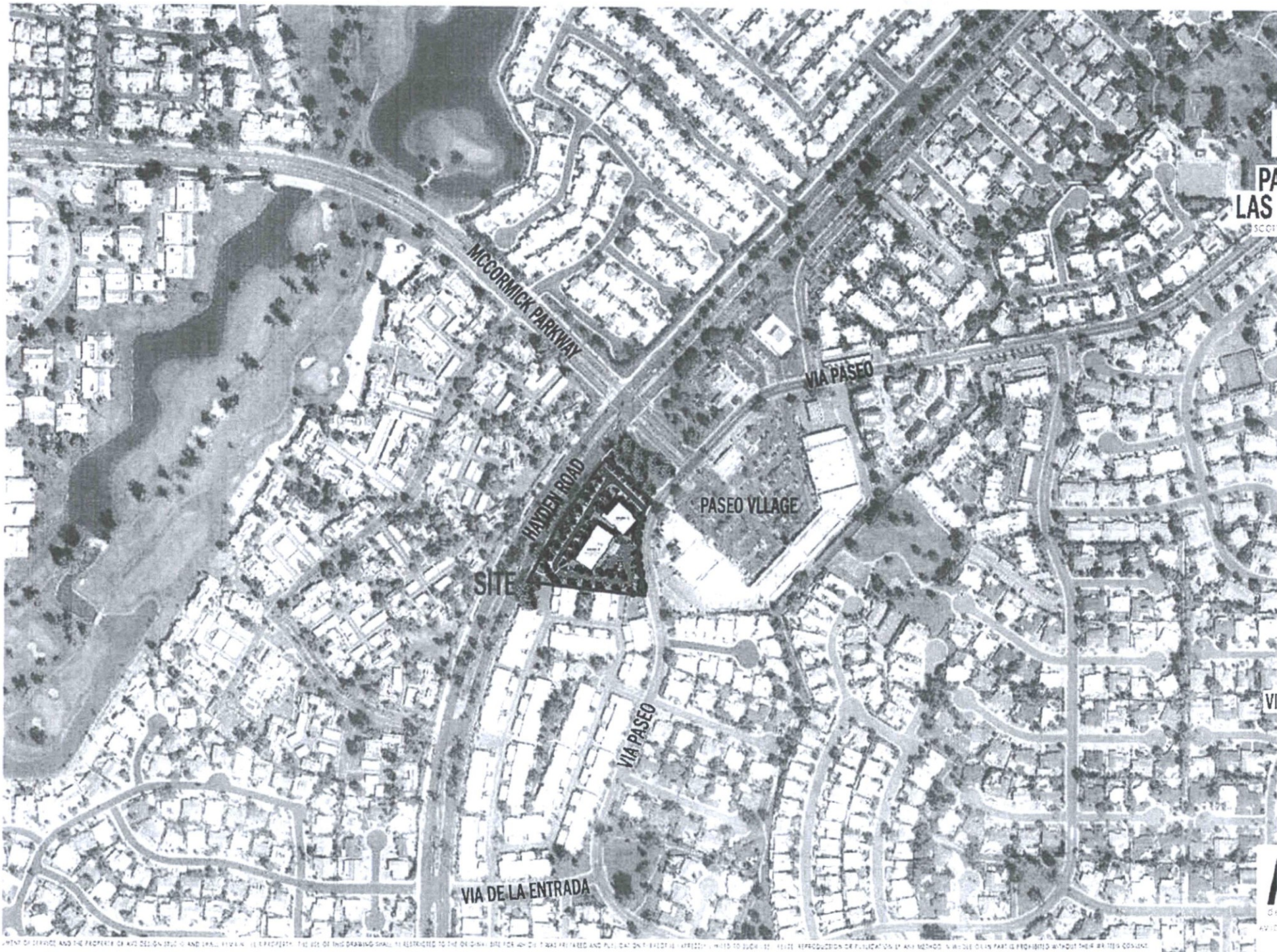
21%

100% (1/200) 30,351 SF 100 SPACES

WDED 151 SPACES
(1.6 SPACES PER 1,000 SF)



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ATIONS - WEST

EXTERIOR

Tab E



Community Input Certification

CASE NO: 1041-PA-2015

PROJECT LOCATION: 7800 N. VIA PASO DEL SUR

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
9/23/15	PASEO VILLAGE HOA	X		
10/7/15	MRPOA, ARSN COMMITTEE	X		
11/18/15	MRPOA, BOARD MTG	X		
12/7/15	GENERAL PUBLIC - SIGN POSTING			
12/14/15	PROP OWNERS W/IN 750 FT			X
12/14/15	REGISTERED HOA, INTERESTED PARTIES			X
12/17/15	GENERAL PUBLIC, OPEN HOUSE MTG	X		
12/29/15	RESIDENT R. CARLIN		X	
ONGOING	CORRESPONDENCE w/ MRPOA / PASEO VILLAGE HOA		X	

Signature of owner/applicant

Date

2/1/16

Planning, Neighborhood & Transportation Division

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



Community Input Certification

CASE NO: 4-ZN-2016

PROJECT LOCATION: 7300 N. Via Paseo Del Sur

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
02/19/16	Resident T. Phillips		X	
02/22/16	Resident and HOA Board Member J. Ketterl		X	
03/22/16	Resident S. Smitten (sp?)		X	
03/30/16	Resident P. Ferguson		X	
04/19/16	Paseo Village HOA	X		

Signature of owner/applicant [Signature]

Date 5/24/16

Planning, Neighborhood & Transportation Division

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