

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 January 24, 2017, I posted notification poster(s) for the properties indicated below.

Site(s) must be posted on or before: **January 25, 2017**

Case No.	Description and Location of Project	No. of Signs	Date Posted
53-DR-2016	Salad and Go, 2323 N Scottsdale Rd	1	1/24/17

Date of Development Review Board Public Meeting: February 2, 2017, AT 1:00 P.M. IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.

Sita Barge
(Signature)

Acknowledged this 31st day of JANUARY 2017.

Lorraine Castro
(Notary Public)

My commission expires 11/15/2020



PUBLIC HEARING NOTICE

REQUEST: Approval of the site plan, landscape plan, and building elevations for a new Salad and Go Restaurant on a 23,503-square-foot site.

CASE#: 53-DR-2016

DATE: February 2, 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
3929 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
PLEASE ALLOW ENOUGH TIME TO FILL OUT
A COMMENT CARD.



480-312-7000

1:00 P.M.
SCOTTSDALE CITY HALL

POSTING DATE:

1-24-17

<http://www.scottsdaleaz.gov/development/development-services>

October 18, 2016

NEIGHBORHOOD NOTIFICATION LETTER

Dear Neighbor,

We are in the process of applying to the City of Scottsdale for our required Development Review process for our Salad And Go project outlined below:

Description: new construction of a Salad And Go drive-thru restaurant. The building itself will comprise approximately 700 square feet, plus patio seating. Please see attached detailed site plan.

Location: 2323 N. Scottsdale Road, Scottsdale, AZ. It is located immediately north of the Discount Tire store located at Scottsdale & Oak Roads.

Size: the parcel of land itself comprises approximately 23,500 square feet of land.

Zoning: the property is zoned C-3.

Site Plan: please see attached.

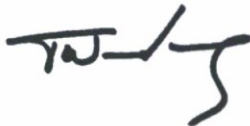
Contact Names & Numbers:

Applicant: Southwest General Development, Beau Woodring, 646-734-2654

City of Scottsdale: Doris McClay, 480-312-4214

For additional information concerning the design of the proposed development, please contact Beau Woodring, Southwest General Development, 646-734-2654.

Sincerely,



Applicant: Southwest General Development, contact Beau Woodring
Phone: 646-734-2654

53-DR-2016
10/20/16

PROJECT DIRECTORY

OWNER:
BLAND AUTO W/ INC (DO CORRECTS)
88 WEST JEFFERSON AVENUE
SCOTTSDALE, ARIZONA 85258

CONTRACTOR:
SOUTHWEST REGIONAL DEVELOPMENT
12510 NORTH SCOTTSDALE ROAD, SUITE P
SCOTTSDALE, ARIZONA 85258

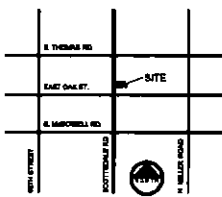
ARCHITECT:
SUNSHINE ARCHITECTS, INC.
12510 NORTH SCOTTSDALE ROAD, SUITE P
SCOTTSDALE, ARIZONA 85258

DBA:
STORAGE & SERVICES, INC.
40 SOUTH E. SHARON
MESA, ARIZONA 85203

LANDSCAPE:
COLLABORATIVE VISION STUDIO, INC.
7145 EAST 87th AVENUE, SUITE 100
PUEBLO, ARIZONA 85121

ELECTRICAL:
BLM SERVICES LLC
80 SOUTH SHARON DRIVE
DENVER, ARIZONA 85004

VICINITY MAP



NARRATIVE

NEW CONSTRUCTION OF A GAZEBO RESTAURANT ON PROPERTY LOCATED LAND. BLAND 2,000 SQ FT HAVE AN OOR. SEATING AS IF RESTAURANT (SEATING, 2000 SQ FT)

PROJECT INFORMATION

SITE INFORMATION:
PARCELS 131, 132, 137
ZONING: C-3
LOT CONFIGURATION: IRREGULAR SHAPED PROPERTY
SITE COVERED AREA: 23,300
FLOOR AREA RATIO (FAR):
20,000 S.F. / 1,000 S.F. = 20.00
SQUARE FOOTAGE: NEW BUILDING 700,000 S.F.
COVERED PATION 700,000 S.F.
TOTAL GROSSBUILT AREA: 1,422,000 S.F.

MAXIMUM BUILDING HEIGHT: 40' 0"
30' 0" APPROVED HEIGHT

SITE NET AREA: 1,422,000 S.F.
LOT COVERAGE OF NET SITE AREA: 1.8%

OPEN SPACE REQUIREMENTS: 1,250 S.F. MIN (10% OF GROSS LOT)
OVER 12', 22,800 S.F. (50' x 46' x 17' x 787' 18" x 2,300 S.F. x 3,113 S.F.)
REQUIRED FROM FACE 90% = 1,389,000 S.F.

BUILDING INFORMATION:
SCOPE OF WORK: NEW (1 STORY) DRIVE-THRU RESTAURANT
CONSTRUCTION TYPE: TYPE V-8 (APPROVED)

RLEO SETBACKS: FRONT: 0'
SOUTH: 0'
EAST: 30' x 20' x 60' FROM RESIDENTIAL
NORTH: 0'

REGULATORY CODES:
2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL MECHANICAL CODE
2012 INTERNATIONAL PLUMBING CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
2012 INTERNATIONAL FIRE CODE
2011 NATIONAL ELECTRIC CODE
2018 ADA

SPRINKLERS: FULLY AUTOMATIC SPRINKLER SYSTEM TO BE DETONATED PER NFPA 13

FIRE ALARMS: YES

EMERGENCY LIGHTING: YES

COMPLIES W/ 2012 IBC TABLE 503 FOR ALLOWABLE HEIGHT AND AREA:

COMPLIES W/ 2012 IBC SECTION 502.2 FOR ALLOWABLE AREA FOR MIXED OCCUPANCIES NOT TO EXCEED 1:

COMPLIES W/ 2012 IBC TABLE 503 FOR PROTECTION OF WALL CLOSURE FROM PROPERTY LINES:

COMPLIES W/ 2012 IBC TABLE 704.6 FOR MAXIMUM AREA OF EXTERIOR WALL OPENINGS:

PROVIDED SPACES: 18 SPACES
18 OF THE TOTAL PROVIDED IS ACCESSIBLE

OVERALL PROGRAM REQUIREMENTS:

RECLAIMED: 160 LINEAL FEET

PROPOSED: 1.0 LINEAL FEET x 120' DEVELOPMENT LANE

OCCUPANCY: 1 & LESS THAN 30-00 RESTAURANT

SURFACE AREA: 8718' x 100' = 871,800 SQ FT

SHARED NEIGHBORHOOD: 300 S.F. / 15' = 20 OCCUPANTS

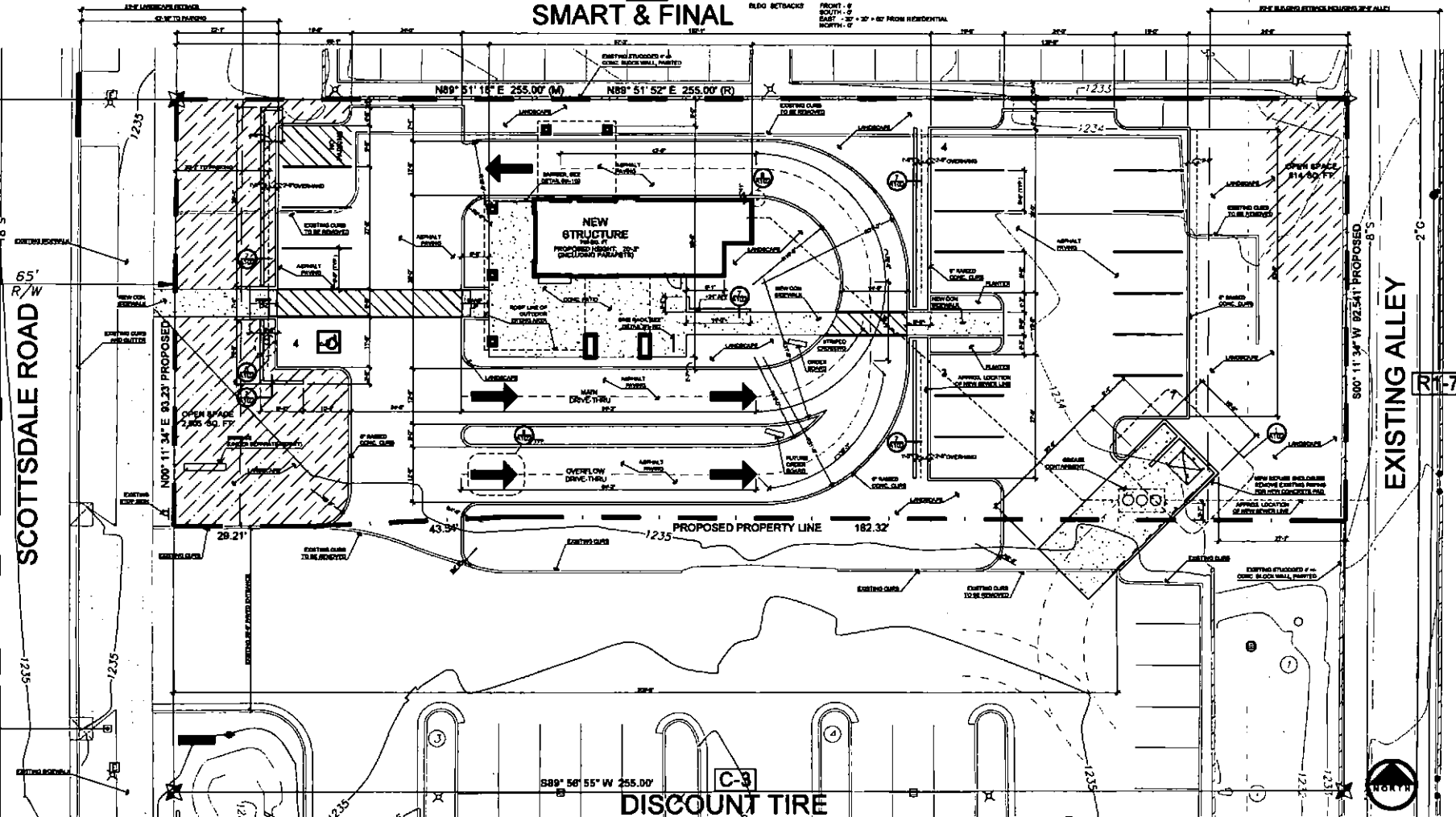
TOTAL OCCUPANTS: = 20 OCCUPANTS

NUMBER OF SITES REQUIRED: 1

NUMBER OF SITES PROVIDED: 1

EXISTING/PROPOSED: 0/1 (1) = 1 S.F. AS 12' W/TH PROVIDED

C-3 SMART & FINAL



BRIS ARCH
12510 NORTH SCOTTSDALE ROAD, SUITE P
SCOTTSDALE, ARIZONA 85258
TEL: (480) 948-1234
WWW.BRISARCH.COM

ARCHITECT
SCALE: 1" = 10'

DATE: 10/15/2023

PROJECT: SMART & FINAL

CLIENT: BLAND AUTO W/ INC

LOCATION: 131, 132, 137

SCALE: 1" = 10'

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DATE: 10/15/2023

PROJECT: SMART & FINAL

CLIENT: BLAND AUTO W/ INC

LOCATION: 131, 132, 137

Name	Address	City	State	Zip
PEP PROPERTIES INC	32ND ST & ALLEGHENY AVE	PHILADELPHIA	PA	19132
VINLUAN FIDEL P/OLIVIA B	4515 WILLARD AVE	CHEVY CHASE	MD	20815
KT ONE LLC	P O BOX 30400	LANCING	MI	48909
SEIBERT MICHAEL/SEIBERT BARBARA TR	14304 COUNTY ROAD 36	CROSSLAKE	MN	56442
KOSS JOHN/KIDD LINDA SUZANNE	3606 THUNDERBIRD LN	CRYSTAL LAKE	IL	60012
DOBRAŠINOVIC ROY	15 W 580 N FRONTAGE RD	BURR RIDGE	IL	60527
W H D HOLDING CO L L C	2833 S COLORADO BLVD	DENVER	CO	80222
AGS UNLIMITED LLC	307 E MARIPOSA ST	PHOENIX	AZ	85012
MJR HOLDINGS ARIZONA LLC	5350 E CALLE DEL MEDIO	PHOENIX	AZ	85018
SCOTTSDALE & OAK L L C	5338 E ARCADIA LN	PHOENIX	AZ	85018
MORYADAS ANITA	4607 N HILLTOP RD	PHOENIX	AZ	85018
BURKE WILLIAM J/MILDRED/THOMASINA J TR	6045 E ROSE CIRCLE DR	PHOENIX	AZ	85018
WE INVESTMENTS LLC	1602 E CAMINO DEL SANTO	PHOENIX	AZ	85022
KLINE KRISTEN	1410 W VILLA RITA DR	PHOENIX	AZ	85023
GM CONSULTANTS LLC	2330 W PARKSIDE LN SUITE G103	PHOENIX	AZ	85027-1277
STEWART LIVING TRUST	3601 E LAUREL LN	PHOENIX	AZ	85028
PIVIN DAVID P/JEFFREY/EMILY ANN	3366 E SILVERWOOD DR	PHOENIX	AZ	85048
CALABRESI NICOLE BRIANA	18813 N 36TH ST	PHOENIX	AZ	85050
DEUGENIO INVESTMENT ENTERPRISES INC	8636 E JOSHUA TREE LN	SCOTTSDALE	AZ	85250
2122 N SCOTTSDALE LLC	7500 E MCDONALD DR SUITE 100A	SCOTTSDALE	AZ	85250
MCGHEE LEE ERIC TR	8432 E MONTEREY WAY	SCOTTSDALE	AZ	85251
2302 N SCOTTSDALE ROAD LLC	3238 N SCOTTSDALE RD	SCOTTSDALE	AZ	85251
HAYES PEARL R	7732 E COOLIDGE	SCOTTSDALE	AZ	85251
FLANIGAN THOMAS J/JANE A	7303 E CYPRESS	SCOTTSDALE	AZ	85251
CHARLOTTE L LUCAS LIVING TRUST	8114 E WHITTON AVE	SCOTTSDALE	AZ	85251
HALBACH JAMES R TR	PO BOX 771	SCOTTSDALE	AZ	85251
7253 LLC	PO BOX 1732	SCOTTSDALE	AZ	85252
WILSHIRE ASPIRATIONS LLC	7800 N EL ARROYO RD	PARADISE VALLEY	AZ	85253
OAK STREET L L C	5047 E OAKHURST WY	SCOTTSDALE	AZ	85254
MOCCA LLC	6715 E LARKSPUR DR	SCOTTSDALE	AZ	85254
ARNOLD PAUL R	6817 E GELDING DR	SCOTTSDALE	AZ	85254-3466
HALLE PROPERTIES L L C	20225 N SCOTTSDALE RD	SCOTTSDALE	AZ	85255-6456
VILLA JOSEPHINE	2229 N 72ND PL	SCOTTSDALE	AZ	85257
7307 E LEWIS AVENUE LLC	7307 E LEWIS AVE	SCOTTSDALE	AZ	85257
OSBACK DONALD A	7306 E CYPRESS	SCOTTSDALE	AZ	85257
WEBB DAVID A/MARIE JOANN	7254 E SHERIDAN ST	SCOTTSDALE	AZ	85257
DITALLO HUNTER/DARIUS J/HOLLY H	7254 E VERNON AVE	SCOTTSDALE	AZ	85257
ROA GUSTAVO C	2402 N 72ND PL	SCOTTSDALE	AZ	85257
GINNELLY DANIEL K/SUSAN L TR	7316 E VERNON AVE	SCOTTSDALE	AZ	85257
HANSEN LORON T/MARGARET Y	2417 N 73RD PL	SCOTTSDALE	AZ	85257
DUNN MICHAEL/NIEPOKOJ STEPHANIE	7311 E VERNON AVE	SCOTTSDALE	AZ	85257
CASSEE ERIC B	7246 E VERNON	SCOTTSDALE	AZ	85257
KEATING JOHN H/CHRISTA M TR	7308 E MONTE VISTA RD	SCOTTSDALE	AZ	85257
VILLASENOR ALEJANDRO	2310 N 72ND ST	SCOTTSDALE	AZ	85257
CALLAHAN KEVIN/JOAN	7301 E CYPRESS ST	SCOTTSDALE	AZ	85257
JAMES AND JENNIFER ROPER FAMILY TRUST	7251 E SHERIDAN ST	SCOTTSDALE	AZ	85257
STRUMPF FREDRICA	7311 E CYPRESS	SCOTTSDALE	AZ	85257

EYMAN ZACHARY I/MICHELLE L	7302 E CYPRESS ST	SCOTTSDALE	AZ	85257
BARBARA L HULT FAMILY TRUST	7307 E OAK ST	SCOTTSDALE	AZ	85257
MARTACHO GRENEE	7322 E CYPRESS ST	SCOTTSDALE	AZ	85257
RUSSELL LISE MIGNON	7302 E MONTE VISTA	SCOTTSDALE	AZ	85257
KEITH KAREN/DAVID	2420 N 73RD ST	SCOTTSDALE	AZ	85257
NEW LIFE COMMUNITY CHURCH OF SCOTTSDALE	2500 N SCOTTSDALE RD	SCOTTSDALE	AZ	85257
LONGNAKER FAYE M	7313 E LEWIS AVE	SCOTTSDALE	AZ	85257
MARTINEZ MARY G TR	7314 E SHERIDAN ST	SCOTTSDALE	AZ	85257
ROWE RHONDA E	7308 E SHERIDAN ST	SCOTTSDALE	AZ	85257
MICHAELS ANDREA JANE	7301 E LEWIS	SCOTTSDALE	AZ	85257
OAK PLAZA INVESTMENTS	2334 N SCOTTSDALE RD	SCOTTSDALE	AZ	85257
SANCHEZ MATTHEW/JESSICA CIUDAJ	7254 E LEWIS AVE	SCOTTSDALE	AZ	85257
MARSHALL STEINKEMPER LIVING TRUST	7316 E CYPRESS ST	SCOTTSDALE	AZ	85257
BURNSILVER GLENN R/SHAUNA B	7307 E CYPRESS ST	SCOTTSDALE	AZ	85257
HANSEN LORON/MARGARET	2416 N 73RD PL	SCOTTSDALE	AZ	85257
RICHER JEAN CHARLES	7120 E OAK ST	SCOTTSDALE	AZ	85257
BERG BRIAN G/DESMARIS VICTOR J	7844 E CORONADO RD	SCOTTSDALE	AZ	85257
VARGAS LUANA/WELLS DAVID B	7257 E OAK ST	SCOTTSDALE	AZ	85257
DORRIS JAMESON L/SHERI M	2250 N 72ND PL	SCOTTSDALE	AZ	85257
ENG HEANG/HOK VISAL	7050 E OAK ST	SCOTTSDALE	AZ	85257
OEHMEN RICHARD S	7239 E SHERIDAN ST	SCOTTSDALE	AZ	85257
HARRIS ANDREW	2420 N 73RD PL	SCOTTSDALE	AZ	85257
SWANSON PAUL	2233 N 72ND PL	SCOTTSDALE	AZ	85257
SOHN CODY	2220 N 72ND PL	SCOTTSDALE	AZ	85257
THANKS AND PRAISE LLC	2238 N 72ND PL	SCOTTSDALE	AZ	85257
FRAIZER KRISTINE J	7310 E VERNON AVE	SCOTTSDALE	AZ	85257
DONOGHUE NICHOLAS/KARA	2239 N 72ND PL	SCOTTSDALE	AZ	85257
HANSEN LORON T/MARGARET Y	2417 N 73RD ST	SCOTTSDALE	AZ	85257
KRANICZ SUZANNE IRENE	2245 N 72ND PL	SCOTTSDALE	AZ	85257
ALLEN JUDITH L	2244 N 72ND PL	SCOTTSDALE	AZ	85257
FRASIER DONNA MAE	7251 E OAK	SCOTTSDALE	AZ	85257
ARIA SRODRIGUEZ RIGOBERTO/MARIA	7306 E OAK ST	SCOTTSDALE	AZ	85257
HAFER KEVIN M/JENSEN DAMARIS J	7302 E SHERIDAN ST	SCOTTSDALE	AZ	85257
GRANT KAY D	2254 N 72ND PL	SCOTTSDALE	AZ	85257
WALDEN LARRY W & SANDRA L	7301 E OAK	SCOTTSDALE	AZ	85257
GARCIA ALFREDO AVILA	7248 E LEWIS AVE	SCOTTSDALE	AZ	85257
LOUIE CINDY	7247 E OAK ST	SCOTTSDALE	AZ	85257
HUDGENS ANNETTE	7050 E VERNON AVE	SCOTTSDALE	AZ	85257
MACDONELL NANCY	2416 N 72ND PL	SCOTTSDALE	AZ	85257
HANDLEY JEFFREY A TR	2501 N 72ND ST	SCOTTSDALE	AZ	85257
WOOD THERESA A	2514 N 72ND PL	SCOTTSDALE	AZ	85257
SCHENCK EMILY R	2508 N 72ND PL	SCOTTSDALE	AZ	85257
COOK STACY	7049 E VERNON	SCOTTSDALE	AZ	85257
SOKOLOV VLADIMIR L/ZVEZDELINA G	2538 N 72ND PL	SCOTTSDALE	AZ	85257
ZIMMERMAN MICHAEL/KRUEGER JORDAN	2525 N 72ND PL	SCOTTSDALE	AZ	85257
YOUNG DANIEL C/RIKAS MICHELLE S	2509 N 72ND PL	SCOTTSDALE	AZ	85257
WISE PAUL L & ROSMARY TR	2410 N 72ND PL	SCOTTSDALE	AZ	85257
COZZOLINO C JOANNE	7239 E VERNON AVE	SCOTTSDALE	AZ	85257

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SABIA RYAN	7247 E VERNON AVE	SCOTTSDALE	AZ	85257
JUAN CARRASCO OLMEDA/PAYMENT DAVID	2434 N 72ND PL	SCOTTSDALE	AZ	85257
VANDER PLOEG FAMILY LIVING TRUST	7317 E SHERIDAN ST	SCOTTSDALE	AZ	85257
KRAEMER GREGORY J	7257 E SHERIDAN ST	SCOTTSDALE	AZ	85257
LEE VIRGINIA A	7301 E VERNON	SCOTTSDALE	AZ	85257
KAUFAX IRWIN S & PEARL J	7248 E OAK	SCOTTSDALE	AZ	85257
TROXELL RICHARD L/BONNIE L	7312 E OAK ST	SCOTTSDALE	AZ	85257
PATEL MOOKESH	6943 E PORTLAND ST	SCOTTSDALE	AZ	85257
VINLUAN RONALD E	7326 E VERNON AVE	SCOTTSDALE	AZ	85257
LAUTERBACH SARAH	7252 E OAK ST	SCOTTSDALE	AZ	85257
RITTMAN MARCUS J/SARAH D	2417 N 72ND PL	SCOTTSDALE	AZ	85257
YATES ERIC J/AIMEE E	2416 N 73RD ST	SCOTTSDALE	AZ	85257
BECK BROOKS EARNEST/JEANNIE M	2422 N 72ND PL	SCOTTSDALE	AZ	85257
MERISKO DAVID/BRIAN	7240 E VERNON AVE	SCOTTSDALE	AZ	85257
STILL WATERS FAMILY TRUST REVOCABLE LIV TRUST	7260 E SHERIDAN	SCOTTSDALE	AZ	85257
HINKEL KRISTIN	2423 N 72ND PL	SCOTTSDALE	AZ	85257
IWABUCHI SHINICHIRO B	7326 E OAK ST	SCOTTSDALE	AZ	85257
WEAVER OLASHAWN/DAVE	2531 N 72ND PL	SCOTTSDALE	AZ	85257
MCANINCH FREDERICK C	7317 E VERNON AVE	SCOTTSDALE	AZ	85257
DELEEUW SARAH L	7302 E VERNON AVE	SCOTTSDALE	AZ	85257
CRAIG DOUGLAS W	7319 E OAK ST	SCOTTSDALE	AZ	85257
BLANCHARD SHERRON L/VAN TOL SHELBY R J	7313 E SHERIDAN ST	SCOTTSDALE	AZ	85257
LUFFY WILLIAM J & EILENE M	7305 E VERNON AVE	SCOTTSDALE	AZ	85257
M AND S PROPERTIES LLP	2227 N 71ST ST	SCOTTSDALE	AZ	85257
SWARTZ JERALD D TR	7049 E OAK ST	SCOTTSDALE	AZ	85257
COOPER GREGORY D	2233 N 71ST ST	SCOTTSDALE	AZ	85257
SCHEIRER JERRY N/TIFFANY	7258 E OAK ST	SCOTTSDALE	AZ	85257
MEYER ALAN N/COLLEN S	7253 E VERNON AVE	SCOTTSDALE	AZ	85257
SWEENEY ROBERT S	2428 N 72ND PL	SCOTTSDALE	AZ	85257-0000
BICKLER RICHARD A	2226 N 72ND PL	SCOTTSDALE	AZ	85257-0000
ANDERSON MARGUERITE A/MCNEILL KATHERINE A	7310 E CYPRESS ST	SCOTTSDALE	AZ	85257-1453
PATHUIS KRISTEN J/PATRICIA P/ANDREW F	13558 E PARADISE DR	SCOTTSDALE	AZ	85259
MYER DONATA R	11620 E SAHUARO DR APT 1046	SCOTTSDALE	AZ	85259-3166
LANE FAMILY LIVING TRUST	7666 E EL RANCHO DR	SCOTTSDALE	AZ	85260
ANDERSON HOWARD III/BRIDGEWATER ADRIENNE L TR	8208 E GARY RD	SCOTTSDALE	AZ	85260
RCL PORTFOLIO LLC	14362 N FRANK LLOYD WRIGHT BLVD	SCOTTSDALE	AZ	85260
WILLIAMS TRACY	2302 N 72ND PL	SCOTTSDALE	AZ	85271-0000
DAK PROPERTIES LLC	PO BOX 41448	MESA	AZ	85274
ARACHNIDA COMMERCIAL LIMITED PARTNERSHIP	1350 E CALLE DE CABALLOS	TEMPE	AZ	85284-2404
EMRICH W THOMAS TR	725 S SANTA ANA DR	TUCSON	AZ	85710
SMART & FINAL PROPERTIES I LLC	600 CITADEL DR	COMMERCE	CA	90040
CASTNER GARY D/MARYANN D	8020 CHASE AVE	LOS ANGELES	CA	90045
BHRAC-PHX REAL PROPERTIES LLC	9220 S SEPULVEDA BLVD	LOS ANGELES	CA	90045
SCOTTSDALE PROPERTY INVESTMENTS LLC	PO BOX 18037	BEVERLY HILLS	CA	90209
MAZZOLA RONALD JOHN/KAREN DUMAS	5266 PACIFICA DR	SAN DIEGO	CA	92109
PHXOC LLC	50 SHADE TREE	IRVINE	CA	92603