

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 21, 2016, I posted notification poster(s) for the properties indicated below.

Site(s) must be posted on or before: December 28, 2016

Case No.	Description and Location of Project	No. of Signs	Date Posted
38-DR-2016	Panera Scottsdale, 14826 N Pima Rd	1	12/21/16

Date of Development Review Board Public Meeting: January 5, 2017, AT 1:00 P.M. IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.

S Barge
(Signature)

Acknowledged this 29th day of December 2016.

Lorraine Castro
(Notary Public)

My commission expires 11/15/2020



15 Minute
Today Only

PUBLIC HEARING NOTICE

REQUEST: Approval of the site plan, landscape plan, and building elevations for a new restaurant building with a drive-through service on a 2.9- acre site.

CASE#: 38-DR-2016

DATE: January 5, 2017

HEARING DATE SUBJECT TO CHANGE
PLEASE CHECK OUR WEBSITE FOR LATEST
NO CANCELS

UNLESS OTHERWISE NOTIFIED, ALL
PUBLIC HEARINGS ARE HELD AT:

SCOTTSDALE CITY HALL
3939 N. GARDENWAY 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.

12-21-16

June 17, 2016

Dear Property Owner or Neighborhood Association President:

The purpose of this letter is to inform you that Panera Café has recently submitted to the City of Scottsdale Development Review Board for a 0.42 acre site located at 14826 N. Pima Road, project no. 404-PA-2016. The project is located within Parcel 6, Book 315, Page15, of Northsight II. The proposed project will demo the existing IHOP building and construct a new 4,500 square foot restaurant with drive-thru facility. The site is currently zoning C-2. The proposed project will not modify the existing zoning.

The drive thru will add another great amenity for the Scottsdale Community by enhancing the mobility of residents and visitors. The drive thru window will be located on the rear side of the building and will be screened with abundant landscaping and a proposed screen wall. Additionally, the dumpster area will be screened with a brick wall to match the building's principal material.

Attached is a copy of the site plan which will be provided with our Formal Submittal the City of Scottsdale. Below is the contact information for the Developer, City of Scottsdale and Applicant.

City of Scottsdale

Doris McClay
Planner
7447 E. Indian School Road
Scottsdale, AZ, 85251
(Ph) 480-312-4214

Developer

Justin Knepper
Panera, LLC
3630 S. Geyer Road, Suite 100
Sunset Hills, MO 63127
(Ph) 314-984-2525

Applicant

Eric Williams
Olsson Associates
7250 N. 16th Street, Suite 210
Phoenix, AZ 85020
(Ph) 602-748-1000

I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at 602-748-1000 or ewilliams@olssonassociates.com or by fax at 602-748-1001.

Sincerely,



Eric Williams

Attachment(s): Site Plan

38-DR-2016
08/08/16

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP	APN
GD KS ACQUISITION COMPANY LLC	PO BOX 2148	MILWAUKEE	WI	53201	21552034E
MAMMOTHROCK LLC	229 AVENUE I STE 300	REDONDO BEACH	CA	90277	21552039D
NSHE LISCO LLC	W134 M8675 EXECUTIVE PKWY	MENOMONEE FALLS	WI	53051	21552034M
WAL-MART STORES INC	PO BOX 8050 MS 0555	BENTONVILLE	AR	727160550	21552037H
LIBERTY PROPERTY LP	500 CHESTERFIELD PKWY	MALVERN	PA	19355	21553006G
BANK OF AMERICA NA	101 N TRYSON ST	CHARLOTTE	NC	28255	21552039C
SCU BRONCOS LLC	229 AVENUE I STE 300	REDONDO BEACH	CA	90277	21552039F
UMBRAL 2 LLC	20411 DE BIRCH ST STE 360	NEWPORT BEACH	CA	92660	21552034L
CHICK FIL A INC	5200 BUFFINGTON RD	ATLANTA	GA	30349	21552039E
RAINTREE VENTURE OWNER LLC	1801 CENTURY PARK E SUITE 1240	LOS ANGELES	CA	900672341	21715943
DOUBLE ANCHOR INVESTMENTS LLC	14301 N 87TH ST STE 315	SCOTTSDALE	AZ	85260	21553005Q
VANTAGE FBO HOPE R SHERMAN IRA/ETAL	12565 N 91ST WY	SCOTTSDALE	AZ	85260	21715035A
CH REALTY VII-WPC O SCOTTSDALE NORTHSIGHT LLC	2701 E CAMELBACK RD STE-185	PHOENIX	AZ	85016	21553037
RAINTREE VENTURE OWNER LLC	1801 CENTURY PARK E SUITE 1240	LOS ANGELES	CA	900672341	21715944
WFT RAIN TREE OFFICE CENTER SPE LLC	19625 62ND AVE S STE C-110	KENT	WA	980321109	21754937



