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



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

STATE OF ARIZONA)
) ss
COUNTY OF MARICOPA)

I, Sita Barge, being first duly sworn, depose and say:

That on August 31, 2016 I posted notification poster(s) for the properties indicated below.

Site(s) must be posted on or before: September 7, 2016

Case No.	Description and Location of Project	No. of Signs	Date Posted
8-DR-2016	Paseo De Las Flores, 7300 N Via Paseo Del Sur	1	8/31/16

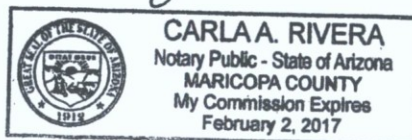
Date of Development Review Board Public Meeting: September 15, 2016, AT 1:00 P.M. IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.

[Signature]
(Signature)

Acknowledged this 7th day of September 2016.

[Signature]
(Notary Public)

My commission expires February 2, 2017



PUBLIC HEARING NOTICE

REQUEST: Approval of the site plan, site plan, and building elevations for a proposed development, consisting of two-story building with approximately 28,000 square feet of building area, 1,700 square feet of outdoor dining area, all on a 1.64-acre.

CASE#: B-08-2016

DATE: September 15, 2016

APPROVED BY THE BOARD OF SUPERVISORS
ON SEPTEMBER 15, 2016

480-312-7000

18-31-16

THE BOARD OF SUPERVISORS HAS REVIEWED THE REQUEST AND HAS APPROVED THE REQUEST. THE REQUEST IS SUBJECT TO THE FOLLOWING CONDITIONS: THE REQUESTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF SAN JOSE. THE REQUESTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF SAN JOSE. THE REQUESTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF SAN JOSE.



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

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)

1041 -PA- 205

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:

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

To:

- ☒ All property owners and HOAs within proposed area
- ☒ Property owners and HOAs within 750'
- ☒ School District(s)*
- ☐ Interested Party list (provided by Project Coordinator)
- ☒ 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

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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

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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 Ullmann, Secretary
Peggy Ullmann, 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

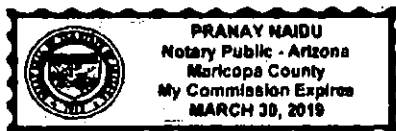
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

[Signature]
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

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
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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

**PASEO DE
LAS FLORES**



SITE FLOOR PLAN

**SITE PLAN
v01D**

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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
24560 W JANET LN
CHANNAHON, IL 60410

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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 LEFELVRE 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

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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

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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
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SAN BRUNO, CA 94066

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

YESKE GARY/JOANN
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WOLSKI ROBERT L JR/RHONDA A
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YANG RICK L/KAMM J
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Bob Vairo
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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 Pavia		pjessse@BubbleBridge.com	Paseo Villa's
2. DON MUNSON	7260-VIA NUEVA	602-321-9909	DonMunson	
3. Ed Miksch	8355 E Via de Viva		Edmikscho@yahoo.com	Del Norte
4. George & Diane Sutherland	7122 N. Via Nueva	602-599-4100	dlsutherland@sigmail.com	PVIA
5. ANNA & GORDON McDUGALL	7216 N VIA NUEVA	480-2400893	GORD564@GMAIL.COM	PASSEO VILLAS
6. Joe Sciolla	8107 E. Via del Futuro		JoeSciolla@gmail.com	
7. Mark Donhouse	7143 N. Via Nueva	563-380-8074	markdonhouse@gmail.com	Paseo Villa
8. SHARMA MCKINNON	8179 VIA DE DORADO	480-6884	sharmamc@tuto.aol.com	Paseo Verde
9. GERRY TIROZZI	"	703-919-4702	gntirozzi@gmail.com	"
10. Becky Moyer	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

<i>NAME (Please Print)</i>	<i>ADDRESS</i>	<i>PHONE NO.</i>	<i>E-MAIL ADDRESS</i>	<i>Homeowner Assoc Name</i>
11. Jaime Whrich	9246 N. 94th St.	480-880-1122	jaimewhrich@gmail.com	MREDA
12.				
13.				
14.				
15.				
16.				
17.				
18.				
19.				







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EXTERIOR P

THEAST CORNER - VIA PASEO DEL SUR ROAD ENTRY

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CT DATA

7,300 VA PASEO DEL SUR
SCOTTSDALE, AZ
177-05-216

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

125,061 SF
2.87 ACRES

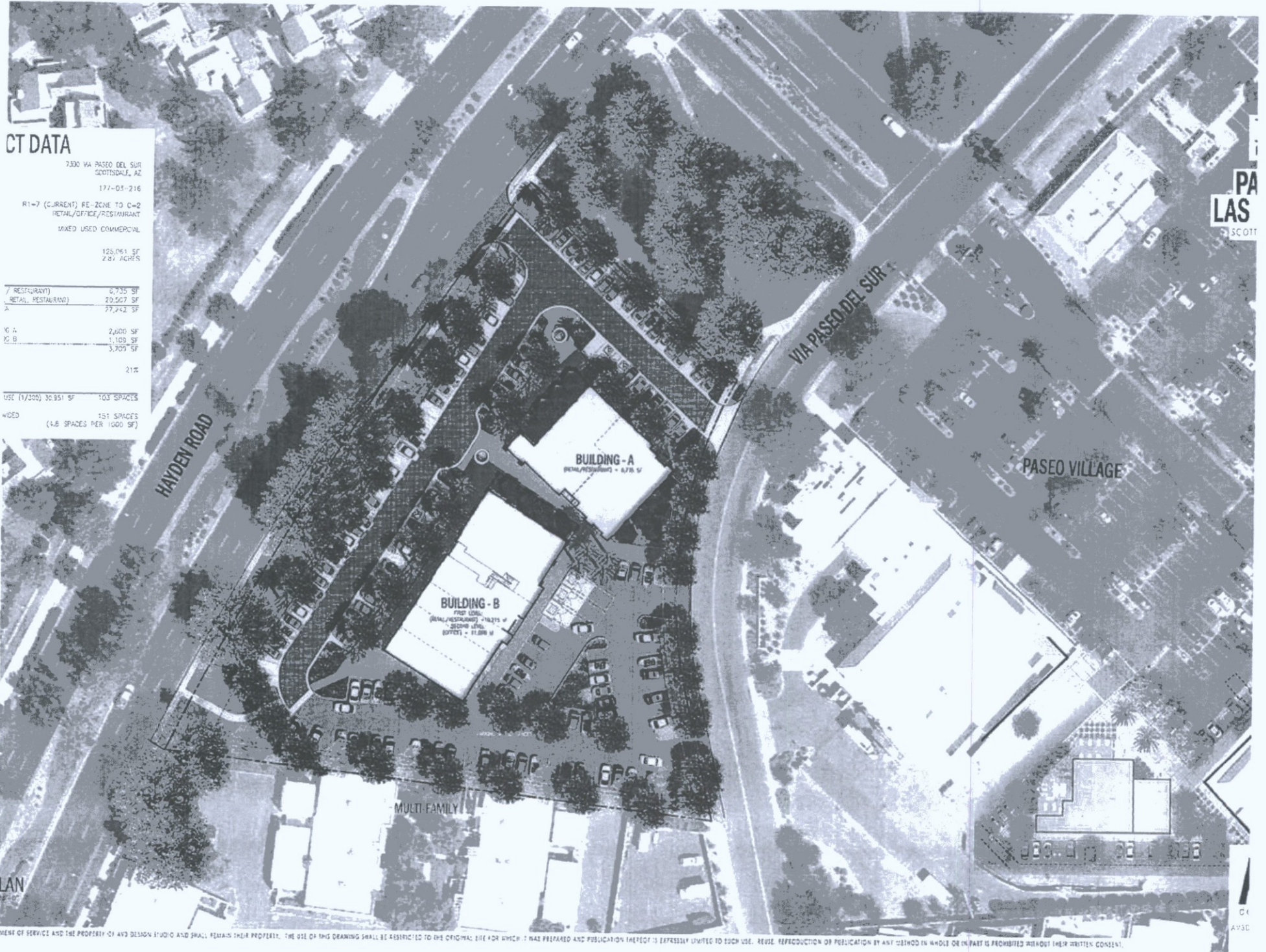
/ RESTAURANT	0,735 SF
RETAIL, RESTAURANT	20,567 SF
A	27,242 SF

KG A	2,600 SF
KG B	1,103 SF
	3,703 SF

21%

USE (1/300) 30,951 SF 103 SPACES

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



107

11A PASTO

DA SFO VILLAGE

VIA PASEO

LA ENTRADA

MCCORMICK PARKWAY

HAYDEN ROAD

site



ATIONS - WEST

EXTERIOR



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THWEST CORNER - COLONNADE PARKWAY

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Tab E



Community Input Certification

CASE NO: 1041-PA-2015

PROJECT LOCATION: 7300 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, ARGN 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

Date

Planning, Neighborhood & Transportation Division

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