

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)
)
COUNTY OF MARICOPA) ss

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

That on December 6, 2016, I posted notification poster(s) for the properties indicated below.

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

Case No.	Description and Location of Project	No. of Signs	Date Posted
49-DR-2016	Landing at The Quarter, 15425 N Greenway-Hayden Loop	2	12/6/16

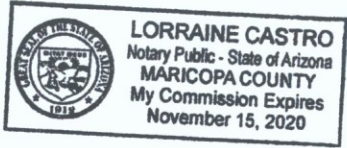
Date of Development Review Board Public Meeting: December 15, 2016, AT 1:00 P.M. IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.

Sita Barge
(Signature)

Acknowledged this 7th day of December 2016.

Lorraine Castro
(Notary Public)

My commission expires 11/15/2020



PUBLIC HEARING NOTICE

REQUEST: Approval of modifications to the building elevations of an existing commercial development, including a new paint color scheme, additive architectural detailing, building mounted light fixtures, and signage locations, on an 8.21-acre site.

CASE#: 49-DR-2016

DATE: December 15, 2016

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



480-312-7000

HEARING DATE:

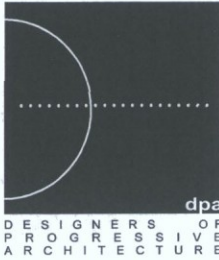
12-6-16

www.scottsdale.gov/development

UNLESS OTHERWISE NOTIFIED, ALL PUBLIC HEARINGS ARE HELD AT:

SCOTTSDALE CITY HALL
2000 N. GAINESWAY BLVD.

YOUR COMMENTS ABOUT THIS REQUEST CAN BE MADE PRIOR TO OR AT THE ABOVE PUBLIC HEARING.
IF YOU WISH TO SPEAK AT THIS MEETING PLEASE ALLOW ENOUGH TIME TO FILL OUT A COMMENT CARD.



11 October 2016

DPA Architects, Inc.
DESIGNERS OF PROGRESSIVE ARCHITECTURE
7272 East Indian School Road, Suite 214
Scottsdale, AZ 85251

Re: **Landing at the Quarter – Tenant Improvement**
15455 North Greenway-Hayden Loop
Scottsdale Arizona 85260
Zoning: I-1
Net Lot Area: 357,933 SF
City of Scottsdale Pre-application # 696-PA-2016

NEIGHBORHOOD NOTIFICATION REPORT
TABLE OF CONTENTS

- 1) Completed Notification Checklist
- 2) Community Input Certification Form
- 3) Address List of Contacted Parties
- 4) Notification Map, 750 foot radius from site
- 5) Copy of Notification Letter, dated 10/10/2016
- 6) No Comments, Letters and Correspondence Received as of 10/11/2016.

NOTES

- a) All contacted parties received a notification letter via 1st class mail.
- b) The letter was mailed on 10/11/2016.

49-DR-2016
10/11/16



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

<p>Provide information by:</p> <ul style="list-style-type: none"> <input 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"/> Property owners and HOAs within 750' (*required for all WCF) <input type="checkbox"/> Adjacent property owners/ tenants/HOAs <input type="checkbox"/> School District(s) <input type="checkbox"/> Interested Party list (provided by Project Coordinator) <input type="checkbox"/> Tenants, employees, and students (*required for all WCF)
--	---

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

Project Notification shall include the following information:

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

Step 2: Project Under Consideration

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

Planning, Neighborhood & Transportation Division

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



Neighborhood Notification Checklist

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

Step 3: Hold An Open House Meeting

You are required to hold a minimum of ___ 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.
 - Provide affidavit(s) of mailing(s).
- Verify the "Project Under Review" Sign Posting or Newspaper listing as follows:
 - Provide affidavit of posting, and pictures of sign, which are date and time stamped.
 - Copy of Newspaper listings with date of publication.
- Document the Open House Meeting(s) as follows:
 - List dates, times, and locations of open house meeting(s).
 - Provide the sign-in sheets, list of people attended the meeting(s), comment sheets, and written summary of the comments, issues and concerns provided at the open house meeting(s).
 - List the method by which the applicant has addressed, or intends to address, the issues, concerns, and problems identified during the process.
 - List dates, times, and locations of any follow-up with interested parties.
- List any other neighborhood, citizen involvement.

Related Resources:

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

Planning, Neighborhood & Transportation Division

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



Community Input Certification

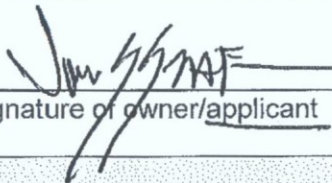
CASE NO: 696-PA-2016

PROJECT LOCATION: 15455 NORTH GREENWAY-HAYDEN LOOP, SCOTTSDALE AZ 85260

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
10/10/2016	SEE ATTACHED.			X

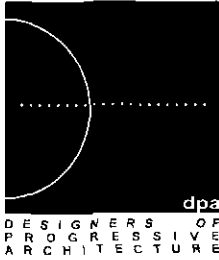

Signature of owner/applicant

10/10/2016
Date

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

49-DR-2016
10/11/16

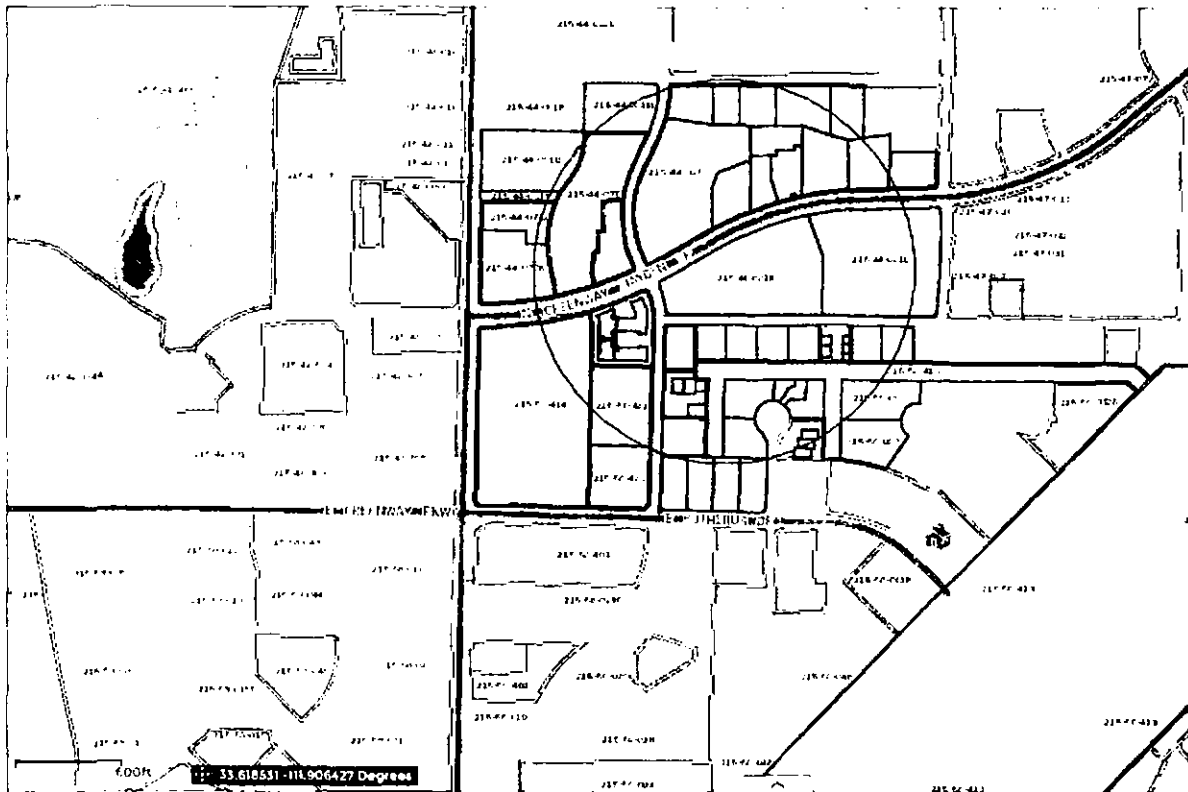
OWNER	MAILING ADDRESS	CITY	STATE	ZIP
BRE/ESA PORTFOLIO LLC	100 DUNBAR ST	SPARTANBURG	SC	29306
ZOCALLO PLAZA PROPERTY OWNERS ASSOCIATION	14300 N NORTHSIGHT BLVD	SCOTTSDALE	AZ	85260
LEVINE INVESTMENTS LP/DD ZOCALLO LLC	2201 E CAMELBACK RD SUITE 650	PHOENIX	AZ	85016
ENRIGHT WESTAR LP	4636 E UNIVERSITY DR STE 265	PHOENIX	AZ	85034
MTM INVESTMENT COMPANY LLC	15464 N GREENWAY-HAYDEN LOOP	SCOTTSDALE	AZ	85260
GUENTHER PROPERTIES LLC	6735 N DESERT FAIRWAYS DR	PARADISE VALLEY	AZ	85253
HUCKLEBERRY FRIEND LLC	29938 N 77TH PL	SCOTTSDALE	AZ	85266
ROWLEY BLUE WATER INVESTMENTS LLC	10030 N 25TH AVE	SCOTTSDALE	AZ	85021
7327 TIERRA BUENA LLC	6501 E EL MARO CIR	PARADISE VALLEY	AZ	85253
TIERRA BUENA ENTERPRISES LLC	7363 E TIERRA BUENA	SCOTTSDALE	AZ	85260
7399 E TIERRA BUENA LLC	15029 N 74TH ST	SCOTTSDALE	AZ	85260
LANDLORD'S R US	7435 E TIERRA BUENA LN	SCOTTSDALE	AZ	85260
DESERT SIERRA HOLDINGS LLC	5721 SNOWMASS CREEK RD	SNOWMASS	CO	81654
BLACK MOUNTAIN INVESTORS LLC	1450 E INDIAN SCHOOL RD	PHOENIX	AZ	85014
CAPITAL CREEK GOLD LLC	4425 N 24TH ST 225	PHOENIX	AZ	85016
SCOTTSDALE PLACE LLC	5564 N 10TH STREET	PHOENIX	AZ	85014
DUNLOGIN GROUP LLC	20701 N SCOTTSDALE RD STE 107-623	SCOTTSDALE	AZ	85255
PLINTH VENTURE LLC	1600 S BEACON BLVD STE 260	GRAND HAVEN	MI	49417
COURTHOUSE COMMERCIAL LLC	7332 E BUTHRUS DR	SCOTTSDALE	AZ	85260
SKY PEAK L L C	14901 N SCOTTSDALE RD #201	SCOTTSDALE	AZ	85254
PAR DEVELOPMENT 2 LLC	15020 N 74TH ST	SCOTTSDALE	AZ	85260
CHALPIN FAMILY ENTERPRISES LIMITED PARTNERSHI	7428 E KAREN DR	SCOTTSDALE	AZ	85260
HANGAR THREE LLC	14080 N NORTHSIGHT BLVD	SCOTTSDALE	AZ	85260
MC DEVELOPMENT LLC	15029 N 74TH ST	SCOTTSDALE	AZ	85260
S B C INC	1845 MCCULLOCH BLVD NORTH B4	LAKE HAVASU CITY	AZ	86403
OX II LLC	7317 E GREENWAY RD	SCOTTSDALE	AZ	85260
LUCAS GREGORY L/DAWN M	1865 E LELAND CIR	MESA	AZ	85203
BENNE FAMILY TRUST	18074 N CIRCLE S TRL	RATHORUM	ID	83858
H J NICK CORPORATION	8554 E CHOLLA	SCOTTSDALE	AZ	85260
AEROHEAD AVIATION INC	1550 E MISSOURI 300	PHOENIX	AZ	85014
MENTOR HOLDINGS LLC	1125 W PINNACLE PEAK RD BLDG 3 NO 124	PHOENIX	AZ	85027
FRITZ HOLDINGS LLC	5202 E LARKSPUR DR	SCOTTSDALE	AZ	85254
TANGO ONE LLC	15029 N 74TH ST	SCOTTSDALE	AZ	85260
JEST ENTERPRISES INC	15025 N 74TH ST STE 100	SCOTTSDALE	AZ	85260
AIRPARK REAL ESTATE INVESTMENTS LLC	PO BOX 26314	SCOTTSDALE	AZ	85255
WATTS INVESTMENTS L L C	5552 E WASHINGTON ST	PHOENIX	AZ	85034
MS CONSOLIDATED HOLDINGS LLC	7305 E GREENWAY RD	SCOTTSDALE	AZ	85260
BUILDING D LLC	15035 N 73RD ST	SCOTTSDALE	AZ	85260
SCOTTSDALE CITY OF	3939 N DRINKWATER BLVD	SCOTTSDALE	AZ	85251
SDQ FEE LLC	180 E BROAD ST 21ST FLOOR	COLUMBUS	OH	43215
SCOTTSDALE RESIDENCES LLC	2001 ROSS AVE SUITE 3400	SALLAS	TX	75201
CRESCENT-SDQ III VENTURE LLC	227 W TRADE ST SUITE 1000	CHARLOTTE	NC	29202



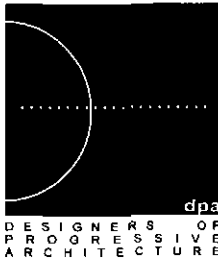
10 October 2016

DPA Architects, Inc.
DESIGNERS OF PROGRESSIVE ARCHITECTURE
7272 East Indian School Road, Suite 214
Scottsdale, AZ 85251

Re: **Landing at the Quarter – Tenant Improvement**
15455 North Greenway-Hayden Loop
Scottsdale Arizona 85260
Zoning: I-1
Net Lot Area: 357,933 SF
City of Scottsdale Pre-application #696-PA-2016



NOTIFICATION MAP



10 October 2016

DPA Architects, Inc.
DESIGNERS OF PROGRESSIVE ARCHITECTURE
7272 East Indian School Road, Suite 214
Scottsdale, AZ 85251

Re: **Landing at the Quarter – Tenant Improvement**
15455 North Greenway-Hayden Loop
Scottsdale Arizona 85260
Zoning: I-1
Gross Site Area: 357,933 SF
City of Scottsdale Pre-application # 696-PA-2016

Dear Neighbor:

We are pleased to inform you about a proposed tenant improvement at the above referenced address. The project will include improvements to three office buildings on an existing site of 357,933 square feet. The exterior additions are to include a new paint scheme, additive architectural detailing, and signage for the existing site. I have attached here a rendering of the street facing elevations on Greenway-Hayden Loop for your review.

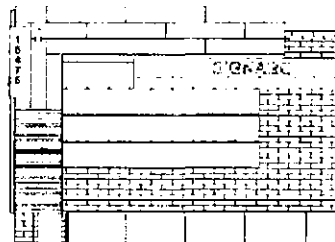
Comments can either be mailed or sent via electronic mail to DPA Architects, Inc. at the addresses listed below. Please forward your comments to DPA by 10/24/2016 so that all suggestions may be brought in front of the City of Scottsdale planning staff.

Sincerely,

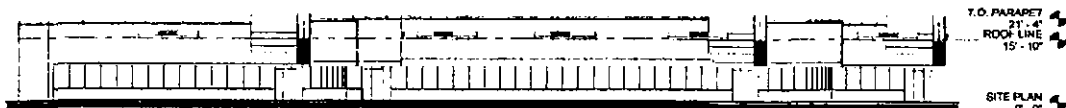
John S. Szafran, AIA
Principal

DPA Architects, Inc.
7272 East Indian School Road
Suite 214
Scottsdale, Arizona 85251
jsszafran@dpaarchitects.com

Exterior Detail at 15475 N. Greenway-Hayden Loop



North Elevation at 15425 N. Greenway-Hayden Loop



West Elevation at 15425 N. Greenway-Hayden Loop

