

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

Perone, Steve

From: krloftin@gmail.com
Sent: Saturday, February 11, 2017 5:24 PM
To: Perone, Steve
Subject: Regrading: 5-DR-2017 ADELINE - SCOTTSDALE INN



I received mailings regarding this project. It isn't clear to me if this is a complete tear down or just remodel of existing hotel? Clarification would be much appreciated. Regards, Keith loftin 7101 E Orange Blossom Lane 602-568-4222 -- sent by Keith Loftin (case# 5-DR-2017)



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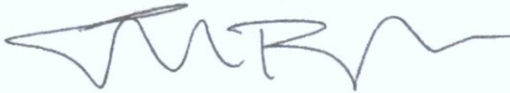
THE SCOTTSDALE INN

Armand,

This letter is a summary of the Neighborhood Outreach recently performed by The Scottsdale Inn staff in regards to the upcoming proposed work at 5101 N. Scottsdale Rd.

We prepared the attached letter with a brief topic on the property and visual aids for the proposed work. The letters were distributed to the 146 residents listed on the attached list which was provided to us by the City of Scottsdale. The letters were individually prepared and sent first class mail via USPS last Tuesday January 24, 2017. Since the delivery of those letters to the local area, we have not had any complaints or objections from those who have received the letters.

Sincerely,



Shaun Baker

General Manager

The Scottsdale Inn

5101 N. Scottsdale Rd

Scottsdale, AZ 85251

(P) 480-620-5343

(e) shaun.baker@scottsdaleinn.com



HOTEL ADELINE

DEVELOPMENT PROJECT NOTIFICATION



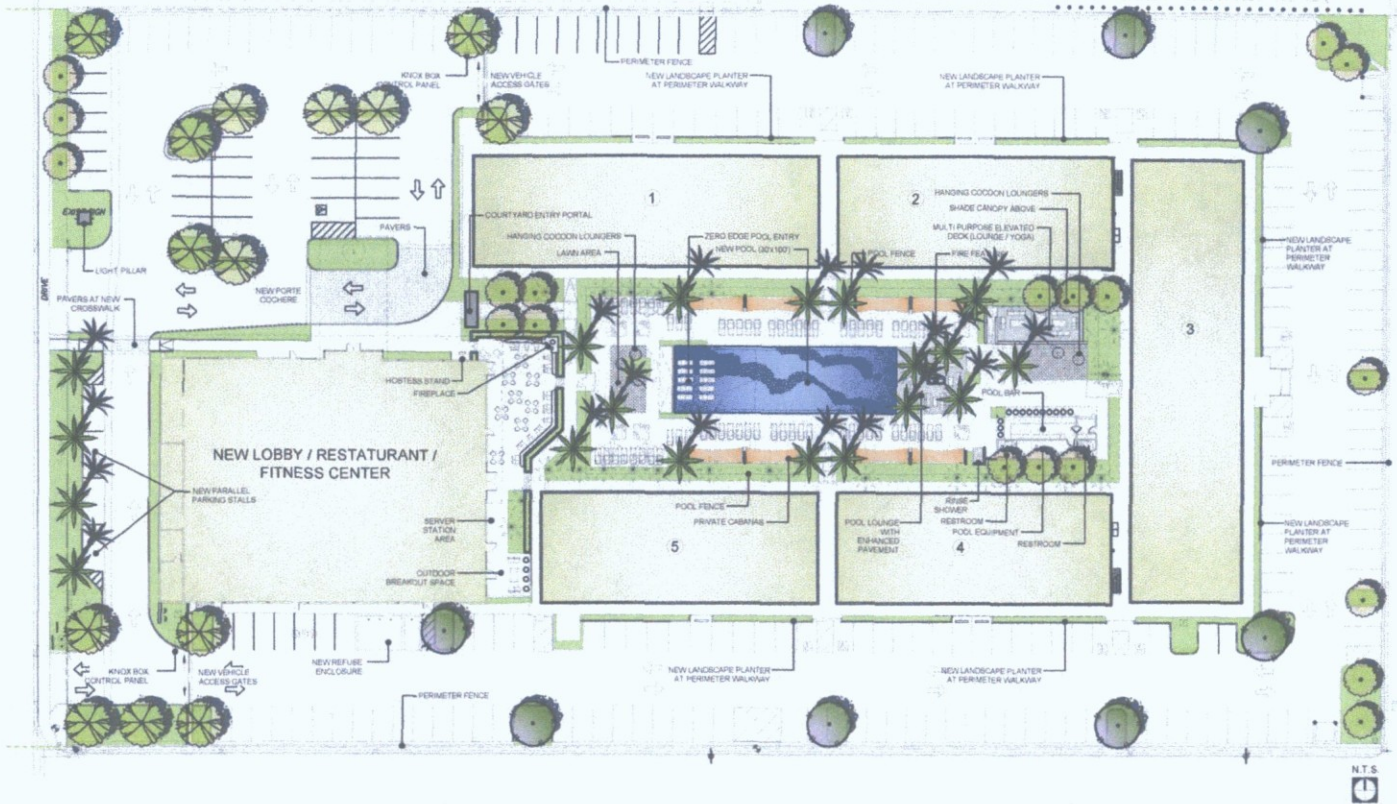
THE PROPERTY

Hotel Adeline is located at
5101 North Scottsdale Road
Scottsdale, AZ 85250
Project site is 4.58 acres on the NE corner
of Scottsdale Road



DEVELOPMENT
SERVICES, LLC

CONTACT ARMAND AT 602-689-7505
CITY REP GREG BLOEMBERG 480-312-4306



A D E L I N E S C O T T S D A I L E | A R I Z O N A

PROJECT NO. 1424
 DATE 1/16/17
 SHEET NO. L1.1
 yj/c
 N.T.S.

THE PROJECT

Located in the heart of Downtown Scottsdale, the new Adeline hotel will offer locals and visitors a refreshing take on the Scottsdale hotel experience. Embark on a journey to discover stylish rooms, a new restaurant concept, state-of-the-art fitness facility, signature pool and unique event spaces. At the heart of the property, The Courtyard offers guests a welcoming social retreat spanning from lawn yoga to a fresh pressed juice bar. At Hotel Adeline everything been hand-curated for an unbeatable experience.

Name	Address	City	State	Zip	Country
HUGHES JOHN C	5413 61ST	PONOKA	AB	T4S 1L2	Canada
ROGERS RICHARD F/JOYCE K	306 HIGHLAND RD	TIVERTON	RI	02878	
ROGERS RICHARD F JR/FATIMA	14 MOUNT HOPE AVE	TIVERTON	RI	02878	
PROCACCIANTI AZ LP	1140 RESERVOIR AVE	CRANSTON	RI	02920	
FRIED SCOTT M/JOANNE	412 BIG TREE RD	PONTE VEDRA	FL	32082	
JOHN W STEVENS TRUST/FARIDE M STEVENS TRUST	3802 NE 207TH ST UNIT 2501	AVENTURA	FL	33180	
KAYVAN LLC	2393 SCHUST RD	SAGINAW	MI	48603	
MACHUTA HILDA M	1528 BELMONT DR	MT PLEASANT	MI	48858	
PORTALES CORPORATE CENTER LLC	711 HIGH ST	DES MOINES	IA	50392	
4TPLUS LLC	614 PIERCE ST	SIoux CITY	IA	51101	
LINES LINES L	711 S 22ND ST	CLARINDA	IA	51632	
REV LIVING TRUST OF MARILYN J MITTELHAUSER	W 7676 STACEY LN	WHITEWATER	WI	53190	
HUTH LESLIE/JUNE	5585 NOLAN AVE NORTH	OAK PARK HEIGHTS	MN	55082	
OPTIMA CAMELVIEW VILLAGE LLC	630 VERNON AVE STE E	GLENCOE	IL	60022	
CLOVER CLARENCE A/YOUNG LORENE	8145 S COTTAGE GROVE	CHICAGO	IL	60619	
KOWALSKI THOMAS R	7006 S ALTON WAY BLDG A	CENTENNIAL	CO	80112	
7165 BALFOUR LLC	1099 18TH ST SUITE 2600	DENVER	CO	80202	
4925 NORTH SCOTTSDALE ROAD LLC	3101 N CENTRAL AVE	PHOENIX	AZ	85012	
MOTTER MARC	3638 E GLENROSE AVE	PHOENIX	AZ	85018	
LOFTIN KEITH TR	7047 E ORANGE BLOSSOM LN	SCOTTSDALE	AZ	85018	
4925 17 LLC	3430 E COOLIDGE ST	PHOENIX	AZ	85018	
LAMM & LAMAR HOLDINGS LLC	1132 E CORAL GABLES DR	PHOENIX	AZ	85022	
CHAORD PROPERTIES LLC	4536 E CAROLINA DR	PHOENIX	AZ	85032	
CIPRIANO RICHARD	4727 E BELL RD UNIT 45	PHOENIX	AZ	85032	
LEWIS WILLIAM R/MARY P	2560 E DESERT WILLOW DR	PHOENIX	AZ	85048	
BATES ROBERT L	P O BOX 44955	PHOENIX	AZ	85064	
WENDY A FULLER LIVING TRUST	PO BOX 37652	PHOENIX	AZ	85069	
NOTTLE ROGER/MAITEE	1646 W AINSWORTH DR	ANTHEM	AZ	85086	
LINDSAY PALMS APARTMENTS INC	2855 E BROADWAY RD	MESA	AZ	85204	
JED CORPORATION	5715 E HUBER ST	MESA	AZ	85205	
SEL PLAZA 5111 L P	P O BOX 4209	MESA	AZ	85211	
HAINES MICHAEL L/ARDITH A TR	2909 E NORTHRIDGE ST	MESA	AZ	85213	
OLSSON FAMILY TRUST	341 N WOODBURNE DR	CHANDLER	AZ	85224	
SNRE CHAPARRAL I LLC	8141 E INDIAN BEND RD	SCOTTSDALE	AZ	85250	
SETHI VIJAY K/ASHA TR	5028 N SCOTTSDALE RD	SCOTTSDALE	AZ	85250	
GESTERFIELD MARILYN J/ARNOLD WAYNE	7302 E BONITA DR	SCOTTSDALE	AZ	85250	
WARRICK SEAN R/INGRID O	7402 E BONITA DR	SCOTTSDALE	AZ	85250	
JUEL LISA	7331 E BONITA DR	SCOTTSDALE	AZ	85250	
GILBREATH FAMILY TRUST	7401 E VISTA DR	SCOTTSDALE	AZ	85250	
LAMAS FRANCISCO J	7430 E CHAPARRAL RD 122A	SCOTTSDALE	AZ	85250	
HAWKES MARILYN L	7321 E BONITA	SCOTTSDALE	AZ	85250	
HENNE MARTY R TR	5118 N 73RD ST	SCOTTSDALE	AZ	85250	
MCKNIGHT CLAYTON M/PATRICIA G TR	5110 N 73RD ST	SCOTTSDALE	AZ	85250	
TORNABENI CHAD/LINDSEY	5128 N 73RD ST	SCOTTSDALE	AZ	85250	
MCBRIDE MILES/CAROL	7313 E BONITA DR	SCOTTSDALE	AZ	85250	
TORRANCE MATTHEW S & JUNE T	7334 E BONITA DR	SCOTTSDALE	AZ	85250	
BERRY LIGIA A TR	7314 E BONITA DR	SCOTTSDALE	AZ	85250	
LAUVAO SHAWN	7239 E VISTA DR	SCOTTSDALE	AZ	85250	
BEYRAMI FAMILY REVOCABLE TRUST	5222 N 73RD PL	SCOTTSDALE	AZ	85250	
MACDONALD KATHIE ANN	7430 E CHAPARRAL #222A	SCOTTSDALE	AZ	85250	
KORGES AARON E/KRISTINE M	7302 E VISTA DR	SCOTTSDALE	AZ	85250	
4924 BURHAM 11 L L C	7515 EAST CHOLLA LANE	SCOTTSDALE	AZ	85250	
CHICO JOHN J/MARIA S	7430 W CHAPARRAL RD 201A	SCOTTSDALE	AZ	85250	
PEM/PJM TRUST	7325 E CHOLLA LN	SCOTTSDALE	AZ	85250	
CREIGHTON JOHN D/WHITE LINDSEY M	7401 E BONITA DR	SCOTTSDALE	AZ	85250	
RITCHIE MICHAEL BRIAN	7430 E CHAPARRAL RD UNIT 221A	SCOTTSDALE	AZ	85250	
PETERSON BAIRD DAVID/MAUREEN SHADLE	7430 E CHAPARRAL RD UNIT 220A	SCOTTSDALE	AZ	85250	
ZRAKET GEORGE/CAROL	7537 E BERRIDGE LN	SCOTTSDALE	AZ	85250	
OCONNOR DANIEL/KAREN	7332 E VISTA DR	SCOTTSDALE	AZ	85250	
KENNEDY RYAN M/TRACY K	8137 E CRESTWOOD WAY	SCOTTSDALE	AZ	85250	
READING WALTER J/OLIVE M TR	7301 E VISTA DR	SCOTTSDALE	AZ	85250-0000	
SCHAFFER VICTOR R/KATHLEEN R	7318 E VISTA	SCOTTSDALE	AZ	85250-0000	
WATSON FRANK C	7430 E CHAPARRAL RD	SCOTTSDALE	AZ	85250-7150	
HANSEN VICTORIA L	4925 N 73RD ST 12	SCOTTSDALE	AZ	85251	
FORUM CAPITAL LC	4800 N SCOTTSDALE RD STE 1200	SCOTTSDALE	AZ	85251	
CORDOVA AARON	7315 E NORTHLAND DR UNIT 7	SCOTTSDALE	AZ	85251	
MACDONALD GEORGE EVJEN KERR	7315 E NORTHLAND DR 4	SCOTTSDALE	AZ	85251	
COFFMAN TIPTON M	4925 N 73RD ST UNIT 6	SCOTTSDALE	AZ	85251	
SWEARNGIN MICHAEL CHARLES	7319 E NORTHLAND DR 1	SCOTTSDALE	AZ	85251	

JEANNE GOODMAN TRUST	7319 E NORTHLAND DRIVE NOS	SCOTTSDALE	AZ	85251
BRANDT SUSAN K	7325 E NORTHLAND DR	SCOTTSDALE	AZ	85251
PETERSON BRANT A	7321 E NORTHLAND DR 9	SCOTTSDALE	AZ	85251
MCFARLAND MCKINZE	7319 E NORTHLAND DR UNIT B-6	SCOTTSDALE	AZ	85251
FERRARI ARTHUR J III	4925 N 73RD ST NO 16	SCOTTSDALE	AZ	85251
CHAPMAN JASON E	4925 N 73RD ST 9	SCOTTSDALE	AZ	85251
BIESER BRENT M/JUNKER ANNE M	7317 E VISTA DR	SCOTTSDALE	AZ	85251-0000
COTE WILLIAM A	P O BOX 2168	SCOTTSDALE	AZ	85252
DOANE JAMES K	PO BOX 55	SCOTTSDALE	AZ	85252
PIAZZA DOMINIC PAUL ANTHONY	7114 E ORANGE BLOSSOM LN	SCOTTSDALE	AZ	85253
FELDER LARRY J TR	7120 E PASADENA AVE	SCOTTSDALE	AZ	85253
PRITSCHER THOMAS E	7104 E PASADENA AVE	PARADISE VALLEY	AZ	85253
ZASSO DANIEL A/LINDA A	7050 E PASADENA AVE	PARADISE VALLEY	AZ	85253
MARIANI MICHAEL DAVID	5012 N 71ST PL	SCOTTSDALE	AZ	85253
BADENOCH DONALD S & PATRICIA G	5027 N 71ST PLACE	SCOTTSDALE	AZ	85253
SOBOY HOLDINGS LLC	6825 N 46TH ST	PARADISE VALLEY	AZ	85253
LARKIN PATRICK J/JANET A TR	7409 E BONITA DR	SCOTTSDALE	AZ	85253
HARTMETZ CHARLES T	7114 E CHAPARRAL	SCOTTSDALE	AZ	85253
GILBREATH SCOT/LAURIE	7242 E VISTA DR	SCOTTSDALE	AZ	85253
OCONNOR JEFFREY/CLAUDETTE	7324 E BONITA DR	SCOTTSDALE	AZ	85253
STAMADIANOS JIM G & KATHRYN L	7301 E BONITA DR	SCOTTSDALE	AZ	85253
TOUSSAINT JAMES C & LOLITA A	7107 E ORANGE BLOSSOM LN	SCOTTSDALE	AZ	85253
RICHARD M SOURANT LIVING TRUST	5012 N 71ST ST	SCOTTSDALE	AZ	85253
RACHEL TRUST	5145 N 71ST PL	PARADISE VALLEY	AZ	85253
WINCEL FAMILY REVOCABLE TRUST	5121 N 71ST PL	PARADISE VALLEY	AZ	85253
KEERY PATRICK F/KATHLEEN L	5165 N 71ST ST	PARADISE VALLEY	AZ	85253
HUNTER MARGUERITE C	5130 N 71ST ST	PARADISE VALLEY	AZ	85253
STOREY JAMES	5022 N SCOTTSDALE RD	PARADISE VALLEY	AZ	85253
SANDBULTE WILBUR G/LESLIE J	5160 N 71ST ST	PARADISE VALLEY	AZ	85253
HARPER JOHN HAZELTINE & CYNTHIA SARGENT TR	7331 E VISTA DR	SCOTTSDALE	AZ	85253
JOHN W PRENZNO FAMILY TRUST	7049 E BALFOUR RD	PARADISE VALLEY	AZ	85253
CHARLES AND ESTHER KEITH TRUST	7091 E BALFOUR RD	PARADISE VALLEY	AZ	85253
CAROLLO ANTHONY V JR/DEBORAH C TR (LEASE)	7111 E BALFOUR RD	PARADISE VALLEY	AZ	85253
1ST SOUTHERN BAPTIST CH OF SCOTTSDALE	5230 N SCOTTSDALE RD	SCOTTSDALE	AZ	85253
DALEY KENT R/LINDA J TR	7150 E BALFOUR RD	PARADISE VALLEY	AZ	85253
PEZDIRTZ LIVING TRUST	7103 E PASADENA AVE	PARADISE VALLEY	AZ	85253
BAUMANN ANTHONY T/PAMELA	5017 N 71ST PLACE	PARADISE VALLEY	AZ	85253
CLARKSON WILLIAM PALMER TR	5040 N SCOTTSDALE RD	SCOTTSDALE	AZ	85253
LOFTIN KEITH R TR	7101 E ORANGE BLOSSOM LN	SCOTTSDALE	AZ	85253
MARTIN JAMES/VICTORIA AGUDELO DE	7114 E PASADENA AVE	SCOTTSDALE	AZ	85253
CAUSER ZACHARY	7117 E ORANGE BLOSSOM LN	PARADISE VALLEY	AZ	85253
SIMON THOMAS/AMANDA R	7110 E PASADENA AVE	SCOTTSDALE	AZ	85253
CARTE NURIA	7126 E ORANGE BLOSSOM LN	PARADISE VALLEY	AZ	85253
MARQUART VINCENT/KRISTINE M	5011 N 71ST PL	PARADISE VALLEY	AZ	85253
WEIR WILLIAM C/BARBARA A	5024 N 71ST PL	SCOTTSDALE	AZ	85253
TIERNEY KAREN M TR	7111 E PASADENA AVE	PARADISE VALLEY	AZ	85253
HAWKES PHILIP A/MARILYN F TR	7321 E BONITA DR	SCOTTSDALE	AZ	85253
RICH INVESTMENTS LIMITED PARTNERSHIP	6815 N 46TH ST	PARADISE VALLEY	AZ	85253
TOUSSAINT JAMES C/LOLITA A TR	7107 E ORANGE BLOSSOM LANE	SCOTTSDALE	AZ	85253-0000
PILASTRO MICHAEL/CAROLYN A	7129 E ORANGE BLOSSOM LANE	SCOTTSDALE	AZ	85253-0000
LIPSKY STEVEN J/JANET	6721 N 62ND ST	PARADISE VALLEY	AZ	85253-4309
RIEGEL WILLIAM T/SUSAN M	7123 E ORANGE BLOSSOM LN	SCOTTSDALE	AZ	85253-7044
GANTOUS FAMILY TRUST	7120 E ORANGE BLOSSOM LN	SCOTTSDALE	AZ	85253-7045
SANDS RESIDENTIAL LLC	16427 N SCOTTSDALE RD STE 300	SCOTTSDALE	AZ	85254
DOANE JAMES K/VAN BUREN WILEY TR	14635 N KIERLAND BLVD STE 111	SCOTTSDALE	AZ	85254
ARTHRITIS HEALTH LTD 401 (K) PSP	11158 E GREENWAY RD	SCOTTSDALE	AZ	85255
MOTLEY-ALLI JOAN	PO BOX 27584	SCOTTSDALE	AZ	85255
MARSON LOUIS G IV	6631 E WILSHIRE DR	SCOTTSDALE	AZ	85257
HICKS PATRICIA A	8712 E HUBBEL ST	SCOTTSDALE	AZ	85257
TURNER KELLY	PO BOX 5382	SCOTTSDALE	AZ	85258
MWM AZ PLLC	10055 E MOUNTAINVIEW LAKE DR	SCOTTSDALE	AZ	85258
VIA VISTA HOMEOWNERS ASSOC	14415 N 73RD ST #100	SCOTTSDALE	AZ	85260
SORVALA ALYNN L	PO BOX 4982	SCOTTSDALE	AZ	85261
VIA VISTA HOMEOWNERS ASSOC	21448 N 75TH AVE STE 6	GLENDALE	AZ	85308
FONTANT NATHALIE V	10533 W BURNS DR	SUN CITY	AZ	85351
WE GET THE IDEA L L C	7029 E LEISURE LN	CAREFREE	AZ	85377
REDWOOD PLACE SCOTTSDALE LLC	7801 HAYVENHURST AVE	VAN NUYS	CA	91406
RICHARDSON MICHAEL J/DEBBIE Q	5126 BRANDING IRON PL	RANCHO CUCAMONGA	CA	91739
GUY J SCIACCA AND CATALINA I AMAYA SCIACCA TR	1730 KIRK PLACE	CARLSBAD	CA	92008
SHURE FAMILY TRUST	1348 CASSINS ST	CARLSBAD	CA	92011

VICE CINDY/DANNY
TIAB SHOUKRY/SHEREEN R
POLITO FRED/SHAONAN
LEE DEAN/JACKIE
BRICKER MARLIN J/ELIZABETH A
EWASIUKE ALAN/LAUREL

32200 VISTA DEL MONTE
5850 CAMINO PINZON
405 CENTENNIAL ST
4301 20TH STREET E
4231 PTARMIGAN
2758 WATCHER WAY

TEMECULA	CA	92591	
ANAHEIM	CA	92807	
SANTA CLARA	CA	95060	
FIFE	WA	98424	
JUNEAU	AK	99801	
EDMONTON	AB	T6W0X8	Canada

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 checked="" 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



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

Related Resources:

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

Planning and Development Services

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