

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, Steve Perone, being first duly sworn, depose and say:

That on September 25, 2018 I posted notification poster(s) for the properties indicated below.

Site(s) must be posted on or before: September 26, 2018

Case No.	Description and Location of Project	No. of Signs	Date Posted
33-DR-2018	Scottsdale Heights, 7225 E Dove Valley Rd	1	9/25/18
27-DR-2018	Bell and Hartford, 8399 E Hartford Dr	1	9/25/18
25-DR-2018	7 Thousand Shea Renovation, 7000 E Shea Bl	2	9/25/18

Date of Development Review Board Public Meeting: October 4, 2018, AT 1:00 P.M. IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.

Steve Perone
(Signature)

Acknowledged this 26th day of September 2018.

Lorraine Castro
(Notary Public)



My commission expires 11/15/2020

Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088

PUBLIC HEARING NOTICE

REQUEST: Approval of the site plan, landscape plan, and building elevations for a new two-story office building.

CASE#: 27-DR-2018

DATE: October 4, 2018

UNLESS OTHERWISE NOTIFIED, ALL
PUBLIC HEARINGS ARE HELD AT:

SCOTTSDALE CITY HALL
3839 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.

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



POSTING DATE:

480-312-7000

9-25-2018

<https://services.scottsdaleaz.gov/bldg/sources/Cases>

LGE | DESIGNGROUP

June 19, 2018
Pre Application Case- 284-PA-2018
Zoning : I-1
Bell and Hartford
NEC Bell and 82nd Street
Pending Address:
8399 E. Hartford Drive
Scottsdale, Az.

Dear Area Property Owner,

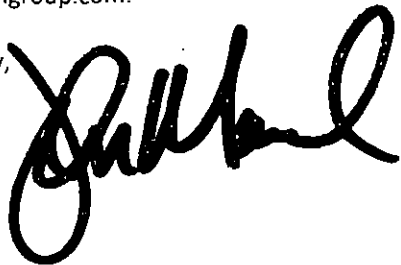
This letter is being sent to notify you of a Design Review request filed with the City of Scottsdale's Planning Division.

LGE is excited to propose a new shell office building at the corner of Bell Road and 82nd Street on a 2.79 acre site. The site is zoned I-1, with I-1 zoning to the north, east and west and R-5 zoning to the south of the site across Bell Road. The facility has been envisioned as a 32,054 S.F. multi-tenant spec office building with a main lobby entry on the northwest corner of the building. The access for the project from Hartford Drive. Parking for the project exceeds the base code requirements with ample parking on both the north and west ends of the site for easy customer and employee access. Covered parking is proposed in two separate canopies central to the lot.

A clean, modern aesthetic is intended for the overall design. The most visible north and south elevations are characterized by a ribbon window system with a metal hood frame. The south side has a painted metal scrim added for visual interest and shade. A large, metal panel wall accents the east elevation, joining smoothly with the roof to form an integral mechanical screen. The main entry is shaded by the large overhang of the second floor window system. Building materials, site, parking and landscaping are all to be in accordance with code requirements and standards.

If you have any questions feel free to contact Jeff Barnes, Senior City Planner at 480-312-2376 or by email at jbarnes@scottsdaleaz.gov or John Mocarski, Project Director, LGE Design Group at 480-966-4001 or by email at Johnm@lgedesigngroup.com.

Sincerely,



John Mocarski
Project Director
LGE Design Group
740 N. 52nd Street
Phoenix, Arizona 85008
480-966-4001

Re: Bell and Hartford
NEC Bell / 82nd Street
Scottsdale, Arizona
City Project Number:284-PA-2018

NOTIFICATION ADDRESSES

PERIMETER CENTER COMMONS LLC
648 N PLANKINTON AVE. SUITE 200
MILWAUKEE, WI
53203

AMBRO AND SON LLP
2000 AMES DR
BURNSVILLE, MN
55306

HARTFORD EXCHANGE LLC
3131 E CAMELBACK RD STE 125
PHOENIX, AZ
85016

MP GLENEAGLES APARTMENTS LLC
4222 E THOMAS RD. SUITE 360
PHOENIX, AZ
85018

WAN HAI LINES ARIZONA LLC
2510 W DUNLAP AVE SUITE 425
PHOENIX, AZ
85021

PROVERBS 35 LLC
PO BOX 72408
PHOENIX, AZ
85050

PASLEY CO
11429 E LE MARCHE DR
SCOTTSDALE, AZ
85251

BROADWAY HI TECH 84 LIMITED
PARTNERSHIP
14851 N SCOTTSDALE ROAD
SUITE 203
SCOTTSDALE, AZ 85254

JOSEPH R BUNCH / DEBORAH A BUN
9472 E CONQUISTADORES DR
SCOTTSDALE, AZ
85255

BRILLION LLC
10040 E HAPPY VALLEY RD - SUITE 390
SCOTTSDALE, AZ
85255

CARDAM MANAGEMENT GROUP INC
8326 E HARTFORD DR - SUITE 100
SCOTTSDALE, AZ
85255

GMONEY REALTY LLC
8551 E ANDERSON DR - SUITE 108
SCOTTSDALE, AZ
85255

PRINCESS PARK HOLDINGS LLC
8328 E HARTFORD DR
SCOTTSDALE, AZ
85255

PERIMETER OFFICE OWNERSHIP LLLP
PO BOX 28216
SCOTTSDALE, AZ
85255

CELAYA JASON
8245 E BELL RD - UNIT 251
SCOTTSDALE, AZ
85260

GIGI LLC
PO BOX 14770
SCOTTSDALE, AZ
85267

NORTH PERIMETER LLC
5025 S JONES - STE 145
LAS VEGAS, NV
89118

FIRST AMERICAN TRUST FSB
10600 W CHARLESTON BLVD
LAS VEGAS, NV
89135

KPN INDUSTRIAL LLC
PO BOX 27240
SAN DIEGO, CA
92198

PRINCESS OFFICE PROPERTIES LLC
2435 E COAST HWY - SUITE 10
CORONA DEL MAR, CA
92625

ROXI PARKVIEW LLC
451 JACKSON ST 3RD FL
SAN FRANCISCO, CA
94104

MELCOR PERIMETER LLC
900 10310 JASPER AVE
EDMONTON, AB
T5J 1Y8

CITY'S STANDARD INTERESTED PARTIES LIST

Annette Petrillo
1169 E. Clovefield Street
Gilbert, AZ
85298

Withey Morris, PLC
Attn: Audry Villaverde
2525 E. Arizona Biltmore Circle
Suite A-212
Phoenix, AZ
85016

Chris Schaffner
7346 E. Sunnyside Dr.
Scottsdale, AZ
85260

Dan Sommer
12005 N 84th Street
Scottsdale, AZ
85260

Land Development Services
Attn: David G. Gulino
7525 E. Camelback Road Suite 104
Scottsdale, AZ
85251

COGS
Attn: Dr. Sonnie Kirtley
8507 East Highland Avenue
Scottsdale, AZ 85251

Ed Toschik, President
7657 E Mariposa Grande Dr
Scottsdale, AZ
85255

Guy Phillips
7131 E. Cholla St.
Scottsdale, AZ
85254

Gainey Ranch Community Association
Attn: Jim Funk
7720 Gainey Ranch Road
Scottsdale, AZ
85258

Jim Haxby
7336 E. Sunnyside Dr.
Scottsdale, AZ
85260

Berry Riddell, LLC
Attn: John Berry/Michele Hammond
6750 E Camelback Rd, Ste 100
Scottsdale, AZ
85251

John Washington
3518 N Cambers Court
Scottsdale, AZ
85251

Leon Spiro
7814 E Oberlin Way
Scottsdale, AZ
85266

Linda Whitehead
9681 E Chuckwagon Lane
Scottsdale, AZ
85262

Lori Haye
P.O. Box 426
Cave Creek, AZ
85327

Maricopa County Superintendent of Schools
4041 N. Central Avenue Suite 1200
Phoenix, AZ
85012

Arizona Department of Transportation
Attn: Project Management
205 S. 17th Avenue MD 6012E
Phoenix, AZ
85007

Mail Station PAB348
Attn: Sherry Wagner
P.O. Box 52025
Phoenix, AZ
85072

Arizona Commerce Authority
333 N. Central Avenue, Suite 1900
Phoenix, AZ
85004

Southwest Gas Corporation
2200 N. Central Ave. Suite 101
Phoenix, AZ
85004

Bob Griffith
7127 E. Rancho Vista Dr. #4002
Scottsdale, AZ
85251

Patti Badenoch
5027 N. 71st Pl
Scottsdale, AZ
85253

Carla
3420 N. 78th Street
Scottsdale, AZ
85251

AT&T
Attn: Mike McNeal, Supervisor
1231 W. University Drive
Mesa, AZ
85201

Spring Creek Development
Attn: Randall P. Brown
7134 E. Stetson Drive; Suite 400
Scottsdale, AZ
85251

Withey Morris, PLC
2525 E. Arizona Biltmore Circle; Suite A-212
Phoenix, AZ
85016

Paradise Valley Unified School District
15002 N. 32nd Street
Phoenix, AZ
85032

Earl, Curley & Lagarde, P.C.
3101 N. Central Avenue, Ste. 1000
Phoenix, AZ
85012

Eric Gold
25499 N. 104th Way
Scottsdale, AZ 85255

Vickie Falen
10520 N 117th Pl
Scottsdale, AZ
85259

Arizona State Land Department
Attn: Planning & Eng. Section Manag
1616 W. Adams Street
Phoenix, AZ
85007

Town of Fountain Hills
Attn: Richard Turner
16705 E. Avenue of the Fountains
Fountain Hills, AZ
85268

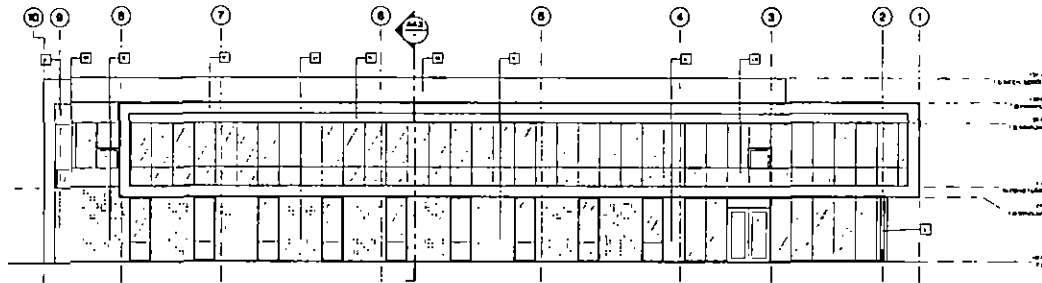
Gammage & Burnham, PLC
2 N. Central Avenue, 15th Floor
Phoenix, AZ
85004

Granite Reef Neighborhood Resource
1700 N Granite Reef Road
Scottsdale, AZ
85257

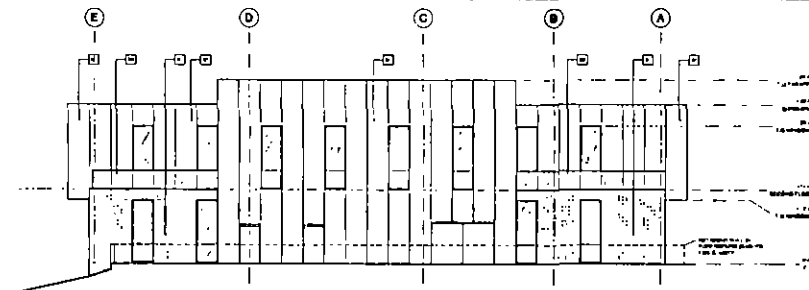
Juli A. Eckmann
4020 N. Scottsdale Road, Unit 2007
Scottsdale, AZ
85251

Bob Mountz
23005 N. 74th Street, #1214
Scottsdale, AZ
85255

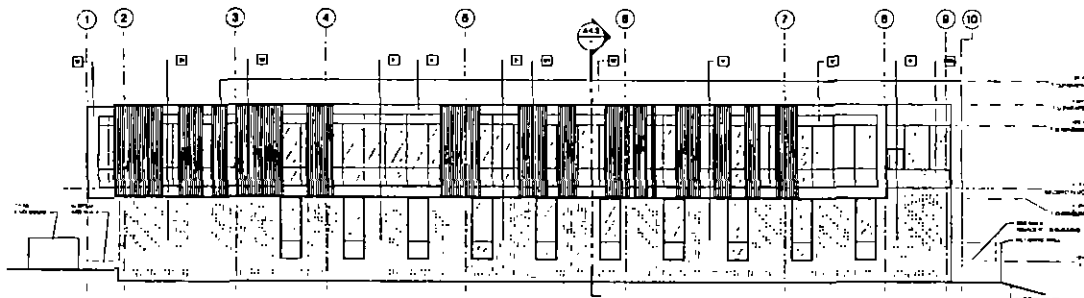
Wade Tinant
4614 E. Running Deer Trail
Cave Creek, AZ
85331



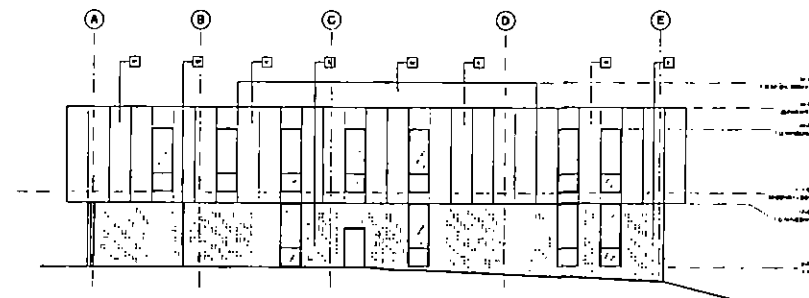
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

MATERIAL/FINISH SCHEDULE

KEY	DESCRIPTION
1	1" x 4" x 10' CENTER EXPOSED SMOOTH FACE BLOCK - PAINTED
2	1" x 4" x 10' CENTER EXPOSED SMOOTH FACE BLOCK - PAINTED
3	1" x 4" x 10' CENTER EXPOSED SMOOTH FACE BLOCK - PAINTED
4	1" x 4" x 10' CENTER EXPOSED SMOOTH FACE BLOCK - PAINTED
5	1" x 4" x 10' CENTER EXPOSED SMOOTH FACE BLOCK - PAINTED
6	1" x 4" x 10' CENTER EXPOSED SMOOTH FACE BLOCK - PAINTED
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8	1" x 4" x 10' CENTER EXPOSED SMOOTH FACE BLOCK - PAINTED
9	1" x 4" x 10' CENTER EXPOSED SMOOTH FACE BLOCK - PAINTED
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GLAZING KEY

MATERIAL	DESCRIPTION
1	1" x 4" x 10' CENTER EXPOSED SMOOTH FACE BLOCK - PAINTED
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10	1" x 4" x 10' CENTER EXPOSED SMOOTH FACE BLOCK - PAINTED

PAINTING NOTES

1. PAINTER TO PROVIDE 1 COAT OF PRIMER WITH ALL DISCREPANCY REPAIRS AND PATCHES TO BE MATCHED TO EXISTING SURFACES.
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3. PAINTER TO PROVIDE 1 COAT OF PRIMER WITH ALL DISCREPANCY REPAIRS AND PATCHES TO BE MATCHED TO EXISTING SURFACES.
4. PAINTER TO PROVIDE TWO COATS OF PRIMER TO ALL EXPOSED SURFACES AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER RESISTANT FINISH.

LGE DESIGN GROUP
140 N. 5th Street, Phoenix, AZ 85006
P. 480.886.4001

BELL & HARTFORD

NEC BELL RD & BOND ST
SCOTTSDALE, AZ



PRELIMINARY
NOT FOR
CONSTRUCTION

DATE: 06/20/2018
BY: [Signature]
CHECKED BY: [Signature]
PROJECT NO: [Number]
SHEET: [Number]

A4.1

DESIGN REVIEW SUBMITTAL - 06/20/2018