

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

DISTRICT AT THE QUARTER

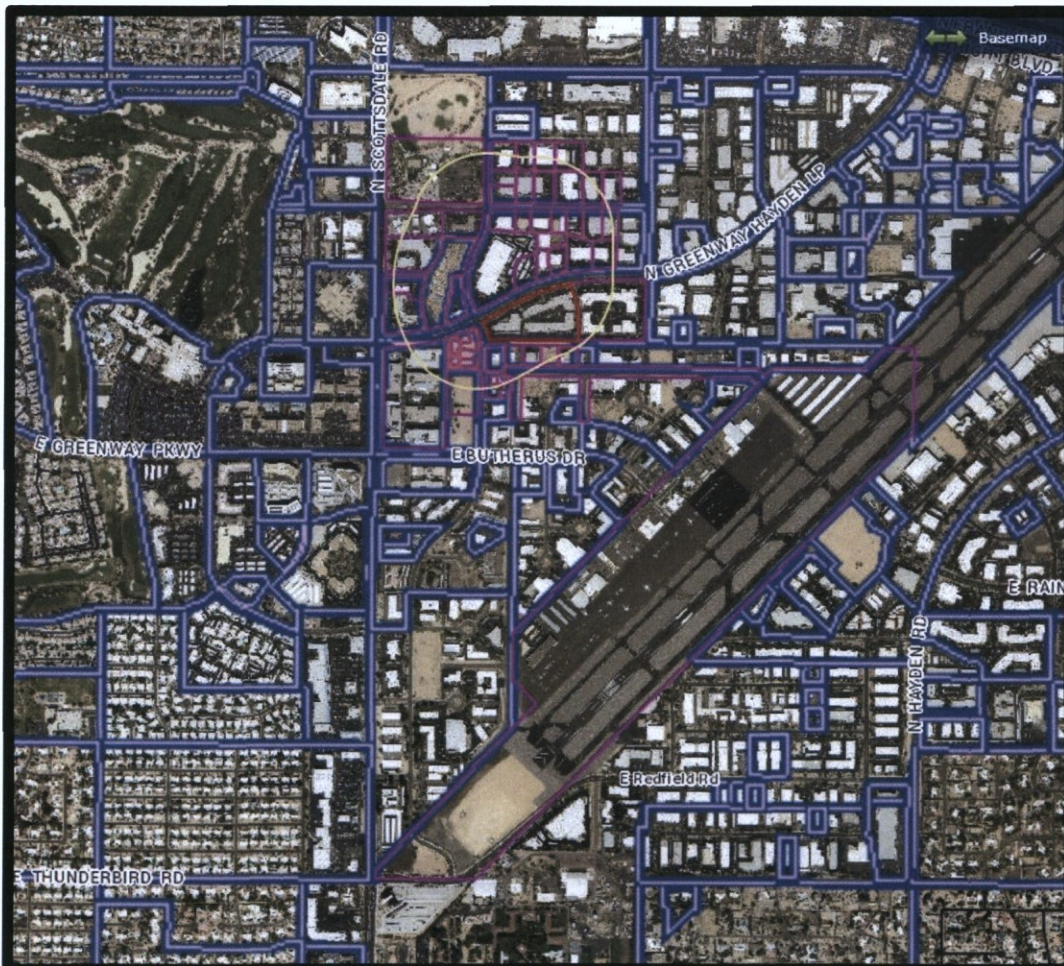
3-GP-2016 & 8-ZN-2016

NEIGHBORHOOD INVOLVEMENT & PUBLIC NOTIFICATION REPORT

Project Notification:

The graphic below shows the neighboring property owners within 750 feet of the site. All properties were included in the property owner notification list.

(See Attachment A: Property Owner & Interested Parties Notification List)



The list of notified property owners within 750 feet generated from the Maricopa County Assessor's site and the staff supplied City of Scottsdale "Interested Parties List" constitutes our comprehensive notification list.

(See Attachment A: Property Owner & Interested Parties Notification List)

The entire attached mailing list "Attachment A" was mailed by First Class Letter via US Postal Service on March 4, 2016. To date (June 13, 2016) we have not received any additional correspondence.

The letter and accompanying materials was sent to the entire Property Owner & Interested Parties Mailing List on March 4, 2016.
(See Attachment B: Notification Letter & Mailing Materials)

Project Under Review Sign Posting:

The completed property posting of "Project Under Consideration" sign was posted on March 3, 2016.
(See Attachment C: (Site Posting Photos & Affidavit)

Open House:

The Open House Meeting was held Thursday, March 17, 2016 at 6:30 P.M. at the Hampton Inn & Suites Scottsdale/ Phoenix inside the Quail Room. A total of 7 neighbors and/or interested parties attended, none expressed concerns about the project. The few comments and questions were out of interest and curiosity regarding understanding of the project and plan. Such as if there is and what type of the retail component would be included if any and why the name "District at the Quarter".
(See Attachment D: Open House Meeting Notes)

The Open House Sign-In Sheet from March 17, 2016
(See Attachment E: Open House Sign-In Sheet)

Other Public Involvement:

The applicant has been available to meet with individuals, homeowner associations, and other interested parties at any time during the process. We have performed proactive outreach with key contacts and organizations in the community. To date (June 13, 2016) we have not received any additional correspondence.
(See Attachment F: Correspondence)

OWNER	ADDRESS	CITY	ST	ZIP CODE	CO
SCOTTSDALE COMMERCE CENTER LLC	PO BOX 1679	MERCER ISLAND	WA	98040	USA
K2H AIRPARK DESIGN LLC	1314 E MYRNA LN	TEMPE	AZ	85284	USA
BRE/ESA PORTFOLIO LLC	100 DUNBAR ST	SPARTANBURG	SC	29306	USA
G & J PROPERTIES LIMITED PARTNERSHIP	10881 N SCOTTSDALE RD STE 200	SCOTTSDALE	AZ	852545241	USA
ENRIGHT WESTAR LP	4636 E UNIVERSITY DR STE 265	PHOENIX	AZ	85034	USA
MTM INVESTMENT COMPANY LLC	15464 N GREENWAY-HAYDEN LOOP	SCOTTSDALE	AZ	85260	USA
GUENTHER PROPERTIES LLC	6735 N DESERT FAIRWAYS DR	PARADISE VALLEY	AZ	85253	USA
HUCKLEBERRY FRIEND LLC	29938 N 77TH PL	SCOTTSDALE	AZ	85266	USA
ROWLEY BLUE WATER INVESTMENTS LLC	10030 N 25TH AVE	SCOTTSDALE	AZ	85021	USA
7327 TIERRA BUENA LLC	6501 E EL MARO CIR	PARADISE VALLEY	AZ	85253	USA
TIERRA BUENA ENTERPRISES LLC	7363 E TIERRA B #140	SCOTTSDALE	AZ	85260	USA
7399 E TIERRA BUENA LLC	15029 N 74TH ST	SCOTTSDALE	AZ	85260	USA
LANDLORD'S R US	7435 E TIERRA BUENA LN	SCOTTSDALE	AZ	85260	USA
DESERT SIERRA HOLDINGS LLC	5721 SNOWMASS CREEK RD	SNOWMASS	CO	81654	USA
G H SCOTTSDALE I LLC	4636 E UNIVERSITY DR STE 265	PHOENIX	AZ	85034	USA
ROBERTSON SCOTTSDALE 7432 LLC	3990 WASHINGTON ST	SAN FRANCISCO	CA	94118	USA
JPSL III LLC	7730 E REDFIELD RD BLDG 2	SCOTTSDALE	AZ	85260	USA
SCOTTSDALE AIRPARK I LLC	11980 NE 24TH ST #200	BELLEVUE	WA	98005	USA
GARVIN HOLDINGS LLC	8315 N SENDERO TRES	PARADISE VALLEY	AZ	85253	USA
MONTE CRISTO LLC	4350 E CAMELBACK RD STE #L-205	PHOENIX	AZ	850182720	USA
BENNE FAMILY TRUST	18074 N CIRCLE S TRL	RATHDRUM	ID	83858	USA
H J NICK CORPORATION	8554 E CHOLLA	SCOTTSDALE	AZ	852600000	USA
CAPITAL CREEK GOLD LLC	4425 N 24TH ST 225	PHOENIX	AZ	85016	USA
OX II LLC	7317 E GREENWAY RD	SCOTTSDALE	AZ	85260	USA
LUCAS GREGORY L/DAWN M	1865 E LELAND CIR	MESA	AZ	85203	USA
MS CONSOLIDATED HOLDINGS LLC	7305 E GREENWAY RD	SCOTTSDALE	AZ	85260	USA
SCOTTSDALE CITY OF	3939 N DRINKWATER BLVD	SCOTTSDALE	AZ	85251	USA
WATTS INVESTMENTS L L C	5552 E WASHINGTON ST	PHOENIX	AZ	85034	USA
SDQ FEE LLC	180 E BROAD ST 21ST FLOOR	COLUMBUS	OH	43215	USA
PACWEST ENERGY LLC	2201 E CAMELBACK RD STE 650	PHOENIX	AZ	85016	USA
ZOCALLO PLAZA PROPERTY OWNERS ASSOCIATION	14300 N NORTHSIGHT BLVD	SCOTTSDALE	AZ	85260	USA
ENRIGHT ZOCALLO LP	340-12 AVE SW STE 450	CALGARY	AB	T2R 1L5	CANADA

SCOTTSDALE PLACE LLC	5564 N 10TH STREET	PHOENIX	AZ	85014	USA
DUNLOGIN GROUP LLC	20701 N SCOTTSDALE RD STE 107-623	SCOTTSDALE	AZ	85255	USA
PLINTH VENTURE LLC	1600 S BEACON BLVD STE 260	GRAND HAVEN	MI	49417	USA
SDQ III BK-L LLC	180 E BROAD ST 21ST FL	COLUMBUS	OH	43125	USA
SDQ III RETAIL LLC	180 E BROAD ST	COLUMBUS	OH	43215	USA
CRESCENT-SDQ III VENTURE LLC	227 W TRADE ST SUITE 1000	CHARLOTTE	NC	29202	USA
Alan Kaufman - Kaufman & Associates PLLC	8711 E Pinnacle Peak Road #241	Scottsdale	AZ	85255	
Avanindra/Anuradha Chaturvedi	26885 Chaucer Place	Stevenson Ranch	CA	92381	
Brad Lundmark, Property Manager - La Vista at Pinnacle Peak	7740 N 16th St # 300	Phoenix	AZ	85020	
Clif Tait - GCA & RVA	8302 E Buto Dr	Scottsdale	AZ	85255	
Dan Sommer	12005 N 84th Street	Scottsdale	AZ	85260	
Darcy Clement	7500 E Deer Valley Lot 67	Scottsdale	AZ	85255	
David G. Gulino - Land Development Services	7525 E. Camelback Road, Suite 104	Scottsdale	AZ	85251	
Dr. Sonnie Kirtley - COGS	8507 East Highland Avenue	Scottsdale	AZ	85251-1822	
Ed Toschik, President - La Vista at Pinnacle Peak Homeowners	7657 E Mariposa Grande Dr	Scottsdale	AZ	85255	
Emily Ryan - Capitol Consulting, LLC	PO Box 13116	Phoenix	AZ	85002-3116	
Fred Unger	7134 E. Stetson Drive; Suite 400	Scottsdale	AZ	85251	
Hank Olsen, President - Sonoran Hills	7711 E. Pozos Dr.	Scottsdale	AZ	85255	
J. P. Lamer	6945 E Glenrosa Ave	Scottsdale	AZ	85251	
Jill Aguirre	8605 E Via Dona Rd	Scottsdale	AZ	85266	
Jim Heather	6732 E Sheridan Street	Scottsdale	AZ	85257	
Joey Airdo - North Scottsdale Independent	23043 N. 16th Lane	Phoenix	AZ	85027	
John Washington	3518 N Cambers Court	Scottsdale	AZ	85251	
Leon Spiro	7814 E Oberlin Way	Scottsdale	AZ	85255	
Linda Whitehead	9681 E Chuckwagon Lane	Scottsdale	AZ	85262	
Michael Jacks, Secretary - La Vista at Pinnacle Peak Homeown	7725 E Camino Del Monte	Scottsdale	AZ	85255	
Mike Leary	10278 E. Hillery Dr.	Scottsdale	AZ	85255	
Mike Merrill - Citizens for Responsible Development	8713 E Vernon Avenue	Scottsdale	AZ	85257	
Nancy Cantor - Scottsdale Coalition	5850 N. 83rd Street	Scottsdale	AZ	85250	
Patti Smith, Property Manager - Bella Vista HOA	7740 N 16th St # 300	Phoenix	AZ	85020	
Rodney A. Knight	9414 E San Salvador #225	Scottsdale	AZ	85258	
Patty Badenoch	5027 N 71st Place	Scottsdale	AZ	85251	
Sarah Ferrara - Scottsdale Airpark	15000 N. Airport Drive	Scottsdale	AZ	85260	
Chris Schaffner	7346 E. Sunnyside Dr.	Scottsdale	AZ	85260	

Jim Haxby	7336 E. Sunnyside Dr.	Scottsdale	AZ	85250	
Stephanie Bradley	13330 E. Jomax Road	Scottsdale	AZ	85262	
Judith Burns - South of Shea Neighbors Association	9979 N. 131st Street	Scottsdale	AZ	85259	
Annette Petrillo	5136 N. 82nd St	Scottsdale	AZ	85250	
Whitney M. Bostic - Gainey Ranch Community Association	7720 Gainey Ranch Road	Scottsdale	AZ	85258	
Jim Funk - Gainey Ranch Community Association	7720 Gainey Ranch Road	Scottsdale	AZ	85258	
Bill Crawford	4390 N. Miller Road, Ste. C-107	Scottsdale	AZ	85251	
Guy Phillips	7131 E. Cholla St.	Scottsdale	AZ	85254	
John Strasser	24055 N. 119th Way	Scottsdale	AZ	85255	
Joan Zuckerman	7295 E. Paradise Dr.	Scottsdale	AZ	85260	
Neil Dempster, MBA, CSP	24573 N. 119th Place	Scottsdale	AZ	85255	
Richard Alt	7532 E Cactus Wren Road	Scottsdale	AZ	85250	
Tom Gagen	7649 E Sierra Vista Drive	Scottsdale	AZ	85250	

BEUS GILBERT
PLLC

ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504
(480) 429-3000
FAX (480) 429-3100

March 4, 2016

52042-0002

Dear Neighbor, Property Owner, or Interested Party:

Beus Gilbert PLLC will be filing an application (Project # - 733-PA-2015) with the City of Scottsdale for a proposed Non-Major General Plan Amendment from Airpark Mixed-Use (AMU) and a small portion of Employment (EMP) to Airpark Mixed-Use Residential (AMU-R) and Rezoning from I-1 (Light Industrial) to Planned Unit Development (PUD) to allow for a Mixed-Use Multi-Family Residential development.

The subject site is approximately 8.83 acres located at the Northeast corner of 73rd Street and Greenway-Hayden Loop within the Scottsdale Airpark. The proposed mixed-use development includes approx. 4,000 square feet of retail/ commercial and two (2) four-story residential luxury apartment buildings totaling 644 residential units. The proposed project will be complimentary to the character of the area and include high quality architecture, internal courtyard open spaces, and native landscaping.

With that said, we are pleased to invite you to an open house to discuss this proposal. The open house will be held at:

Date: Thursday, March 17, 2016

Time: 6:30 PM

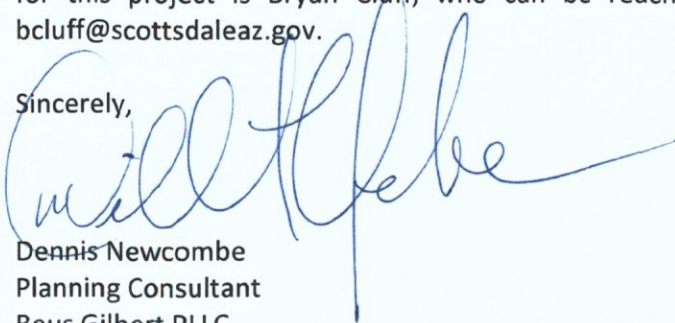
Location: Hampton Inn & Suites Scottsdale/ Phoenix – (Quail Room)

Address: 16620 North Scottsdale Road Scottsdale, AZ 85254

(Southwest corner of Scottsdale Road and Frank Lloyd Wright Boulevard/ Bell Road)

In the meantime, if you have any questions, please feel free to contact me by telephone at 480-429-3065, or by email at dnewcombe@beusgilbert.com. The City of Scottsdale Project Coordinator for this project is Bryan Cluff, who can be reached by phone at 480-312-2258, or by email at bcluff@scottsdaleaz.gov.

Sincerely,

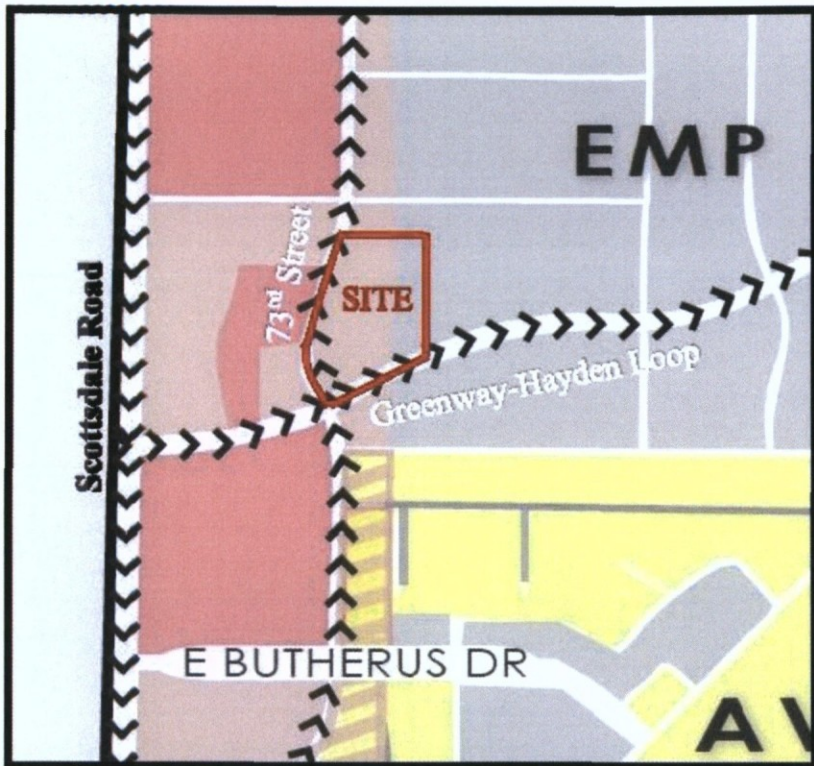


Dennis Newcombe
Planning Consultant
Beus Gilbert PLLC

Enclosed:

- 1) General Plan Existing/ Proposed
- 2) Project Site / Landscape Plan
- 3) Building Elevations

Scottsdale Airpark Land Use – Existing

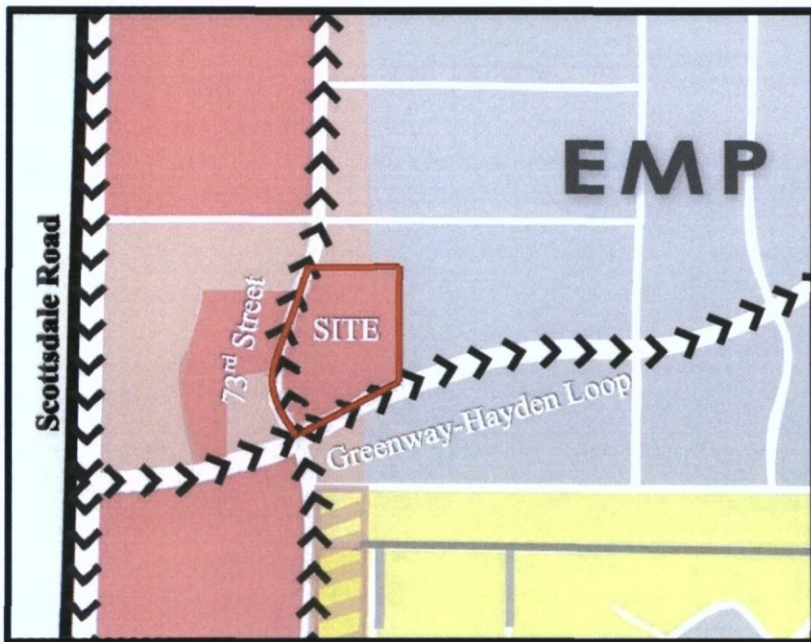


LEGEND

Land Use Plan:

- Airpark Mixed Use-Residential (AMU-R)
- Airpark Mixed Use (AMU)
- Regional Tourism (RT)
- Employment (EMP)
- Aviation (AV)
- Open Space (OS)
- AV or AMU
- Greater Airpark Boundary
- Signature Corridor
- Powerline Corridor
- Central Arizona Project

Scottsdale Airpark Land Use – Proposed



LEGEND

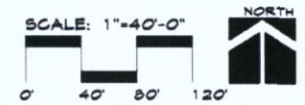
Land Use Plan:

- Airpark Mixed Use-Residential (AMU-R)
- Airpark Mixed Use (AMU)
- Regional Tourism (RT)
- Employment (EMP)
- Aviation (AV)
- Open Space (OS)
- AV or AMU
- Greater Airpark Boundary
- Signature Corridor
- Powerline Corridor
- Central Arizona Project



DISTRICT AT THE QUARTER
OVERALL LANDSCAPE MASTER PLAN

1550 1 N. DIAL BLVD. SCOTTSDALE, AZ 85260
 DECEMBER 28TH, 2015





N. DIAL BLVD
'BUILDING B'



N. DIAL BLVD
'BUILDING A'



'BUILDING B'

PROJECT ENTRY

N. DIAL BLVD
'STREET SCENE'

'BUILDING A'

15-448 December 20, 2015

DISTRICT AT THE QUARTER

CONCEPT ELEVATIONS

SCOTTSDALE, AZ



A3.0

NO. ITEM	DATE
CASE FILE NUMBER	

KAPLAN AQUISITIONS, LLC

7150 E Camelback Rd., Suite 444 Scottsdale, AZ 85251

ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92666 (714) 639-0960

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Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Thursday, March 17, 2016
Time: 6:30 P.M.
Location: Hampton Inn & Suites of Phoenix/ Scottsdale, Quail Room
16620 North Scottsdale Road, Scottsdale, AZ 85254

Site Address: NEC of 73rd St. & Greenway-Hayden Loop, Scottsdale, AZ

Project Overview: A proposed Mixed-Use, Multi-Family Development consisting of two (2) four-story buildings with 644 residential units (apts.) and approx. 4,000 sq. ft. of retail/commercial space within Scottsdale Airpark.

- Request: Non-Major General Plan Amendment from Airpark Mixed Use (AMU) and a small portion of Employment (EMP) to Airpark Mixed Use-Residential (AMU-R) and Rezoning from I-1 (Light Industrial) to PUD (Planned Unit Development)

- Description of Project and Proposed Use: Mixed-Use, Multi-Family Development

- Site Acreage: 8.83 Acres • Site Zoning: I-1 (Light-Industrial)

Applicant/Contact:

Dennis Newcombe, Beus Gilbert
Phone: 480-429-3065
Email: dnewcombe@beusgilbert.com

City Contact:

Brian Cluff 480-312-2258
bcluff@scottsdaleaz.gov

Pre-Application #: 733-PA-2015 Available at City of Scottsdale: 480-312-7000

Posting Date:
3/3/16

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

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



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: 733-PA-2015

Project Name: _____

Location: NEC of 73rd St. & Greenway-Hayden Loop

Site Posting Date: MARCH 3, 2016

Applicant Name: Beus Gilbert, PLLC

Sign Company Name: Dynamite Signs, Inc.

Phone Number: 480-585-3031

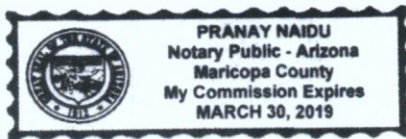
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Pamela Swartz
Applicant Signature

3.3.16
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 3 day of March 2016



[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

Notes from District at the Quarter Neighborhood Meeting

Hampton Inn & Suites, Scottsdale/ Phoenix – Quail Room

March 17, 2016 6:30 PM (Start)-7:30 PM (End)

- *Paul Gilbert:* Introduction of project team.
- *Paul Gilbert:* Introduction of project location, site plan, project overview, and approval process.

Questions from attendees:

- *Neighbor Question:* Will the development be luxury apartments for rent?

Answer, Paul Gilbert (Beus Gilbert): Yes. They will be luxury apartments for rent. Provides a housing opportunity at the Scottsdale Airpark for the concept “live, work, and play.”

- *Neighbor Question:* Will there be a retail component and how much (i.e. 6,000 square feet) and what uses?

Answer, Paul Gilbert (Beus Gilbert): Actually it will be approximately 4,000 square feet and could be retail, commercial, or restaurant. It will be planned for the ability of multiple uses, which may include shops or possibly a restaurant.

- *Neighbor Question:* Why the name of “District at the Quarter”?

Answer, Mike Kaplan (Kaplan): All of Kaplan’s projects are named “District at...” and the general location of an area. However, they amicable to re-review the name so no confusion or name infringement occurs.

- *Neighbor Question:* Curious where ICE is relocating to?

Answer, Marcia Rowley (ICE): We are relocating within Scottsdale near perimeter.

****END OF MEETING – NO MORE QUESTIONS FROM ATTENDEES.****

SIGN-IN SHEET

NEIGHBORHOOD MEETING

MARCH 17, 2016

HAMPTON INN & SUITES OF SCOTTSDALE/ PHOENIX

16620 N. SCOTTSDALE ROAD, SCOTTSDALE, AZ

6:30 PM

PROPOSED NON-MAJOR GENERAL PLAN AMENDMENT & REZONING

FOR A SMALL MIXED-USE & LUXURY MULTI-FAMILY RESIDENTIAL DEVELOPMENT

NORTHEAST CORNER OF 73RD STREET AND HAYDEN-GREENWAY LOOP

(PRE- APPLICATION # 733-PA-2015)

NAME	ADDRESS	PHONE # OR EMAIL
Richard Hunt	scottsdale Quarter	Richard.Hunt@wpjglincher.com
Zach Buckhardt	Scottsdale Quarter	zach.Buckhardt@wpjglincher.com
David Eckert	Zocalo	david@spectrangmt.com
Tony Miller	CLUB LAND	pmo@salley@cox.net
Sandy & Jere Clark	CLARK-WASHAND	602-316-1010
STRAT LEGGAT	SCOTTSDALE	S.LEGGAT@KOOTENAYHOLDINGS.COM
NAME	ADDRESS	PHONE # OR EMAIL

SIGN-IN SHEET
NEIGHBORHOOD MEETING

MARCH 17, 2016

HAMPTON INN & SUITES OF SCOTTSDALE/ PHOENIX
16620 N. SCOTTSDALE ROAD, SCOTTSDALE, AZ

6:30 PM

PROPOSED NON-MAJOR GENERAL PLAN AMENDMENT & REZONING
FOR A SMALL MIXED-USE & LUXURY MULTI-FAMILY RESIDENTIAL DEVELOPMENT

NORTHEAST CORNER OF 73RD STREET AND HAYDEN-GREENWAY LOOP

(PRE- APPLICATION # 733-PA-2015)

RONALD FINKEL	9375 E. SHEA BLVD, #106 SCOTTSDALE, AZ 85260	RF@AZFRE.COM
NAME	ADDRESS	PHONE # OR EMAIL
NAME	ADDRESS	PHONE # OR EMAIL
NAME	ADDRESS	PHONE # OR EMAIL
NAME	ADDRESS	PHONE # OR EMAIL
NAME	ADDRESS	PHONE # OR EMAIL
NAME	ADDRESS	PHONE # OR EMAIL
NAME	ADDRESS	PHONE # OR EMAIL

Typed Attendees from the District at the Quarter Neighborhood Meeting
Hampton Inn & Suites, Scottsdale/ Phoenix – Quail Room
March 17, 2016 6:30 PM (Start)-7:30 PM (End)

<u>Name</u> :	<u>Address:</u>	<u>Phone or Email:</u>
1. Richard Hunt	Scottsdale Quarter	richard.hunt@wpglimcher.com
2. Zach Buckhardt	Scottsdale Quarter	zach.buckhardt@wpglimcher.com
3. David Eckhardt	Zocallo	david@spectramgmt.com
4. Tony Miller	Greenway-Hayden Loop	pianogallery@cox.net
5. Sandy & Jere Clark	Clark-Wayhand	602-316-1010
6. Strat Leggat	Scottsdale	sleggat@kootenayholdings.com
7. Ronald Finkel	9375 E. Shea #100, 85260	rf@az7re.com

From: COGS AZ [mailto:cogsaz@gmail.com]
Sent: Monday, March 07, 2016 2:51 PM
To: Dennis Newcombe
Subject: Monday, March 7 Invitation for March 17th

Good afternoon, Dennis. Any comments will be e mailed to you after reviewing the proposed project case file. Thanks for the invitation. Sonnie Kirtley, COGS Chair (The Coalition of Greater Scottsdale) cellular 602 717 3886 anytime

This email has been sent from a virus-free computer protected by Avast.
www.avast.com

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2015.0.6189 / Virus Database: 4540/11770 - Release Date: 03/07/16



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: 3-GP-2016 & 8-ZN-2016

Project Name: _____

Location: 15501 N 73rd St & 15450 N Greenway -Hayden Loop

Site Posting Date: Original Post 9/27/16; Updated CC 10/25/16; Updated 10/26/16

Applicant Name: Dennis Newcombe

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

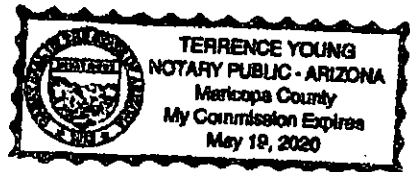
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Meghan Pappert
Applicant Signature

10/26/16
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 26 day of October 2016



[Signature]
Notary Public
My commission expires: May 19, 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



City of Scottsdale
PUBLIC NOTICE

ZONING/PUBLIC HEARINGS

City Hall Kiva, 3939 North Drinkwater Boulevard
<https://eservices.scottsdaleaz.gov/bid/resources/Cases>


PLANNING COMMISSION: 5:00 P.M., 10/19/2016
CITY COUNCIL: 5:00 P.M., 11/14/2016

REQUEST: by owner for a non-major General Plan amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Employment, Regional Use District to Mixed-Use Neighborhoods, Regional Use District, and a non-major General Plan amendment to change the Greater Airpark Character Area Plan Future Land Use Map from Airpark Mixed Use (AMU) and Employment (EMP) to Mixed Use-Residential (AMU-R) and a request by the owner for a Zoning District Map Amendment from Industrial Park (I-1) District to Planned Unit Development (PUD) District zoning, on a +/- 10.29-acre site.

LOCATION: 15501 N. 73rd Street (AKA Dial Blvd.) and 15450 N. Greenway-Hayden Loop.

Case Number: 3-GP-2016 and 8-ZN-2016
Applicant/Contact: DENNIS M. NEWCOMBE
Phone Number: 480-429-3065
Email Address: dnewcombe@beusgilbert.com
Case File Available at City of Scottsdale
Posting Date: 9/27/16 480-312-7000 **10/26/16 16:14:52**

Project information may be researched at: <https://eservices.scottsdaleaz.gov/bid/resources/Cases>
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 Kiva, 3939 North Drinkwater Boulevard
<https://eservices.scottsdaleaz.gov/bid/resources/Cases>

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Case Number: 3-GP-2016 and 8-ZN-2016
Applicant/Contact: DENNIS M. NEWCOMBE
Phone Number: 480-429-3065
Email Address: dnewcombe@beusgilbert.com
Case File Available at City of Scottsdale
Posting Date: 9/27/16 480-312-7000 **10/26/16 16:16:56**

Project information may be researched at: <https://eservices.scottsdaleaz.gov/bid/resources/Cases>
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Case Number: 3-GP-2016 and 8-ZN-2016

Project Name: District at the Quarter

Location: 15501 N 73rd St & 15450 N Greenway-Hayden Loop

Site Posting Date: Orig Post 9/27/16; Updated 10/25/16

Applicant Name: Dennis Newcombe

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

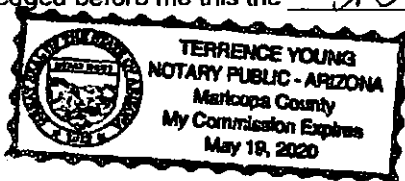
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Meghan Ruggett
Applicant Signature

10/25/16
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 25th day of October 2016



[Signature]
Notary Public
My commission expires: May 19, 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



City of Scottsdale
PUBLIC NOTICE

ZONING/PUBLIC HEARINGS

(The Design Studio), 7506 E. Indian School Road
<https://eservices.scottsdaleaz.gov/bldgresources/Cases>

PLANNING COMMISSION: 5:00 P.M., 10/19/2016
CITY COUNCIL: 5:00 P.M., 11/14/2016

REQUEST: by owner for a non-major General Plan amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Employment, Regional Use District to Mixed-Use Neighborhoods, Regional Use District, and a non-major General Plan amendment to change the Greater Airpark Character Area Plan Future Land Use Map from Airpark Mixed Use (AMU) and Employment (EMP) to Mixed Use-Residential (AMU-R) and a request by the owner for a Zoning District Map Amendment from Industrial Park (I-1) District to Planned Unit Development (PUD) District zoning, on a +/- 10.29-acre site.

LOCATION: 15501 N. 73rd Street (AKA Dial Blvd.) and 15450 N. Greenway-Hayden Loop.

Case Number: 3-GP-2016 and 8-ZN-2016
Applicant/Contact: DENNIS M. NEWCOMBE
Phone Number: 480-429-3065
Email Address: dnewcombe@beusgilbert.com

Case File Available at City of Scottsdale
Posting Date: 9/27/16 480-312-7000

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

10/25/16 13:08:35



City of Scottsdale
PUBLIC NOTICE

ZONING/PUBLIC HEARINGS

(The Design Studio), 7506 E. Indian School Road
<https://eservices.scottsdaleaz.gov/bldgresources/Cases>

PLANNING COMMISSION: 5:00 P.M., 10/19/2016
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Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal

10/25/16 13:09:58

Community Classified

TO PLACE A

2210 Farm & Ranch Machinery
 6830 Public Notices
 6830 Public Notices
 6830 Public Notices
 6830 Public Notices
 6830 Public Notices
 6830 Public Notices

1993 KUBOTA L2950, 4X4 COMPACT TRACTOR W/ LOADER, 1803 HOURS, 31 HP, 3 CYL DIESEL ENGINE \$2000 Call : 5086574794508-657-4794

5245 Furniture & Home Furnishings

MOVING. New queen sz bed used once w/bedding, 2 end tables, \$700. 360-601-3063

5412 Estate Sales

AZ Orig Hidden Treasures 3408 N. 63rd St Fri 8-3, Sat 8-12 Van Briggale lamps, Lenox ching, sterling, Jefferson EZ table, mid cent dinette, 1890's hall tree, 1883 white oak dresser, 1920 drop leaf inlay desk, Brown-Saltman china cab, Widdicomb 1945 mahogany bed set, crystal, china, collectibles, sofas, end tables, washer, dryer, freezer, tools. Great sale! See photos on estatesales.net

6830 Public Notices

To view public notices online please visit publicnotices.azcentral.com

6830 Public Notices

NOTICE OF PUBLIC HEARING TOWN OF PARADISE VALLEY PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of the Town of Paradise Valley will hold a Public Hearing at 6:00 p.m. on Tuesday, October 18, 2016 at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253, pursuant to A.R.S. 9-462.04 to receive public comment on issues or concerns that affected landowners or others may have with proposed amendments to Article XXIV, Walls and Fences, of the Town Zoning Ordinance. In summary, the sections of the Town Zoning Ordinance to be amended include: Article XXIV, Walls and Fences; Section 2402, Definitions; Section 2403, Wall Finishes; Section 2404, Height and Setback Regulations. Table 2404A - All Residential Setback and Height Regulations for Walls/View Fences. Other related amendments of the Town of Paradise Valley Zoning Ordinance and Town Code may be considered as a result of public comment during the public hearing process. If you have questions about this meeting please call the Community Development Department at (480) 348-3693. The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 480-483-1811 (TDD) to request accommodation. For further information about any of these matters please contact the Planning Department, 6401 E. Lincoln Drive, Paradise Valley, Arizona, 480-348 3693 Pub: October 1, 2016



NOTICE OF PLANNING COMMISSION HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Scottsdale, Arizona, will hold a remote public hearing on October 19, 2016, at 5:00 P.M. at (The Design Studio), 7506 E. Indian School Road Scottsdale, Arizona 85251, for the purpose of hearing all persons who wish to comment on the following:

- 1-AB-2016** (Social Tap Outdoor Dining Patio) Request by applicant to abandon +/- 5,800-square feet of Drinkwater Boulevard and Brown Avenue right-of-way located along the boundary of 4310 N. Brown Avenue (Parcel Number 173-51-061), with Central Business, Downtown Overlay, Parking District (C-2/P-3 DO) and Parking District, Vehicle Parking, Downtown Overlay (P-2/DO) zoning designation. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is Mike Marden, 602-319-5282.
- 13-ZN-2016** (L'Esperance) Request by owner for a Zoning District Map Amendment from Highway Commercial (C-3) to Downtown, Downtown Multiple Use - Type 2 Downtown Overlay (D/DMU-2, DO) zoning located on a combined +/- 1.23-acre site located at 3126 N. Scottsdale Road and 7134 E. Earl Drive. Staff contact person is Dan Symer, AICP, 480-312-4218. Applicant contact person is Craig Waddell, 602-620-4561.
- 3-GP-2016** (District at the Quarter) Request by owner for a non-major General Plan amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Employment, Regional Use District to Mixed-Use Neighborhoods, Regional Use District, and a non-major General Plan amendment to change the Greater Airpark Character Area Plan Future Land Use Map from Airpark Mixed Use (AMU) and Employment (EMP) to Mixed Use-Residential (AMU-R) on a +/- 10.29-acre site located at 15501 N. 73rd Street (AKA Dial Boulevard) and 15450 N. Greenway-Hayden Loop. Staff contact person is Bryan Cluff, 480-312-2258. Applicant contact person is Dennis M. Newcombe, 480-429-3065.
- 8-ZN-2016** (District at the Quarter) Request by the owner for a Zoning District Map Amendment from Industrial Park (I-1) District to Planned Unit Development (PUD) District zoning, on a +/- 10.29-acre site located at 15501 N. 73rd Street (AKA Dial Blvd.) and 15450 N. Greenway-Hayden Loop. Staff contact person is Bryan Cluff, 480-312-2258. Applicant contact person is Dennis M. Newcombe, 480-429-3065.
- 5-UP-2016** (Phoenix Seminary Campus Addition and Remodel) Request by owner for a Conditional Use Permit for private colleges and universities having a regular curriculum, with their related services and activities, on a +/- 4.7-acre site with Single-family Residential (R1-35) zoning located at 7901 E. Shea Boulevard. Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is Paul Ladensack, 602-258-2211.
- 6-AB-2016** (Shatila Residence Abandonments) Request by owner to abandon the 33-foot General Land Office Patent Easement (except the easternmost 25 feet) located along the northern boundary, and the western 8 feet of the 33-foot General Land Office Patent Easement located along the eastern boundary, of the subject property located at 27990 N. 77th Street, with Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL FO) zoning. Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is James Loftis, 480-990-0545.
- 6-ZN-2016** (South Scottsdale Mixed-Use) Request by owner for a Zoning District Map Amendment from Highway Commercial District (C-3) to Planned Unit Development District (PUD), including a Development Plan and amended development standards, on a +/- 3.3-acre site located at 2040 and 2042 N. Scottsdale Road. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is Lance Baker, 480-948-9766.
- 9-AB-2016** (Perstein Abandonment) Request by owner to abandon the 25-foot Roadway Easement along the northern boundary of a property located at 8845 E. Sierra Pinta Drive (Parcel Number 217-12-019), with Single-family Residential, Environmentally Sensitive Lands (R1-35/ESL) zoning. Staff contact person is Katie Posler, 480-312-2703. Applicant contact person is Ashley Porter, 480-682-3916.

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
 ALEX ACEVEDO
 Planning Specialist

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

PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING ALEX ACEVEDO (480-312-2542). 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 ALEX ACEVEDO (480-312-2542).



Project Name: District at the Quarter
Case Numbers: 3-GP-2016
Location: 15501 N. 73rd Street and 15450 N. Greenway-Hayden Loop

Purpose: Request by owner for a non-major General Plan amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Employment, Regional Use District to Mixed-Use Neighborhoods, Regional Use District, and a non-major General Plan amendment to change the Greater Airpark Character Area Plan Future Land Use Map from Airpark Mixed Use (AMU) and Employment (EMP) to Mixed Use-Residential (AMU-R) on a +/- 10.29-acre site located at 15501 N. 73rd Street (AKA Dial Boulevard) and 15450 N. Greenway-Hayden Loop.

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

Applicant Contact: Dennis M. Newcombe, 480-429-3065
 Email - dnewcombe@beusgilbert.com

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:

Remote Hearing Date: October 19, 2016 @ 5 P.M.
Location: (The Design Studio), 7506 E. Indian School Road

Attest
 Alex Acevedo
 Planning Specialist

Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting Alex Acevedo at 480-312-2542. 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 Alex Acevedo at 480-312-2542.

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WEEKLY SPECIALS
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**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 September 21, 2016, I posted notification poster(s) for the property indicated below. The notification was posted on the property site and that said notices remained posted until after said meeting to the best of my knowledge.

Site(s) must be posted on or before: September 28, 2016

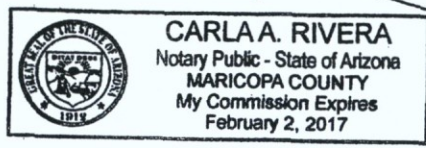
Posting is for the October 19, 2016 Development Review Board hearing

<u>Case(s) # to be Posted:</u>	<u># of Signs</u>	<u>Date Posted:</u>
8-ZN-2016	2	9/21/16

By: S Barge

Acknowledged this 27th day of September, 2016

My Commission expires February 2, 2017 Carla A. Rivera
Notary Public



SPEED
LIMIT
15
M.P.H.

PUBLIC HEARING NOTICE

REQUEST: Approval of a Zoning District Map Amendment from Industrial Park (I-1) District to Planned Unit Development (PUD) District zoning, on a 10.29 gross acre site.

CASE#: 8-ZN-2015

DATE: October 6, 2015

FOR MORE INFORMATION, PLEASE CONTACT THE PLANNING DEPARTMENT AT 480-312-7000.



480-312-7000

1:00 P.M.

9-21-16

ALL CITY RESIDENTS WILL BE NOTIFIED BY MAIL AND BY SIGNAGE AT THE HEARING. IF YOU WISH TO OBJECT AT THE HEARING, PLEASE BRING EVIDENCE TO THE HEARING AND BE PRESENT AT THE HEARING.



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: 733-PA-2015

Project Name: _____

Location: NEC of 73rd St. & Greenway-Hayden Loop

Site Posting Date: MARCH 3, 2016

Applicant Name: Beus Gilbert, PLLC

Sign Company Name: Dynamite Signs, Inc.

Phone Number: 480-585-3031

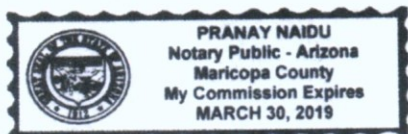
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Pamela Swartz
Applicant Signature

3.3.16
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 3 day of March 2016



[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, March 17, 2016
Time: 6:30 P.M.
Location: Hampton Inn & Suites of Phoenix/ Scottsdale, Quail Room
16620 North Scottsdale Road, Scottsdale, AZ 85254

Site Address: NEC of 73rd St. & Greenway-Hayden Loop, Scottsdale, AZ

Project Overview: A proposed Mixed-Use, Multi-Family Development consisting of two (2) four-story buildings with 644 residential units (apts.) and approx. 4,000 sq. ft. of retail/commercial space within Scottsdale Airpark.

- Request: Non-Major General Plan Amendment from Airpark Mixed Use (AMU) and a small portion of Employment (EMP) to Airpark Mixed Use-Residential (AMU-R) and Rezoning from I-1 (Light Industrial) to PUD (Planned Unit Development)

- Description of Project and Proposed Use: Mixed-Use, Multi-Family Development

- Site Acreage: 8.83 Acres • Site Zoning: I-1 (Light-Industrial)

Applicant/Contact:

Dennis Newcombe, Beus Gilbert
Phone: 480-429-3065
Email: dnewcombe@beusgilbert.com

City Contact:

Brian Cluff 480-312-2258
bcluff@scottsdaleaz.gov

Pre-Application #: 733-PA-2015 Available at City of Scottsdale: 480-312-7000

Posting Date:
3/3/16

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

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

733 -PA-2015



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:

- Rezoning
- Zoning Stipulation Amendments
- Council Approved Amended Development Standards
- 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:

<p>Provide information by:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> 1st Class Letter or Postcard <input type="checkbox"/> In Person <input type="checkbox"/> Phone call <input type="checkbox"/> Certified Mail <input type="checkbox"/> Door Hangers/Flyers 	<p>To:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> All property owners and HOAs within proposed area <input checked="" type="checkbox"/> Property owners and HOAs within 750' <input checked="" type="checkbox"/> School District(s)* <input checked="" type="checkbox"/> Interested Party list (provided by Project Coordinator) <input 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, site zoning
- 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

8-ZN-2016
3/30/2016

Planning, Neighborhood & Transportation 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
- 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 ____. 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 attached)
- 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:

- Project Under Consideration Sign Posting Requirements
- Affidavit of Posting
- Public Hearing Sign Posting
- Collaborative City and School Planning packet

Planning, Neighborhood & Transportation Division

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

DISTRICT AT THE QUARTER

NEIGHBORHOOD INVOLVEMENT & PUBLIC NOTIFICATION PROGRAM

Project Notification:

The graphic below shows the neighboring property owners within 750 feet of the site. All properties were included in the property owner notification list.

(See Attachment A: Property Owner & Interested Parties Notification List)



The list of notified property owners within 750 feet generated from the Maricopa County Assessor's site and the staff supplied City of Scottsdale "Interested Parties List" constitutes our comprehensive notification list.

(See Attachment A: Property Owner & Interested Parties Notification List)

The entire attached mailing list "Attachment A" was mailed by First Class Letter via US Postal Service on March 4, 2016.

**8-ZN-2016
3/30/2016**

The letter and accompanying materials was sent to the entire Property Owner & Interested Parties Mailing List on March 4, 2016.

(See Attachment B: Notification Letter & Mailing Materials)

Project Under Review Sign Posting:

The completed property posting of “Project Under Consideration” sign was posted on March 3, 2016.

(See Attachment C: (Site Posting Photos & Affidavit)

Open House:

The Open House Meeting was held Thursday, March 17, 2016 at 6:30 P.M. at the Hampton Inn & Suites Scottsdale/ Phoenix inside the Quail Room. A total of 7 neighbors and/or interested parties attended, none expressed concerns about the project. The few comments and questions were out of interest and curiosity regarding understanding of the project and plan. Such as if there is and what type of the retail component would be included if any and why the name “District at the Quarter”.

(See Attachment D: Open House Meeting Notes)

The Open House Sign-In Sheet from March 17, 2016

(See Attachment E: Open House Sign-In Sheet)

Other Public Involvement:

The applicant is/ will be available to meet with individuals, homeowner associations, and other interested parties at any time during the process. We have performed proactive outreach with key contacts and organizations in the community. To date, no negative feedback to the project has been received.

(See Attachment F: Correspondence)



Community Input Certification

CASE NO: 733-PA-2015

PROJECT LOCATION: Northeast corner of 73rd St & Greenway-Hayden Loop

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
March 2, 2016	Superintendent Dr. James Lee - Paradise Valley School District			Letter & Exhibits See Attached.
March 4, 2016	All property owners within 750 feet and additional interested parties as provided by Scottsdale.			Letter & Exhibits See Attached.
March 17, 2016	7 neighbors (as listed in the report) attended a meeting	Public Meeting See Attached.		


Signature of owner/applicant

March 28, 2016
Date

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

Andrew Armstrong

ZN Citizen Review Plan: Step 1, written statement

From: Andrew Armstrong
Sent: Monday, January 11, 2016 1:18 PM
To: 'Cluff, Bryan'
Subject: District at the Quarter - Written Statement
Attachments: Airpark - Sign Posting Draft.pdf; Airpark - Letter to Neighbors Draft.pdf

Bryan,

I am sending this email to serve as my written statement to outline our public participation efforts as required at least 2 weeks in advance.

The open house will be held at the Hampton Inn & Suites Scottsdale/ Phoenix inside the Quail Room at 6:30 PM on Thursday, January 28th, 2016. The meeting place is located at 16620 North Scottsdale Road, Scottsdale, AZ 85254. Neighbors will be notified by first class mail at least 10 days prior to the open house meeting. Additionally, A project under consideration sign posting will include all the required information per city requirements (see attached). One neighborhood meeting is expected to take place for this project at this time.

Can you confirm the attached drafts of the sign posting and mailing are in conformance so I can get going? Is that everything? Thank you sir!

Andrew J. Armstrong
Assistant Planning Consultant

BEUS GILBERT PLLC

701 North 44th Street | Phoenix, AZ 85008-6504
Direct: 480.429.3060 | Main: 480.429.3000 | Fax: 480.429.3100
Email: aarmstrong@beusgilbert.com

This message may contain confidential and privileged information. If it has been sent to you in error, please reply to advise the sender of the error and then immediately delete this message.

8-ZN-2016
3/30/2016

Andrew Armstrong

From: Andrew Armstrong
Sent: Tuesday, January 12, 2016 9:34 AM
To: 'Cluff, Bryan'
Subject: District at the Quarter - Mailing Attachments and Info
Attachments: Airpark - Land Use Mailing Exhibit.pdf; Airpark - Architectural Submittal Set.pdf; Airpark - Property Owner and Interested Party List 750 - PDF.pdf

Good Morning Bryan,

Following up on yesterday's email, I also wanted to add the following attachments that will be mailed with the project notice:

- 1) General Plan – Existing & Proposed Exhibit
- 2) Project Site Plan
- 3) Building Elevations

I am also including a copy of the mailing list. Running a 750' buffer from the two parcels that make up the site on the assessor gives me 52 entries. In addition, I have included the interested parties list provided by staff. This is a formatted pdf version. (I also have a copy that includes APN's if necessary.) Can you confirm that the materials are in conformance with the requirements to move forward? Do you need anything else from us?

Thanks!

Andrew J. Armstrong
Assistant Planning Consultant

BEUS GILBERT PLLC

701 North 44th Street | Phoenix, AZ 85008-6504
Direct: 480.429.3060 | Main: 480.429.3000 | Fax: 480.429.3100
Email: aarmstrong@beusgilbert.com

This message may contain confidential and privileged information. If it has been sent to you in error, please reply to advise the sender of the error and then immediately delete this message.

Andrew Armstrong

From: Andrew Armstrong
Sent: Tuesday, January 19, 2016 10:27 AM
To: 'Cluff, Bryan'
Subject: District at the Quarter - Neighborhood Meeting

Bryan,

FYI: We have held off on the neighborhood meeting at this time pursuant to the client's request. As a result, we have held off on the posting and mailing until we know more at the end of the week and can reschedule.
Thanks!

Andrew J. Armstrong
Assistant Planning Consultant

BEUS GILBERT PLLC

701 North 44th Street | Phoenix, AZ 85008-6504
Direct: 480.429.3060 | Main: 480.429.3000 | Fax: 480.429.3100
Email: aarmstrong@beusgilbert.com

This message may contain confidential and privileged information. If it has been sent to you in error, please reply to advise the sender of the error and then immediately delete this message.

Andrew Armstrong

Citizen Review Plan: Step 1

From: Andrew Armstrong
Sent: Monday, February 29, 2016 5:03 PM
To: 'Cluff, Bryan'
Subject: District at the Quarter - Public Meeting

Mr. Cluff,

After a long delay we are back and ready to schedule the public meeting we put on hold for the Scottsdale Air Park project. We will be holding the meeting at the same location near the site. Below is the information:

Date: Thursday, March 17, 2016

Time: 6:30 PM

Location: Hampton Inn & Suites Scottsdale/ Phoenix – Quail Room

Address: 16620 North Scottsdale Road Scottsdale, AZ 85254

(Southwest corner of Scottsdale Road and Frank Lloyd Wright Boulevard/ Bell Road)

I am hoping this email can serve as our official notice to you 2 weeks in advance. We will also post/ mail 10 days in advance. Is there anything I am missing?

Thank you!!

Andrew J. Armstrong

Assistant Planning Consultant

BEUS GILBERT PLLC

701 North 44th Street | Phoenix, AZ 85008-6504

Direct: 480.429.3060 | Main: 480.429.3000 | Fax: 480.429.3100

Email: aarmstrong@beusgilbert.com

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BEUS GILBERT
PLLC

ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504
(480) 429-3000
FAX (480) 429-3100

March 4, 2016

52042-0002

Dear Neighbor, Property Owner, or Interested Party:

Beus Gilbert PLLC will be filing an application (Project # - 733-PA-2015) with the City of Scottsdale for a proposed Non-Major General Plan Amendment from Airpark Mixed-Use (AMU) and a small portion of Employment (EMP) to Airpark Mixed-Use Residential (AMU-R) and Rezoning from I-1 (Light Industrial) to Planned Unit Development (PUD) to allow for a Mixed-Use Multi-Family Residential development.

The subject site is approximately 8.83 acres located at the Northeast corner of 73rd Street and Greenway-Hayden Loop within the Scottsdale Airpark. The proposed mixed-use development includes approx. 4,000 square feet of retail/ commercial and two (2) four-story residential luxury apartment buildings totaling 644 residential units. The proposed project will be complimentary to the character of the area and include high quality architecture, internal courtyard open spaces, and native landscaping.

With that said, we are pleased to invite you to an open house to discuss this proposal. The open house will be held at:

Date: Thursday, March 17, 2016

Time: 6:30 PM

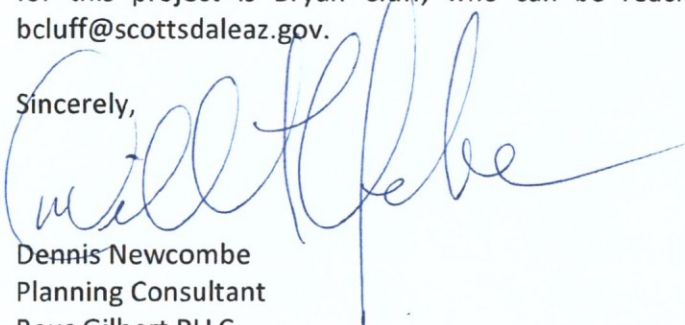
Location: Hampton Inn & Suites Scottsdale/ Phoenix – (Quail Room)

Address: 16620 North Scottsdale Road Scottsdale, AZ 85254

(Southwest corner of Scottsdale Road and Frank Lloyd Wright Boulevard/ Bell Road)

In the meantime, if you have any questions, please feel free to contact me by telephone at 480-429-3065, or by email at dnewcombe@beusgilbert.com. The City of Scottsdale Project Coordinator for this project is Bryan Cluff, who can be reached by phone at 480-312-2258, or by email at bcluff@scottsdaleaz.gov.

Sincerely,



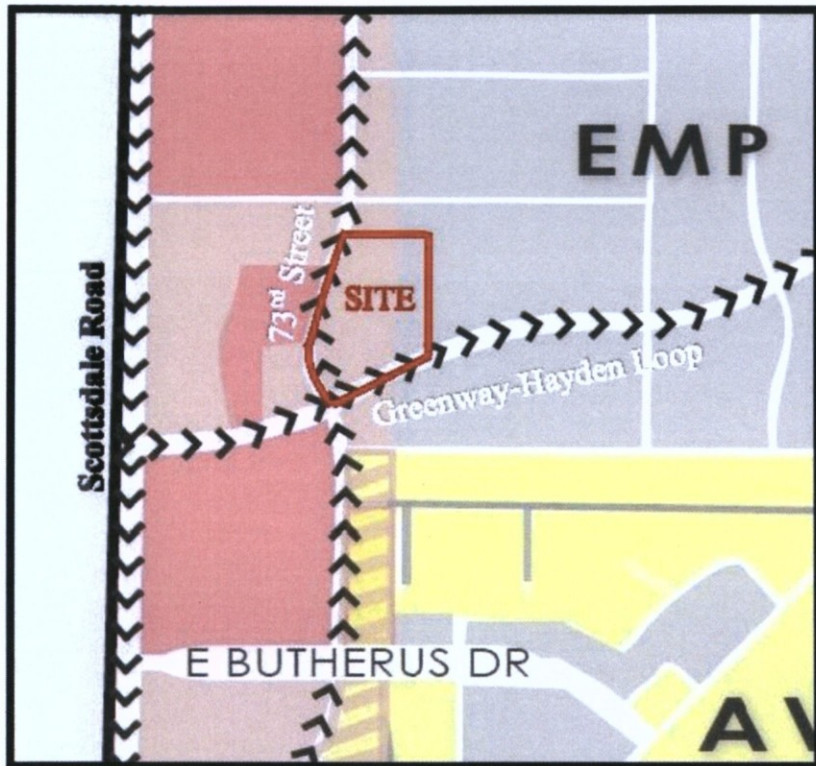
Dennis Newcombe
Planning Consultant
Beus Gilbert PLLC

Enclosed:

- 1) General Plan Existing/ Proposed
- 2) Project Site / Landscape Plan
- 3) Building Elevations

8-ZN-2016
3/30/2016

Scottsdale Airpark Land Use – Existing

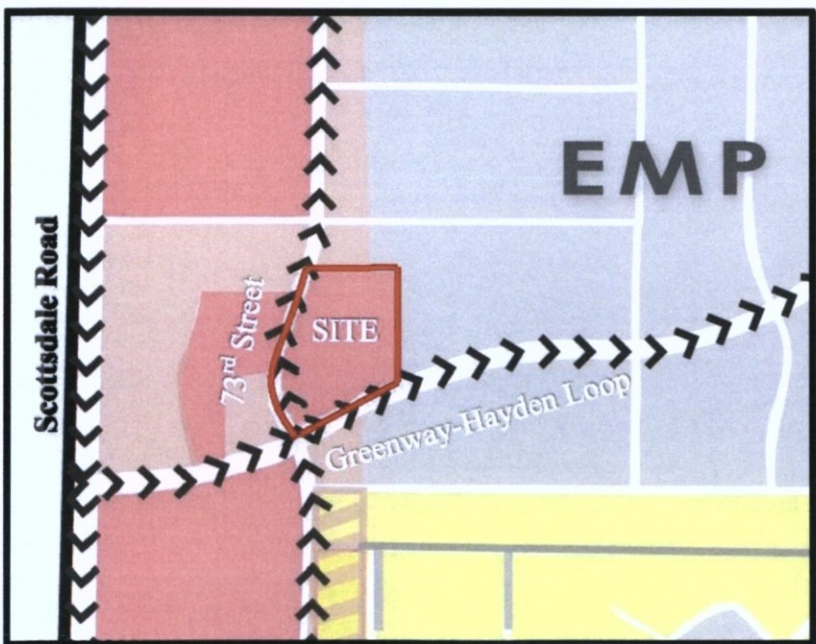


LEGEND

Land Use Plan:

- Airpark Mixed Use-Residential (AMU-R)
- Airpark Mixed Use (AMU)
- Regional Tourism (RT)
- Employment (EMP)
- Aviation (AV)
- Open Space (OS)
- AV or AMU
- Greater Airpark Boundary
- Signature Corridor
- Powerline Corridor
- Central Arizona Project

Scottsdale Airpark Land Use – Proposed



LEGEND

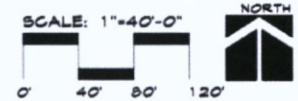
Land Use Plan:

- Airpark Mixed Use-Residential (AMU-R)
- Airpark Mixed Use (AMU)
- Regional Tourism (RT)
- Employment (EMP)
- Aviation (AV)
- Open Space (OS)
- AV or AMU
- Greater Airpark Boundary
- Signature Corridor
- Powerline Corridor
- Central Arizona Project



DISTRICT AT THE QUARTER
OVERALL LANDSCAPE MASTER PLAN

15501 N. DIAL BLVD. SCOTTSDALE, AZ 85260
 DECEMBER 28TH, 2015





N. DIAL BLVD
'BUILDING B'



N. DIAL BLVD
'BUILDING A'



'BUILDING B'

PROJECT ENTRY

N. DIAL BLVD
'STREET SCENE'

'BUILDING A'

15-448 December 29, 2015

DISTRICT AT THE QUARTER

CONCEPT ELEVATIONS

SCOTTSDALE, AZ



A3.0

KAPLAN AQUISITIONS, LLC

7150 E Camelback Rd., Suite 444 Scottsdale, AZ 85251

ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92666 (714) 639-9980

© 2015 Architects Orange
This drawing is prepared for the project described above and is not to be used for any other project without the written consent of Architects Orange.

NO. / ITEM		DATE
CASE FILE NUMBER		

PROPERTY OWNERS WITHIN 750' & PROVIDED INTERESTED PARTIES LIST

OWNER	ADDRESS	CITY	ST	ZIP CODE	CO
SCOTTSDALE COMMERCE CENTER LLC	PO BOX 1679	MERCER ISLAND	WA	98040	USA
K2H AIRPARK DESIGN LLC	1314 E MYRNA LN	TEMPE	AZ	85284	USA
BRE/ESA PORTFOLIO LLC	100 DUNBAR ST	SPARTANBURG	SC	29306	USA
G & J PROPERTIES LIMITED PARTNERSHIP	10881 N SCOTTSDALE RD STE 200	SCOTTSDALE	AZ	852545241	USA
ENRIGHT WESTAR LP	4636 E UNIVERSITY DR STE 265	PHOENIX	AZ	85034	USA
MTM INVESTMENT COMPANY LLC	15464 N GREENWAY-HAYDEN LOOP	SCOTTSDALE	AZ	85260	USA
GUENTHER PROPERTIES LLC	6735 N DESERT FAIRWAYS DR	PARADISE VALLEY	AZ	85253	USA
HUCKLEBERRY FRIEND LLC	29938 N 77TH PL	SCOTTSDALE	AZ	85266	USA
ROWLEY BLUE WATER INVESTMENTS LLC	10030 N 25TH AVE	SCOTTSDALE	AZ	85021	USA
7327 TIERRA BUENA LLC	6501 E EL MARO CIR	PARADISE VALLEY	AZ	85253	USA
TIERRA BUENA ENTERPRISES LLC	7363 E TIERRA #140	SCOTTSDALE	AZ	85260	USA
7399 E TIERRA BUENA LLC	15029 N 74TH ST	SCOTTSDALE	AZ	85260	USA
LANDLORD'S R US	7435 E TIERRA BUENA LN	SCOTTSDALE	AZ	85260	USA
DESERT SIERRA HOLDINGS LLC	5721 SNOWMASS CREEK RD	SNOWMASS	CO	81654	USA
G H SCOTTSDALE I LLC	4636 E UNIVERSITY DR STE 265	PHOENIX	AZ	85034	USA
ROBERTSON SCOTTSDALE 7432 LLC	3990 WASHINGTON ST	SAN FRANCISCO	CA	94118	USA
JPSL III LLC	7730 E REDFIELD RD BLDG 2	SCOTTSDALE	AZ	85260	USA
SCOTTSDALE AIRPARK I LLC	11980 NE 24TH ST #200	BELLEVUE	WA	98005	USA
GARVIN HOLDINGS LLC	8315 N SENDERO TRES	PARADISE VALLEY	AZ	85253	USA
MONTE CRISTO LLC	4350 E CAMELBACK RD STE #L-205	PHOENIX	AZ	850182720	USA
BENNE FAMILY TRUST	18074 N CIRCLE S TRL	RATHDRUM	ID	83858	USA
H J NICK CORPORATION	8554 E CHOLLA	SCOTTSDALE	AZ	852600000	USA
CAPITAL CREEK GOLD LLC	4425 N 24TH ST 225	PHOENIX	AZ	85016	USA
OX II LLC	7317 E GREENWAY RD	SCOTTSDALE	AZ	85260	USA
LUCAS GREGORY L/DAWN M	1865 E LELAND CIR	MESA	AZ	85203	USA
MS CONSOLIDATED HOLDINGS LLC	7305 E GREENWAY RD	SCOTTSDALE	AZ	85260	USA
SCOTTSDALE CITY OF	3939 N DRINKWATER BLVD	SCOTTSDALE	AZ	85251	USA
WATTS INVESTMENTS L L C	5552 E WASHINGTON ST	PHOENIX	AZ	85034	USA
SDQ FEE LLC	180 E BROAD ST 21ST FLOOR	COLUMBUS	OH	43215	USA
PACWEST ENERGY LLC	2201 E CAMELBACK RD STE 650	PHOENIX	AZ	85016	USA
ZOCALLO PLAZA PROPERTY OWNERS ASSOCIATION	14300 N NORTHSIGHT BLVD	SCOTTSDALE	AZ	85260	USA
ENRIGHT ZOCALLO LP	340-12 AVE SW STE 450	CALGARY	AB	T2R 1L5	CANADA

SCOTTSDALE PLACE LLC	5564 N 10TH STREET	PHOENIX	AZ	85014	USA
DUNLOGIN GROUP LLC	20701 N SCOTTSDALE RD STE 107-623	SCOTTSDALE	AZ	85255	USA
PLINTH VENTURE LLC	1600 S BEACON BLVD STE 260	GRAND HAVEN	MI	49417	USA
SDQ III BK-L LLC	180 E BROAD ST 21ST FL	COLUMBUS	OH	43125	USA
SDQ III RETAIL LLC	180 E BROAD ST	COLUMBUS	OH	43215	USA
CRESCENT-SDQ III VENTURE LLC	227 W TRADE ST SUITE 1000	CHARLOTTE	NC	29202	USA
Alan Kaufman - Kaufman & Associates PLLC	8711 E Pinnacle Peak Road #241	Scottsdale	AZ	85255	
Avanindra/Anuradha Chaturvedi	26885 Chaucer Place	Stevenson Ranch	CA	92381	
Brad Lundmark, Property Manager - La Vista at Pinnacle Peak	7740 N 16th St # 300	Phoenix	AZ	85020	
Clif Tait - GCA & RVA	8302 E Buto Dr	Scottsdale	AZ	85255	
Dan Sommer	12005 N 84th Street	Scottsdale	AZ	85260	
Darcy Clement	7500 E Deer Valley Lot 67	Scottsdale	AZ	85255	
David G. Gulino - Land Development Services	7525 E. Camelback Road, Suite 104	Scottsdale	AZ	85251	
Dr. Sonnie Kirtley - COGS	8507 East Highland Avenue	Scottsdale	AZ	85251-1822	
Ed Toschik, President - La Vista at Pinnacle Peak Homeowners	7657 E Mariposa Grande Dr	Scottsdale	AZ	85255	
Emily Ryan - Capitol Consulting, LLC	PO Box 13116	Phoenix	AZ	85002-3116	
Fred Unger	7134 E. Stetson Drive; Suite 400	Scottsdale	AZ	85251	
Hank Olsen, President - Sonoran Hills	7711 E. Pozos Dr.	Scottsdale	AZ	85255	
J. P. Lamer	6945 E Glenrosa Ave	Scottsdale	AZ	85251	
Jill Aguirre	8605 E Via Dona Rd	Scottsdale	AZ	85266	
Jim Heather	6732 E Sheridan Street	Scottsdale	AZ	85257	
Joey Airdo - North Scottsdale Independent	23043 N. 16th Lane	Phoenix	AZ	85027	
John Washington	3518 N Cambers Court	Scottsdale	AZ	85251	
Leon Spiro	7814 E Oberlin Way	Scottsdale	AZ	85255	
Linda Whitehead	9681 E Chuckwagon Lane	Scottsdale	AZ	85262	
Michael Jacks, Secretary - La Vista at Pinnacle Peak Homeowners	7725 E Camino Del Monte	Scottsdale	AZ	85255	
Mike Leary	10278 E. Hillery Dr.	Scottsdale	AZ	85255	
Mike Merrill - Citizens for Responsible Development	8713 E Vernon Avenue	Scottsdale	AZ	85257	
Nancy Cantor - Scottsdale Coalition	5850 N. 83rd Street	Scottsdale	AZ	85250	
Patti Smith, Property Manager - Bella Vista HOA	7740 N 16th St # 300	Phoenix	AZ	85020	
Rodney A. Knight	9414 E San Salvador #225	Scottsdale	AZ	85258	
Patty Badenoch	5027 N 71st Place	Scottsdale	AZ	85251	
Sarah Ferrara - Scottsdale Airpark	15000 N. Airport Drive	Scottsdale	AZ	85260	
Chris Schaffner	7346 E. Sunnyside Dr.	Scottsdale	AZ	85260	

Jim Haxby	7336 E. Sunnyside Dr.	Scottsdale	AZ	85250	
Stephanie Bradley	13330 E. Jomax Road	Scottsdale	AZ	85262	
Judith Burns - South of Shea Neighbors Association	9979 N. 131st Street	Scottsdale	AZ	85259	
Annette Petrillo	5136 N. 82nd St	Scottsdale	AZ	85250	
Whitney M. Bostic - Gainey Ranch Community Association	7720 Gainey Ranch Road	Scottsdale	AZ	85258	
Jim Funk - Gainey Ranch Community Association	7720 Gainey Ranch Road	Scottsdale	AZ	85258	
Bill Crawford	4390 N. Miller Road, Ste. C-107	Scottsdale	AZ	85251	
Guy Phillips	7131 E. Cholla St.	Scottsdale	AZ	85254	
John Strasser	24055 N. 119th Way	Scottsdale	AZ	85255	
Joan Zuckerman	7295 E. Paradise Dr.	Scottsdale	AZ	85260	
Neil Dempster, MBA, CSP	24573 N. 119th Place	Scottsdale	AZ	85255	
Richard Alt	7532 E Cactus Wren Road	Scottsdale	AZ	85250	
Tom Gagen	7649 E Sierra Vista Drive	Scottsdale	AZ	85250	

Notes from District at the Quarter Neighborhood Meeting
Hampton Inn & Suites, Scottsdale/ Phoenix – Quail Room
March 17, 2016 6:30 PM (Start)-7:30 PM (End)

- *Paul Gilbert:* Introduction of project team.
- *Paul Gilbert:* Introduction of project location, site plan, project overview, and approval process.

Questions from attendees:

- *Neighbor Question:* Will the development be luxury apartments for rent?

Answer, Paul Gilbert (Beus Gilbert): Yes. They will be luxury apartments for rent. Provides a housing opportunity at the Scottsdale Airpark for the concept “live, work, and play.”

- *Neighbor Question:* Will there be a retail component and how much (i.e. 6,000 square feet) and what uses?

Answer, Paul Gilbert (Beus Gilbert): Actually it will be approximately 4,000 square feet and could be retail, commercial, or restaurant. It will be planned for the ability of multiple uses, which may include shops or possibly a restaurant.

- *Neighbor Question:* Why the name of “District at the Quarter”?

Answer, Mike Kaplan (Kaplan): All of Kaplan’s projects are named “District at...” and the general location of an area. However, they amicable to re-review the name so no confusion or name infringement occurs.

- *Neighbor Question:* Curious where ICE is relocating to?

Answer, Marcia Rowley (ICE): We are relocating within Scottsdale near perimeter.

****END OF MEETING – NO MORE QUESTIONS FROM ATTENDEES.****

Typed Attendees from the District at the Quarter Neighborhood Meeting
Hampton Inn & Suites, Scottsdale/ Phoenix – Quail Room
March 17, 2016 6:30 PM (Start)-7:30 PM (End)

<u>Name</u> :	<u>Address:</u>	<u>Phone or Email:</u>
1. Richard Hunt	Scottsdale Quarter	richard.hunt@wpglimcher.com
2. Zach Buckhardt	Scottsdale Quarter	zach.buckhardt@wpglimcher.com
3. David Eckhardt	Zocallo	david@spectramgmt.com
4. Tony Miller	Greenway-Hayden Loop	pianogallery@cox.net
5. Sandy & Jere Clark	Clark-Wayhand	602-316-1010
6. Strat Leggat	Scottsdale	sleggat@kootenayholdings.com
7. Ronald Finkel	9375 E. Shea #100, 85260	rf@az7re.com

SIGN-IN SHEET
NEIGHBORHOOD MEETING

MARCH 17, 2016

HAMPTON INN & SUITES OF SCOTTSDALE/ PHOENIX
16620 N. SCOTTSDALE ROAD, SCOTTSDALE, AZ

6:30 PM

PROPOSED NON-MAJOR GENERAL PLAN AMENDMENT & REZONING
FOR A SMALL MIXED-USE & LUXURY MULTI-FAMILY RESIDENTIAL DEVELOPMENT

NORTHEAST CORNER OF 73RD STREET AND HAYDEN-GREENWAY LOOP

(PRE-APPLICATION # 733-PA-2015)

NAME	ADDRESS	PHONE # OR EMAIL
Richard Hunt	scottsdale Quarter	Richard.Hunt@wpglimcher.com
Zach Buckhardt	Scottsdale Quarter	zach.Buckhardt@wpglimcher.com
David Eckert	Zocalo	david@spectramgmt.com
Tom Miller	Greenway Loop	pmcgallagher@cox.net
Sandy & Jere Clark	CLARK-WAYHAND	602-316-1010
STRAT LEGGAT	SCOTTSDALE	S.LEGGAT@KOOTENAYHOLDINGS.COM

SIGN-IN SHEET
NEIGHBORHOOD MEETING

MARCH 17, 2016

HAMPTON INN & SUITES OF SCOTTSDALE/ PHOENIX
16620 N. SCOTTSDALE ROAD, SCOTTSDALE, AZ

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NORTHEAST CORNER OF 73RD STREET AND HAYDEN-GREENWAY LOOP

(PRE- APPLICATION # 733-PA-2015)

NAME	ADDRESS	PHONE # OR EMAIL
RONALD FINKEL	9.9375 E. SHEA BLVD, #106 SCOTTSDALE, AZ 85260	RF@AZFRE.COM
NAME	ADDRESS	PHONE # OR EMAIL
NAME	ADDRESS	PHONE # OR EMAIL
NAME	ADDRESS	PHONE # OR EMAIL
NAME	ADDRESS	PHONE # OR EMAIL
NAME	ADDRESS	PHONE # OR EMAIL
NAME	ADDRESS	PHONE # OR EMAIL

Andrew Armstrong

Request for Neighborhood Group Contact Information

From: Acevedo, Alex <AAcevedo@scottsdaleaz.gov>
Sent: Monday, December 28, 2015 1:09 PM
To: Andrew Armstrong
Cc: Cluff, Bryan
Subject: RE: Neighborhood Involvement Requirements - Scottsdale Airpark Project
Attachments: InterestedParties.xls

Good afternoon Andrew,

Per the request of Bryan D. Cluff, LEED AP:

I have attached a current copy of interested party list for the mailing.

Have a great day,

Alex Acevedo

Planning Specialist
480-312-2542
Planning & Development Services
7447 E Indian School Rd. #105
Scottsdale, AZ 85251

From: Cluff, Bryan
Sent: Monday, December 28, 2015 12:47 PM
To: Acevedo, Alex
Subject: FW: Neighborhood Involvement Requirements - Scottsdale Airpark Project

Alex,

Would you mind forwarding the interested parties list over to Andrew? For a GP and ZN.

Thank you,

Bryan

From: Andrew Armstrong [<mailto:aarmstrong@beusgilbert.com>]
Sent: Monday, December 28, 2015 11:14 AM
To: Cluff, Bryan
Subject: RE: Neighborhood Involvement Requirements - Scottsdale Airpark Project

Bryan,

Does the city provide the interested party list for the mailing, or how can I go about acquiring this?
Thanks!

From: Cluff, Bryan [<mailto:BCluff@Scottsdaleaz.gov>]
Sent: Tuesday, December 22, 2015 4:41 PM

HOA's & Interested Parties List provided by staff.

Owner	Company	Address	City	State	Zip
APPLICANT					
OWNER					
Alan Kaufman	Kaufman & Associates PLLC	8711 E Pinnacle Peak Road #241	Scottsdale	AZ	85255
Avanindra/Anuradha Chaturvedi		26885 Chaucer Place	Stevenson Ranch	CA	92381
Brad Lundmark, Property Manager	La Vista at Pinnacle Peak Homeowners Association	7740 N 16th St # 300	Phoenix	AZ	85020
Clif Tait	GCA & RVA	8302 E Buto Dr	Scottsdale	AZ	85255
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Darcy Clement		7500 E Deer Valley Lot 67	Scottsdale	AZ	85255
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Emily Ryan	Capitol Consulting, LLC	PO Box 13116	Phoenix	AZ	85002-3116
Fred Unger		7134 E. Stetson Drive; Suite 400	Scottsdale	AZ	85251
Hank Olsen, President	Sonoran Hills	7711 E. Pozos Dr.	Scottsdale	AZ	85255
J. P. Lamer		6945 E Glenrosa Ave	Scottsdale	AZ	85251
Jill Aguirre		8605 E Via Dona Rd	Scottsdale	AZ	85266
Jim Heather		6732 E Sheridan Street	Scottsdale	AZ	85257
Joey Airdo	North Scottsdale Independent	23043 N. 16th Lane	Phoenix	AZ	85027
John Washington		3518 N Cambers Court	Scottsdale	AZ	85251
Leon Spiro		7814 E Oberlin Way	Scottsdale	AZ	85255
Linda Whitehead		9681 E Chuckwagon Lane	Scottsdale	AZ	85262
Michael Jacks, Secretary	La Vista at Pinnacle Peak Homeowners Association	7725 E Camino Del Monte	Scottsdale	AZ	85255
Mike Leary	Michael P. Leary, LTD	10278 E. Hillery Dr.	Scottsdale	AZ	85255
Mike Merrill	Citizens for Responsible Development	8713 E Vernon Avenue	Scottsdale	AZ	85257
Nancy Cantor	Scottsdale Coalition	5850 N. 83rd Street	Scottsdale	AZ	85250
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Jim Haxby		7336 E. Sunnyside Dr.	Scottsdale	AZ	85250
Stephanie Bradley		13330 E. Jomax Road	Scottsdale	AZ	85262
Judith Burns	South of Shea Neighbors Association	9979 N. 131st Street	Scottsdale	AZ	85259
Annette Petrillo		5136 N. 82nd St	Scottsdale	AZ	85250
Whitney M. Bostic	Gainey Ranch Community Association	7720 Gainey Ranch Road	Scottsdale	AZ	85258
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John Strasser
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4390 N. Miller Road, Ste. C-107	Scottsdale	AZ	85251
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24573 N. 119th Place	Scottsdale	AZ	85255
7532 E Cactus Wren Road	Scottsdale	AZ	85250
7649 E Sierra Vista Drive	Scottsdale	AZ	85250



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: 733-PA-2015

Project Name: _____

Location: NEC of 73rd St. & Greenway-Hayden Loop

Site Posting Date: MARCH 3, 2016

Applicant Name: Beus Gilbert, PLLC

Sign Company Name: Dynamite Signs, Inc.

Phone Number: 480-585-3031

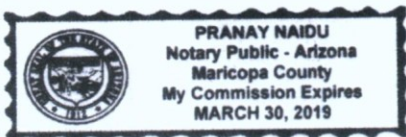
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Pamela Swartz
Applicant Signature

3.3.16
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 3 day of March 2016



[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, March 17, 2016
Time: 6:30 P.M.
Location: Hampton Inn & Suites of Phoenix/ Scottsdale, Quail Room
16620 North Scottsdale Road, Scottsdale, AZ 85254

Site Address: NEC of 73rd St. & Greenway-Hayden Loop, Scottsdale, AZ

Project Overview: A proposed Mixed-Use, Multi-Family Development consisting of two (2) four-story buildings with 644 residential units (apts.) and approx. 4,000 sq. ft. of retail/commercial space within Scottsdale Airpark.

- Request: Non-Major General Plan Amendment from Airpark Mixed Use (AMU) and a small portion of Employment (EMP) to Airpark Mixed Use-Residential (AMU-R) and Rezoning from I-1 (Light Industrial) to PUD (Planned Unit Development)

- Description of Project and Proposed Use: Mixed-Use, Multi-Family Development

- Site Acreage: 8.83 Acres • Site Zoning: I-1 (Light-Industrial)

Applicant/Contact:

Dennis Newcombe, Beus Gilbert
Phone: 480-429-3065
Email: dnewcombe@beusgilbert.com

City Contact:

Brian Cluff 480-312-2258
bcluff@scottsdaleaz.gov

Pre-Application #: 733-PA-2015 Available at City of Scottsdale: 480-312-7000

Posting Date:
3/3/16

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

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