

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

7038 FERVOR CREATIVE

PUBLIC HEARING NOTICE

REQUEST: Approval of the site plan, landscape plan, and building elevations for renovations and an addition to an existing two-story office building with 4,458 square feet of building area.

CASE#: 52-DR-2016

DATE: January 19, 2017

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

UNLESS OTHERWISE NOTIFIED, ALL PUBLIC HEARINGS ARE HELD AT:

BOOTHDALE CITY HALL
3838 N. DAWN WALK 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.



480-312-7000

1:00 P.M.

DEVELOPMENT REVIEW BOARD

POSTING DATE:

01-10-17

<http://www.cityofboothdale.com/developmentreviewboard>



**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 January 10, 2017, I posted notification poster(s) for the properties indicated below.

Site(s) must be posted on or before: January 11, 2017

Case No.	Description and Location of Project	No. of Signs	Date Posted
52-DR-2016	Fervor Creative Renovation and Addition, 7038 E Osborn Rd	1	1/10/17

Date of Development Review Board Public Meeting: January 19, 2017, AT 1:00 P.M. IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.

(Signature)

Acknowledged this 18th day of JANUARY 2017.

(Notary Public)

My commission expires 11/15/2020





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:

- Abandon of ROW/GLO
- Board of Adjustment
- Conditional Use Permit
- Historic Preservation Commission
- Development Review Board
- Hardship Exemption
- Municipal Use Master Site Plan

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 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"/> 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)
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* WCF requirements for Notification shall be completed a minimum of 15 days prior to the application submittal. Notification for all other applications should be within 45 days prior to the date of your formal 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

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

Related Resources:

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

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FERVOR CREATIVE
7038 E OSBORN RD SCOTTSDALE AZ 85251 T 480 970 1400 F 480 429 8577
WWW.FERVORCREATIVE.COM

DATE November 04, 2016
ATTENTION Neighbors

To Whom It May Concern:

As required by the City of Scottsdale Development Review Board, you are hereby informed that Fervor Creative has submitted an application for renovations to the existing structure at 7038 E. Osborn Road in Old Town Scottsdale.

Attached is a proposed site plan illustrating the improvements. The existing building height will not change, and the building footprint will only increase as a result of converting existing patios to interior space. No site work is proposed as part of this renovation with the exception of additional landscaping along the street front.

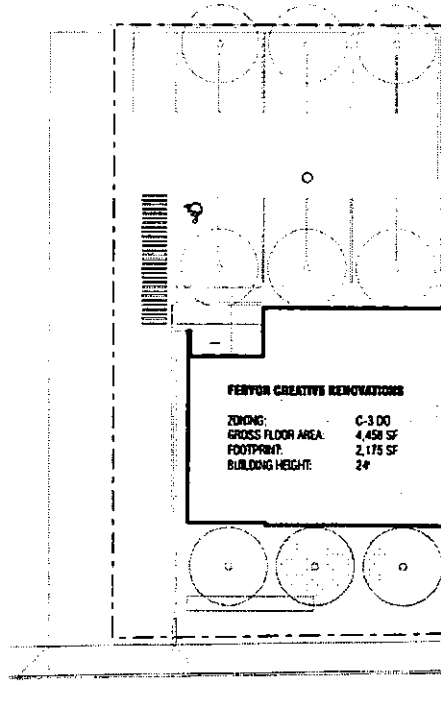
Jami Pomponi Alire at Fervor Creative may be reached at 480.970.1400.

The City of Scottsdale Planning and Development Services may be reached at 480.312.7000.

Sincerely,

Jami Pomponi Alire
Principal

Don Newlen
Principal



SITE PLAN
SCALE: 1" = 20'

Name	Address	City	State	Zip
CONNELL WINE LOFTS	200 CONNELL DR	BERKELEY HEIGHTS	NJ	07922
CUSTER CRAIG	3916 PENNYPAK ST	PHILADELPHIA	PA	19136
BRE/HV PROPERTIES LLC	100 DUNBAR ST	SPARTANBURG	SC	29306
N AND D RESTAURANTS INC	PO BOX 695019	ORLANDO	FL	32869-9901
ES ROYALE LLC	UNIT 3190 BOX 143	DPO	AA	34024
COLONIAL REALTY LIMITED PARTNERSHIP	6584 POPLAR AVE	MEMPHIS	TN	38138
SCHENK BARRY E/JUDY A	3248 CARRIAGE WY	STOW	OH	44224
HAMMOND THOMAS G TR	1835 MIDLAND RD	SAGINAW	MI	48603
STORBECK RICHARD/KAREN	15536 58TH RD	UNION GROVE	WI	53182
JACOB P WESTERHOF REVOCABLE TRUST	6208 INDIAN MOUND DE	MC FARLAND	WI	53558
HANSON JAMES/TRACY	313 N MAIN ST	VIROQUA	WI	54665
HANSON JAMES/TRACY	PO BOX 306	VIROQUA	WI	54665
LAKE SCOTTS DALE PROPERTY LLC	104 WILMOT RD MS NO 1435	DEERFIELD	IL	60015
MILAZZO MICHAEL D/SANDRA J	1719 W STONE AVE	ADDISON	IL	60101
PAUL LEMAJEUR LIVING TRUST	7221 W EVERELL AVE	CHICAGO	IL	60631
BUTTRUM LAVONA/PREPEICHAL GARY/BEVERLY J	3313 SW WASHINGTON ST	PEORIA	IL	61602
ALBERS DANIEL J	12637 OHERN ST	OMAHA	NE	68137
2008 CONDO PROPERTIES LLC	5718 WESTHEIMER NO 2100	HOUSTON	TX	77057
JOHNSON AND LANDT FAMILY TRUST	3725 HILL DR	COLORADO SPRINGS	CO	80906
MCCARTHY PAUL R/JAIME L	178 LOCHSA CT	LEWISTON	ID	83501
STALWICK HOWIE/JENNIFER	1208 S BREEZY WY	POST FALLS	ID	83854
J RON ROGERS AND CAROLYN R ROGERS REV TRUST	1021 WATERFORD LN	PROVO	UT	84604
BLISS UNLIMITED LLC	2019 E FLYNN LN	PHOENIX	AZ	85016
DESERT IRONWOOD LLC	5217 E WHITTON AVE	PHOENIX	AZ	85018
SMITH SHELBY C	4209 N 33RD ST	PHOENIX	AZ	85018
MNAZ INVESTMENT PROPERTIES LLC	11811 N TATUM BLVD SUITE 1060	PHOENIX	AZ	85028
STEINBICKER SUSAN P	4421 E WILLOW AVE	PHOENIX	AZ	85032
SCHIRM STANLEY G/KAY L	3964 E WHITE ASTER ST	PHOENIX	AZ	85044
SANTELL PATRICK J/JEANETTE	916 E SO FORK DR	PHOENIX	AZ	85048
SCHULTZ FAMILY TRUST	6121 E FOREST ST	APACHE JUNCTION	AZ	85119-9505
MOSES DAYLE A	1125 N YORK CIR	MESA	AZ	85203
HINDORFF JOE/BARBARA	3410 N SEA PINES	MESA	AZ	85215
SABEY SHERI	3924 E MALLORY CIR	MESA	AZ	85215
ZOUKIS GEORGE/ANN	5821 N 81ST ST	SCOTTS DALE	AZ	85250
PAYNE CLAIRE E	6945 E OSBORN RD	SCOTTS DALE	AZ	85251
HANNAH MITCHELL H	6953F E OSBORN RD	SCOTTS DALE	AZ	85251
TAVASSOLI MOGH TADA	8214 E MARIPOSA DR	SCOTTS DALE	AZ	85251
ZIMBRO NANCY C/WILLIAM J	6929 E OSBORN RD NO E	SCOTTS DALE	AZ	85251
NORTH 70TH STREET PROPERTIES LLC	7281 E EARLL DR BLDG A STE 2	SCOTTS DALE	AZ	85251
ROOM FOR INTERPRETATION LLC	7038 E OSBORN RD	SCOTTS DALE	AZ	85251
BLAU ELLIOT	7002 E OSBORN	SCOTTS DALE	AZ	85251
KENNEDY ROBERT E	6929 C E OSBORN RD	SCOTTS DALE	AZ	85251
BECKWITH STEPHEN R	6929 E OSBORN RD UNIT B	SCOTTS DALE	AZ	85251
SCHMIESTER MARY L	6929 E OSBORN RD UNIT D	SCOTTS DALE	AZ	85251
RUDOLPH KYLE DAVIS	6933 E OSBORN RD UNIT G	SCOTTS DALE	AZ	85251
KEHM KELLY NICOLE/KATHERINE	6925 E OSBORN RD G	SCOTTS DALE	AZ	85251
FIRST BAPTIST CHURCH OF SCOTTS DALE	7025 E OSBORN RD	SCOTTS DALE	AZ	85251
COHEN DAVID C	6990 E 6TH ST UNIT 1005	SCOTTS DALE	AZ	85251
SHAD ADAM K	6990 E 6TH ST UNIT 1014	SCOTTS DALE	AZ	85251
BRASE LISA	6953 E OSBORN RD G	SCOTTS DALE	AZ	85251
THOMAS F & DEBORAH L SOUTHGATE TRUST	6990 E 6TH ST UNIT 1012	SCOTTS DALE	AZ	85251
ONTIVEROS JORDAN/JOHN/STACY	6990 E 6TH ST UNIT 1007	SCOTTS DALE	AZ	85251
LOIS FAGAN FAMILY TRUST	6953 E OSBORN RD UNIT E	SCOTTS DALE	AZ	85251
EVERTSSON ULRIKA ELISABETH	6945 E OSBORN RD UNIT B	SCOTTS DALE	AZ	85251
HOLVECK THELMA L TR	6944 E OSBORN RD	SCOTTS DALE	AZ	85251
BLACKLEDGE PAMELA L	3210 N 81ST ST	SCOTTS DALE	AZ	85251
PATRICK BRYCE	6990 E 6TH ST UNIT 1013	SCOTTS DALE	AZ	85251
GOLDEN SAPPHIRE LLC	4916 N 73RD ST APT 5	SCOTTS DALE	AZ	85251
WIDDEN RICHARD J JR	6990 E 6TH ST UNIT 1018	SCOTTS DALE	AZ	85251
PRESCOD ANGELICA	4110 N SCOTTS DALE RD SUITE 145	SCOTTS DALE	AZ	85251
BURNS BRADLEY	6990 E 6TH ST UNIT 1023	SCOTTS DALE	AZ	85251
CRANDAL ALISSA/ALAN	6990 E 6TH ST UNIT 1027	SCOTTS DALE	AZ	85251
GIBEAU EDWARD B	6990 E 6TH ST UNIT 1008	SCOTTS DALE	AZ	85251
LAFORST MICHAEL/BRENNA	6990 E 6TH ST UNIT 1026	SCOTTS DALE	AZ	85251
SWIRTZ COREY/WILLIAM J/NANCY L	6990 E 6TH ST UNIT 1016	SCOTTS DALE	AZ	85251
WOLFE CLAYTON B	6990 E 6TH ST UNIT 1024	SCOTTS DALE	AZ	85251
HIGH MATTHEW	6990 E 6TH ST UNIT 1022	SCOTTS DALE	AZ	85251
RAMOS JUAN MARTINEZ	6937 E OSBORN RD B	SCOTTS DALE	AZ	85251
KONDO NATHAN A/CATHERINE C	6990 E 6TH ST UNIT 1025	SCOTTS DALE	AZ	85251
CHOI YONGHYE S/SCOTT KIMBERLY ANN/BERTSCH B J	8416 E COLUMBUS AVE	SCOTTS DALE	AZ	85251
BISHOP LANE DEVELOPMENT LLC	7120 E INDIAN SCHOOL RD STE L	SCOTTS DALE	AZ	85251
NIKKHAH MEHDI	6929 E OSBORN RD UNIT F	SCOTTS DALE	AZ	85251
SCOTTS DALE CITY OF	7447 E INDIAN SCHOOL RD STE 205	SCOTTS DALE	AZ	85251
ZOUKIS JOHN G	3309 N 70TH ST #204	SCOTTS DALE	AZ	85251
THOMPSON ELVIRA	3309 N 70TH ST #218	SCOTTS DALE	AZ	85251
OJA DOUGLAS/CYNTHIA	6937 E 6TH ST UNIT 1002	SCOTTS DALE	AZ	85251
HASSETT ERIC	3309 N 70TH ST #202	SCOTTS DALE	AZ	85251
PARNAMI MOHIT	3309 N 70TH ST NO 220	SCOTTS DALE	AZ	85251
COHEN JUSTIN A	6937 E OSBORN RD UNIT C	SCOTTS DALE	AZ	85251
DUECK AMYLOU C	6945 E OSBORN RD UNIT C	SCOTTS DALE	AZ	85251
MILLER MICHELLE	6937 E OSBORN RD UNIT E	SCOTTS DALE	AZ	85251

SCHAIRER DEREK	6945 E OSBORN RD UNIT E		SCOTTSDALE	AZ	85251
BAILEY STEVEN J	3307 N 70TH ST	#208	SCOTTSDALE	AZ	85251
WRIGHT BRIAN ALLEN	3309 N 70TH ST #118		SCOTTSDALE	AZ	85251
GAZDA THOMAS D	7024 E 6TH ST 106		SCOTTSDALE	AZ	85251
MANNING MARK I/CHERYL M	3309 N 70TH ST UNIT 114		SCOTTSDALE	AZ	85251
STOCKERT LAVONNE A	3309 N 70TH ST NO 123		SCOTTSDALE	AZ	85251
SCHINDLER MATT	3309 N 70TH ST UNIT 101		SCOTTSDALE	AZ	85251
FRITZ ANDREW A	3309 N 70TH ST NO 111		SCOTTSDALE	AZ	85251
KLIMCZAK CRAIG ALLEN/LISA M	3309 N 70TH ST NO 122		SCOTTSDALE	AZ	85251
GARNSEY BRYAN	3309 N 70TH ST UNIT 113		SCOTTSDALE	AZ	85251
REDLINGER TROY	3309 N 70TH ST NO 120		SCOTTSDALE	AZ	85251
MICHALOVE SAMUEL	3309 N 70TH ST UNIT 206		SCOTTSDALE	AZ	85251
THOMAS M AND ELIZABETH E PALMER FAMILY TRUST	7023 E 4TH ST NO 101		SCOTTSDALE	AZ	85251
TOPPS ANDREW L	3309 N 70TH ST UNIT 115		SCOTTSDALE	AZ	85251
HERENDEEN ANGELINE	3309 NORTH 70TH STREET UNIT 110		SCOTTSDALE	AZ	85251
NALEPA BRYCE DAVID	3309 N 70TH ST UNIT 100		SCOTTSDALE	AZ	85251
SANDNER HOLLY M	6941 E 4TH ST		SCOTTSDALE	AZ	85251
BENNETT CHARLA DILL	7023 E 4TH ST 103		SCOTTSDALE	AZ	85251
MALLORY BRENDA D/CURTIS W	6937 E OSBORN RD		SCOTTSDALE	AZ	85251
EGELAND RUBY MORA-	3307 N 70TH ST #216		SCOTTSDALE	AZ	85251-000C
PHILLIPS RICHARD	3307 N 70TH ST #211		SCOTTSDALE	AZ	85251-000C
ZINDA GLADYS H	3309 N 70TH STREET	#119	SCOTTSDALE	AZ	85251-000C
ZEBRA FAMILY TRUST	4409 N 66TH ST		SCOTTSDALE	AZ	85251-230E
WORLD TRADE INVESTMENTS LLC	3625 N MARSHALL WAY		SCOTTSDALE	AZ	85251-551E
SHIPP LTD LIMITED LIABILITY PARTNERSHIP	PO BOX 356		SCOTTSDALE	AZ	85252
OTHMAN HASAN/YUSRA	PO BOX 922		SCOTTSDALE	AZ	85252
SHIPP LTD	P O BOX 356		SCOTTSDALE	AZ	85252
FISHER ROBERT P/GINGER L/THEODORE G	PO BOX 2950		SCOTTSDALE	AZ	85252
JEFFREY R LIPSON AND MAUREEN D LIPSON REVOCAB	8303 N EL MARO CIR		PARADISE VALLEY	AZ	85253
BACHAND MICHELLE	7025 N SCOTTSDALE RD NO 235		SCOTTSDALE	AZ	85253
POLLIFRONE FAMILY TRUST	5301 E YUCCA ST		SCOTTSDALE	AZ	85254
WILSON EMILY JOY/HAROLD MICHAEL	6001 E YUCCA ST		SCOTTSDALE	AZ	85254
MAGUIRE ALLAN/MAYO S	6004 E PHELPS RD		SCOTTSDALE	AZ	85254
CHAD AND KIMBERLY WILLEMS FAMILY TRUST	16604 N 108TH ST		SCOTTSDALE	AZ	85255
KOPCHECK WILLIAM CHARLES	8110 E WILSHIRE		SCOTTSDALE	AZ	85257
RW SWAN LLC	6708 E MONTE VISTA RD		SCOTTSDALE	AZ	85257
RENOVATE AZ LLC	8110 E WILSHIRE DR		SCOTTSDALE	AZ	85257
DAVID L CHAPMAN TRUST	6601 E MCDOWELL RD		SCOTTSDALE	AZ	85257
AERIUM LLC	8901 E PIMA CENTER PARKWAY SUITE 100		SCOTTSDALE	AZ	85258
MONTOYA FABIENE	6990 E 6TH ST UNIT 1003		SCOTTSDALE	AZ	85258
OSBORN 6932 LLC	11259 E VIA LINDA STE 100		SCOTTSDALE	AZ	85259
RBSM PROPERTIES LLC	10055 E CHARTER OAK RD		SCOTTSDALE	AZ	85260
SNOWFLAKE INVESTMENTS LLC	13325 N 83RD PL		SCOTTSDALE	AZ	85260
BUCHLI KEITH R	13723 E CASEY LN		SCOTTSDALE	AZ	85262
SNOWFLAKE INVESTMENTS LLC	PO BOX 12752		SCOTTSDALE	AZ	85267
WANDERSON PROPERTIES LLC	505 S MADISON DR		TEMPE	AZ	85281
DOS PERROS INVESTMENTS LLC	1707 E WEBER DR NO 10		TEMPE	AZ	85281
VOORHEES CANDY S	218 W VINEDO		TEMPE	AZ	85284
CASA GRANADA TOWNHOUSES CORP	4645 E COTTON GIN LOOP		PHOENIX	AZ	85285
CAREY FAMILY LIVING TRUST	4203 E DUBOIS AVE		GILBERT	AZ	85298
RCBH LLC	PO BOX 51		CAVE CREEK	AZ	85327
S M VENTURES INC	13169 S AVE 4 1/2 E		YUMA	AZ	85365
MILLER CHRIS N	1948 S ADOBE PT		YUMA	AZ	85365
MILLER CHRIS/HENDREN BREANNA	1948 S ADOBE POINT		YUMA	AZ	85365
REXROTH LARRY	1317 N SAN FERNANDO BLVD 139		BURBANK	CA	91504
HOUSTON STEVEN H/LESLIE K TR	266 ZENITH ST		CHULA VISTA	CA	91942-584E
ROYER DONALD E/DEBORAH L	183 MONARCH BAY		DANA POINT	CA	92629
LINDQUIST DERON S	2839 BIRCH PL		FULLERTON	CA	92835
DINOVO TIMOTHY J/DAWN E	287 LAURELES GRADE RD		CARMEL VALLEY	CA	93924
AZ KERN PROPERTIES LLC	PO BOX 391360		MOUNTAIN VEIN	CA	94039
MALLETT GREGORY ALAN/GRACE ANNETTE TR	12198 CARROLTON RD		ESCALON	CA	95320
LISAC MARK W/BRIAN/LANGDON RICHARD/ETAL	PO BOX 1931		CLACKAMUS	OR	97015
LANGDON RICHARD	605 NORTHWEST SKYLINE BLVD		PORTLAND	OR	97229
PENINGER JAMES/MICHELLE	15515 NE 87TH ST		VANCOUVER	WA	98682
N/A	N/A	N/A	N/A	NA	N/A
HOOD BRETT R/ANN M/SEWELL CHRISTINA M	8608 ASHWORTH RD SE		CALGARY	AB	T2H 1R2
AERIUM ENCORE LLC	301 1103-95 ST SW		EDMONTON	AB	T6X 0P8
SCOTT CATHERINE/KENNETH	14-53049 RANGE RD UNIT 220		ARDROSSAN	AB	T8E2C8