

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

PUBLIC HEARING NOTICE

REQUEST: Request approval of the site plan, landscape plan, and building elevations for two, one-story commercial buildings on a 1.38-acre site.

CASE#: 18-DR-2017

DATE: July 20, 2017

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

UNLESS OTHERWISE NOTIFIED, ALL
PUBLIC HEARINGS ARE HELD AT:

SCOTTSDALE CITY HALL
3939 N. DRINKWATER 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



480-312-7000

1:00 P.M.

DEVELOPMENT REVIEW BOARD

POSTING DATE:

July 10, 2017

<http://www.scottsdale.gov/developmentreviewboard>

Request for Neighborhood Group/ Homeowners Association



For Staff Use Only

Time/Date Received _____

Time/Date Completed _____

REQUESTOR'S INFORMATION

Requestor's Name: TIM RASMUSSE

Date of request: 3/13/17 Requestor's Phone #: (602) 222-4266

Method to receive Group/Homeowner information (select one)

E-mail timr@archicon.com

Mail Address: 5055 E. WASHINGTON ST #200 PHX, AZ, 85034

SITE LOCATION/PROJECT INFORMATION

Project Name: 2ND ST HUBS

Project Address: 3712 & 3720 N. SCOTTSDALE RD.

Project Parcel Number(s): 130.13.412 / 130.13.413

Radius around parcel(s) requested: 300' 750'

City Pre-application/Case#: 75-P-2017 City Project Coordinator: DAN SYMER

Notification Type? Citizen Review Plan Neighborhood Involvement

Any additional information that may be helpful to collect data: _____

Please note:

This list is provided as a one-time use only for preparing a City Planning and Development Service Department application. Currently there is no charge for this service, however, this may change based on demand. Results provided are based only on registered neighborhood groups or associations with the City. All requests will be processed and returned to your attention as soon as possible; in most cases within two business days.

To Submit your request, or for additional information, please contact: DANE

Current Planning Services
7447 E. Indian School Rd Suite 105
Scottsdale, AZ 85251

Phone: (480) 312-7000
e-mail: planninginfo@scottsdaleaz.gov

Tim Rasnake

From: Acevedo, Alex <AAcevedo@scottsdaleaz.gov>
Sent: Monday, March 13, 2017 3:25 PM
To: Tim Rasnake
Subject: RE: HOA List Request
Attachments: 750 HOA buffer 3712 and 3720 N Scottsdale Road.xls

As requested:

HOAs within 750' of 3712 and 3720 N. Scottsdale Rd.

Alex Acevedo

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

Get informed!

Subscribe to Scottsdale P & Z Link newsletter

From: Tim Rasnake [<mailto:TimR@archicon.com>]
Sent: Monday, March 13, 2017 2:53 PM
To: Acevedo, Alex
Subject: RE: HOA List Request

Thanks again!

Tim Rasnake
Project Facilitator

Archicon
Architecture & Interiors, L.C.
5055 E. Washington Street, Suite 200
Phoenix, AZ 85034
Tel +1 602.222.4266
E TimR@Archicon.com
www.archicon.com

From: Acevedo, Alex [<mailto:AAcevedo@scottsdaleaz.gov>]
Sent: Monday, March 13, 2017 2:51 PM
To: Tim Rasnake
Subject: RE: HOA List Request

Sure.

Alex Acevedo

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

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Subscribe to Scottsdale P & Z Link newsletter

From: Tim Rasnake [<mailto:TimR@archicon.com>]

Sent: Monday, March 13, 2017 2:50 PM

To: Acevedo, Alex

Subject: HOA List Request

Hello Alex, I need HOAs within 750' of 3712 and 3720 N. Scottsdale Rd. Thank you.

Tim Rasnake
Project Facilitator

Archicon
Architecture & Interiors, L.C.
5055 E. Washington Street, Suite 200
Phoenix, AZ 85034
Tel +1 602.222.4266
E TimR@Archicon.com
www.archicon.com

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Nbhd Name	Last Name	First Name	Title	Address	Unit Type	Unit Number	City
Scottsdale Coalition	Cantor	Nancy	President	3408 N Pauite Wy		5	Scottsdale
Scottsdale Council of HOAs (SCOHA)	Ekmark	Curtis	President	6720 N Scottsdale Rd		261	Scottsdale
Scottsdale Coalition	Heather	Jim	Vice-President	6730 E Sheridan St			Scottsdale
Scottsdale Council of HOAs (SCOHA)	Moscarello	Andrea	Secretary	6720 N Scottsdale Rd		261	Scottsdale

State Zip

AZ 85251

AZ 85253

AZ 85257

AZ 85253



Assessor Paul D. Petersen
Maricopa County Assessor's Office

Home FAQ Contact Us Help Version 3.2.1

1 set envelopes w/ stamps.

Go

Property owners list

Feature Information

(1 of 1)

Clear

130-13-413

Owner Information

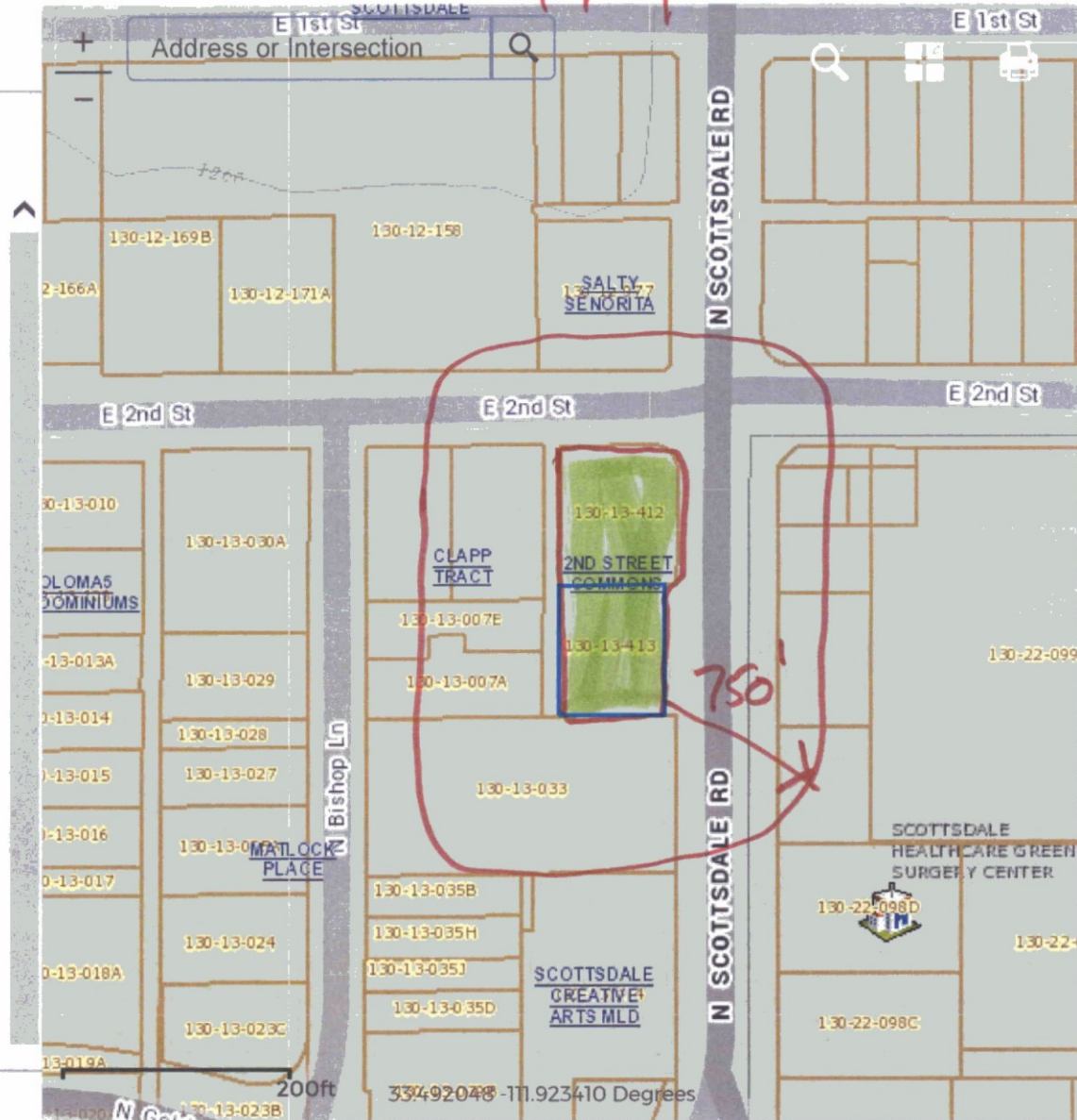
Owner Name: 2ND SDALE LLC
Property Address: 3712 N SCOTTSDALE RD SCOTTSDALE AZ 85251
Mailing Address: 6621 N SCOTTSDALE RD SCOTTSDALE AZ 85250
Deed Number: 140199515
Sale Date:
Sale Price: \$

Property Information

Lat/Long: 33.490729, -111.926419
S/T/R: 27 2N 4E
Jurisdiction: SCOTTSDALE
Zoning: C-3
Lot Size (sq ft): 10,394
MCR #: 1080-47
Subdivision: 2ND STREET COMMONS
Lot #: 2
Floor: 1
Construction Year:
Living Space (sq ft): 0

Valuation Information

Tax Year: 2018 2017
FCV: \$1,029,300 \$868,000



18-DR-2017

4/6/17

3/13/2017

Nbhd Name	Last Name	First Name	Title	Address
Scottsdale Coalition	Cantor	Nancy	President	3408 N Pauite Wy
Scottsdale Council of HOAs (SCOHA)	Ekmark	Curtis	President	6720 N Scottsdale Rd
Scottsdale Coalition	Heather	Jim	Vice-President	6730 E Sheridan St
Scottsdale Council of HOAs (SCOHA)	Moscarello	Andrea	Secretary	6720 N Scottsdale Rd

Unit type	Unit Number	City	State	Zip
	5	Scottsdale	AZ	85251
	261	Scottsdale	AZ	85253
		Scottsdale	AZ	85257
	261	Scottsdale	AZ	85253

2008 CONDO PROPERTIES LLC
5718 WESTHEIMER RD SUITE 2100
Houston, TX 77057

DOWNTOWN SCOTTSDALE GUIDON
LLC
7154 E STETSON SUITE 330
SCOTTSDALE, AZ 85251

IVY COURT LLC
3645 N MARSHALL WY NO 213
SCOTTSDALE, AZ 85251

2ND SDALE LLC
6621 N SCOTTSDALE RD
SCOTTSDALE, AZ 85250

EAST BRONCO TRAIL REAL ESTATE
INVESTMENT
3707 N MARSHALL WY UNIT 2
SCOTTSDALE, AZ 85251

JARSON SCOTT A/DEBORAH S
3707 N MARSHALL WAY UNIT 5
SCOTTSDALE, AZ 85251

ARC SCOTTSDALE HOLDINGS LLLP
3225 N CENTRAL AVE STE 100
PHOENIX, AZ 85012

ESSES ISSAC M/SAMUEL
7169 E MAIN ST
SCOTTSDALE, AZ 85251

JF VENTURES LLC
6900 E 2ND ST
SCOTTSDALE, AZ 85251

BANK OF AMERICA ARIZONA (IMPS-
LEASE)
101 N TRYSON ST
CHARLOTTE, NC 28255

FLOYD INVESTMENTS LP
6939 5TH AVE
SCOTTSDALE, AZ 85251

KAS HOLDING LLC
7229-7233 E MAIN ST
SCOTTSDALE, AZ 85251

BISHOP LANE DEVELOPMENT LLC
7120 E INDIAN SCHOOL RD STE L
SCOTTSDALE, AZ 85251

GDO LIMITED PARTNERSHIP LLLP
3925 N SCOTTSDALE RD
SCOTTSDALE, AZ 85251

LAKE SCOTTSDALE PROPERTIES
LLC
104 WILMOT RD MS NO 1435
DEERFIELD, IL 60015

BISHOP PROPERTY HOLDINGS LLC
11616 N ANDREWS WAY
SCOTTSDALE, AZ 85254

GRC BROWN AVENUE PROPERTY
LLLP
4000 N CENTRAL AVE STE 1150
PHOENIX, AZ 85012

LALOMA 5 LLC
16347 E SEGUNDO DR
FOUNTAIN HILLS, AZ 85268

BRE/HV PROPERTIES LLC
100 DUNBAR ST
SPARTANBURG, SC 29306

HAYSTACK HOLDINGS LLC
P O BOX 9787
SCOTTSDALE, AZ 85252

LARSEN LARSEN ENTERPRISES
LLC
4235 N MARSHALL WAY
SCOTTSDALE, AZ 85251

CAMELVIEW ADVENTURES INC
7121 E MAIN ST
SCOTTSDALE, AZ 85251

HCP MOB SCOTTSDALE LLC (IMP)
3760 KILROY AIRPORT WY SUITE
300
LONG BEACH, CA 90806

LIMMER JAMES R/KAREN E
P O BOX 4280
SCOTTSDALE, AZ 85261

COLLINS REALTY ASSOCIATES LLC
10 RYE RIDGE PLAZA 200
RYE BROOK, NY 10573

HCP MOB SCOTTSDALE LLC
(LEASE)
P O BOX 847
CARLSBAD, CA 92018

LUTHER LLC
PO BOX 28576
SCOTTSDALE, AZ 85255

CONSTANCE M LEARNIHAN
REVOCABLE TRUST
14527 COSTA MESA DR
LA MIRADA, CA 90638

HOUSTONS RESTAURANTS INC
2525 E CAMELBACK
PHOENIX, AZ 85016

MAIN STREET GALLERIES LLC
P O BOX 14567
SCOTTSDALE, AZ 85267

MAIN STREET PROPERTIES 7149
LLC
4300 N MILLER RD STE 104
SCOTTSDALE, AZ 85251

PELCOM LLC
2101 E MARSHALL AVE
PHOENIX, AZ 85016

SCOTTSDALE HEALTHCARE
HOSPITALS
3604 WELLS FARGO STE C
SCOTTSDALE, AZ 85251

MARION LLC
PO BOX 28576
SCOTTSDALE, AZ 85255

PUEBLO ARTS CORP
3625 BISHOP LN
SCOTTSDALE, AZ 85251

SCOTTSDALE HEALTHCARE
REALTY CORP
2338 W ROYAL PALM RD STE J
PHOENIX, AZ 85021

MARSHALL WAY LLC
3645 N MARSHALL WY NO 3
SCOTTSDALE, AZ 85251

QUAYLE PATRICK J
3707 N MARSHALL WY NO 4
SCOTTSDALE, AZ 85251

SCOTTSDALE MEMORIAL REALTY
CO INC
7400 E OSBORN RD
SCOTTSDALE, AZ 85251

MCFADDEN JANE A
3707 N MARSHALL WAY - UNIT 1
SCOTTSDALE, AZ 85251

SCOTTSDALE CITY OF
7447 E INDIAN SCHOOL RD STE 205
SCOTTSDALE, AZ 85251

SCOTTSDALE POST #44 AMERICAN
LEGION
7145 E 2ND ST
SCOTTSDALE, AZ 85251

MILENA LLC
4300 N MILLER RD STE 104
SCOTTSDALE, AZ 85251

SCOTTSDALE CITY OF
3939 CIVIC CENTER BLVD
SCOTTSDALE, AZ 85251

SHIPP LTD
PO BOX 356
SCOTTSDALE, AZ 85252

MORAN MICHELLE
1159 FAIRWAY GARDENS NE
ATLANTA, GA 30319

SCOTTSDALE CITY OF
7447 E INDIAN SCHOOL RD NO 100
SCOTTSDALE, AZ 85251

SINGH RANDHIR/GURDEEP K
5552 W PARKVIEW LN
GLENDALE, AZ 85310

MOUNTAIN STATES TELEPHONE &
TELEGRAPH CO
1801 CALIFORNIA ST
DENVER, CO 80202

SCOTTSDALE HEALTHCARE
HOSPITALS
3604 WELLS FARGO STE C
SCOTTSDALE, AZ 85251

SL LLC
7377 E DOUBLETREE RANCH RD
#A160
SCOTTSDALE, AZ 85258

MS WHITE ENTERPRISES LLP
6245 E MCDONALD DR
PARADISE VALLEY, AZ 85253

SCOTTSDALE HEALTHCARE
HOSPITALS
74 E OSBORN RD
PHOENIX, AZ 85251

SREGOR LLC
3639 N MARSHALL WAY
SCOTTSDALE, AZ 85251

OTHMAN HASAN/YUSRA
PO BOX 922
SCOTTSDALE, AZ 85252

SCOTTSDALE HEALTHCARE
HOSPITALS
3604 WELLS FARGO STE C
SCOTTSDALE, AZ 85251

TAVASSOLI MOGHATA
8214 E MARIPOSA DR
SCOTTSDALE, AZ 85251

OUR LADY OF PERPETUAL HELP
ROMAN CATHOLIC PAR
400 E MONROE
PHOENIX, AZ 85004

SCOTTSDALE HEALTHCARE
HOSPITALS
40 N CENTRAL AVE
PHOENIX, AZ 85004

TBV-WB LLC
7500 E MCDONALD DR STE-100A
SCOTTSDALE, AZ 85250

UNIQUE INC
7232 E 1ST ST
SCOTTSDALE, AZ 85253

WILLMOTH GEORGE B & FERN N TR
PO BOX 907
SCOTTSDALE, AZ 85252

SCOTTSDALE COALITION
3408 N PAUITE WY #5
SCOTTSDALE, AZ 85251

SCOTTSDALE COUNCIL OF HOA'S
(SCOHA)
6720 N SCOTTSDALE RD
SCOTTSDALE, AZ 85253

SCOTTSDALE COALITION
6730 E SHERIDAN ST
SCOTTSDALE, AZ 85257

SCOTTSDALE COUNCIL OF HOA'S
(SCOHA)
SCOTTSDALE, AZ 85253



06 April 2017

Neighborhood Notification:

To Whom It May Concern:

We are requesting Development Review Board action on the following lot in Downtown Scottsdale, Case number 75-PA-2017. Attached is the proposed site plan and rendering. Please feel free to comment back to me at the number below or to Dan Symer our Principle Planner. He can be reached at 480-312-2500.

The DRB submittal was made April 6, 2017.

Project Narrative

2nd Street HUB

3712 & 3720 N. Scottsdale Road
S.W.C. Scottsdale Rd & 2nd Street
Scottsdale, Arizona

The proposed project consists of two buildings at the 3712 & 3720 N. Scottsdale Road. The south building (3712 N. Scottsdale Rd) is an existing building and the building at 3720 N. Scottsdale Rd is a new building on a site which has been vacant for a good portion of the last decade.

The south building will be renovated both interior and exterior for retail/restaurant uses. The north building will be constructed also for retail/restaurant uses. The buildings will be architecturally themed similar with a parking archway between the two buildings to provide continuity of design.

The architecture theme is modern with metal accents, wood accent panels, stucco areas and colorful glass accent panels. Lighting will be provided which accents the pedestrian experience.

The existing parking area will be changed to provide a common parking area between the two buildings with shade sails and lighting to be consistent with the architectural theme.

Sincerely,

Tim Rasnake
2 attachments



① CONTEXT AERIAL

SCALE: N.T.S.



ARCHICON
Architecture & Interiors

3050 E WASHINGTON
SUITE 200
PHOENIX, ARIZONA 850
980.222.4286
FAX 980.274.6318
WWW.ARCHICON.COM



RETAIL DEVELOPMENT
3712 & 3720 N. SCOTTSDALE ROAD
S.W.C. N. SCOTTSDALE RD & E. 2nd STREET

1811205-01
J. KOSBO
J. KOSBO
J. PLANCK



CONTEXT AERIAL



EXPIRES 10/31/2016

DR

31 MAR 2017



PERSPECTIVE VIEW-1

STREET HUB

PHOENIX, AZ

DESIGNED: 04.03.17

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2ND STREET HUB



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ARCHITECTURE & INTERIORS