

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

**Citizen
Review**



Affidavit of Posting

Office of the City Clerk

STATE OF ARIZONA)
)
 COUNTY OF MARICOPA) ss

I, Melissa Berry, being first duly sworn, depose and say:

That on April 3, 2019, I posted notification poster(s) for the properties indicated below.

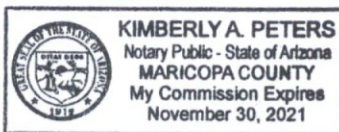
Site(s) must be posted on or before: April 8, 2019

Case No.	Description and Location of Project	No. of Signs	Date Posted
49-DR-2018	Hyatt Crossroads, 18513 N Scottsdale Rd	1	4/3/19
56-DR-2018	Verizon PHO Preamble, 14724 N 90 th St	1	4/3/19

Date of Development Review Board Public Meeting: April 18, 2019, AT 1:00 P.M. IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.

(Signature)

Acknowledged this 3rd day of April 2019.



(Notary Public)

My commission expires November 30, 2021

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 hotel with 232 guest rooms in a 9-story-tall building, with approximately 130,000 square feet of building area, and a 2-story-tall parking structure, all on a 2.44-acre site.

CASE#: 49-DR-2018

DATE: April 18, 2019

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



480-312-7000

1:00 P.M.

SCOTTSDALE CITY HALL

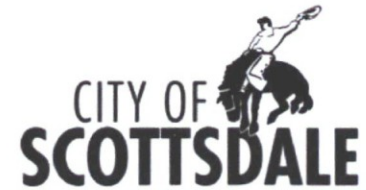
YOU ARE cordially invited to all
Public Hearings and to all City
Council Meetings.

SCOTTSDALE CITY HALL
4001 N. CENTRAL AVENUE, SUITE 100
SCOTTSDALE, AZ 85261

YOUR COMMENTS ABOUT THIS REQUEST CAN BE MADE
PRIOR TO OR AT THE PUBLIC HEARING. PLEASE
IF YOU NEED TO SPEAK AT THE HEARING PLEASE
ARRIVE EARLY TO THE CITY OF SCOTTSDALE

4-3-19

Community Input Certification



CASE NO: 292-PA 16

PROJECT LOCATION: Northwest corner of Chauncey Lane and 73rd Place

COMMUNITY INPUT CERTIFICATION

In the City of Scottsdale it is important that all applicants for rezoning, use permit, and/or variances inform neighboring residents, affected school districts, and other parties that may be impacted by the proposed use, as well as invite their input. The applicant shall submit this completed certification with the application as verification that such contact has been made.

DATE	NAME (Person, Organization, Etc. and Address)	Type of Contact		
		Meeting	Phone	Letter
9/25/18	Arizona State Land Department			9/25/18
9/25/18	BCB Group Investments, LLC			9/25/18
9/25/18	The View at Cascade Luxury Apartments, LLC			9/25/18
9/25/18	Chauncey Retail Partners, LLC			9/25/18
9/25/18	JLB Scottsdale MArketplace, LLC			9/25/18
9/25/18	Car Uni AZ Scott, LLC			9/25/18
9/25/18	MCT Investment Properties III, LLC			9/25/18

Signature of owner/applicant

9/25/18

Date

49-DR-2018
11/02/2018

Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • www.ScottsdaleAZ.gov

NEIGHBORHOOD LETTER

September 24, 2018

Hyatt Scottsdale

From: Matthew Kosednar/Joe Tomson
Allen + Philp Partners
7154 E. Stetson Dr., 4th Floor
Scottsdale, AZ 85251

To: Arizona State Land Department
1725 W. Greentree Drive, Suite 114
Tempe, AZ 85284

To: BCB Group Investments, LLC
4255 W. Thunderbird Road
Phoenix, AZ 85053

To: The View at Cascade Luxury Apartments, LLC
7010 E. Acoma Drive, Suite 204
Scottsdale, AZ 85254

To: Chauncey Retail Partners, LLC
140 E. Rio Salado Parkway, Unit 209
Tempe, AZ 85281

To: JLB Scottsdale Marketplace, LLC
3890 W. Northwest Hwy., 7th Floor
Dallas, TX 75220

To: Car Uni AZ Scott, LLC
8270 Greensboro Dr. Suite-950
McClean, VA 22102

To: MCT Investment Properties III, LLC
P.O. Box 27710
Scottsdale, AZ 85255

To the above listed property owners & managers,

The purpose of this letter is to communicate our intention to build a hotel located at the northwest corner of Chauncey Lane and 73rd Place, Scottsdale AZ 85255.

The development team of Valhalla Hospitality Group and Hyatt Hotels Corporation, along with architect Allen + Philp Partners is currently seeking approval with the City of Scottsdale Development Review Board to improve a 2.44 acre vacant pad located at 18513 N. Scottsdale Road, which is the northwest corner of Chauncey Lane and 73rd Place. This new nine-story 132,882 SF freestanding hotel building will add 229 hotel rooms to the neighborhood. The property is currently zoned PRC, PCD, PSD. (Planned Regional Center, Planned Community District, Planned Shared Overlay District)

The architecture of this building will continue to portray sensitive design principles that strengthen the character of the area, provide identity to the neighborhood and maintain the Scottsdale quality of life. We invite you to review the attached documents for more details. If you have any questions or comments, please express them in writing to Matthew Kosednar or Joe Tomson at Allen + Philp Partners in a timely manner.

Thank you,

Matthew Kosednar
Partner, Architect

Cc: Greg Bloemberg (Project Coordinator)
City of Scottsdale Planning & Development Services, phone number: 480-312-4306

Tod Decker (Owner/Operator)
Valhalla Hospitality Group

Matt Raine (Owner's Representative)
Evolution Hospitality

Chase Engquist

From: Receptionist
Sent: Tuesday, September 25, 2018 11:40 AM
To: Chase Engquist
Subject: Hyatt Scottsdale

Good Moring Chase,

The Neighborhood notification letters went out this morning in First class mail for the Hyatt Scottsdale Project.

Thank you

Nicole Reeve

Receptionist | receptionist@allenphilp.com



7154 East Stetson Drive | 4th Floor | Scottsdale, AZ 85251 | 480.990.2800 | www.allenphilp.com