



Neighborhood Notification

Open House Information

Citizen Comments

Affidavit of Posting

Site Sign

Legal Protest

Residences on McDowell Neighborhood Meeting Sign-In Sheet Thursday, June 14, 2018

[illegible]

Residences on McDowell
Neighborhood Meeting Sign-In Sheet
Thursday, June 14, 2018

First Name	Last Name	Street Address	City, State & Zip
Jenny Whitely	Whitely	6721 E McDowell RD 322L	Scottsdale

March 15, 2019



Greg Bloemberg
Senior Planner
City of Scottsdale
7447 E. Indian School Road, Suite 105
Scottsdale, AZ 85251

RE: 54-DR-2018
JLB – The McDowell

Dear Greg,

This letter is in response to the City of Scottsdale's 1st Review Comments dated January 7, 2019 for The McDowell Design Review Board Submittal (54-DR-2018). The following responses and attached materials are intended to provide the requested information to City Staff.

1. Please revise the site plan, and any other plans that show the building footprint, to match the detail included as part of the development plan approved with case 12-ZN-2018 (dated 12/4/18) that indicates an increased setback in the building footprint adjacent to the decel lane on McDowell Road.

Response: The Site Plan has been revised to match the detail included as part of the development plan approved with case 12-ZN-2018 (dated 12/4/18) that indicates an increased setback in the building footprint adjacent to the decel lane on McDowell Road. An additional enlarged McDowell Road setback exhibit has also been included.

2. Please revise the site plan to include location of all screen walls. Refer to Sections 7.107, 9.106.F and 10.501.H of the Zoning Ordinance.

Response: The Site Plan has been revised to show screen walls. A Site Wall Exhibit has also been added showing the proposed walls, fences, and gates.

3. Please revise the project narrative to address the criteria outlined in Section 1.904.A.4 of the Zoning Ordinance.

Response: The project narrative has been revised to address the previously missing criteria.

4. Please provide a design concept for the public plaza space demonstrating compliance with Stipulation #8 from case 12-ZN-2018.

Response: An enlarged plan and section has been added to the plan set with the square footage added to demonstrate its compliance greater than 2,500 square feet, with seating and shade elements, and an 8' wide path connection to trail.

5. Please provide an enlarged version of the design concept for the elevated plaza, similar to what was provided for case 12-ZN-2018, as well as a cross-section that will help the Board understand the relationship of the plaza to the canal bank.

Response: An enlarged plan and section of the elevated plaza has been provided.

6. Related to Comment #1 above, please revise the landscape plan to show additional plantings within the increased setback at the decel lane.

Response: The landscape has been adjusted along the street frontage to reflect the increased setback.

7. In response to Stipulation #6 of the zoning case, please revise the landscape plan to include Cascalote trees and/or a combination of groundcover/shrubs from the list of species identified for the "Traditional Resort Theme" palette of the McDowell Road Streetscape Design Guidelines along the McDowell Road frontage.

Response: Cascalote trees have been added to the frontage. From the Traditional Resort Theme the following plants are on the frontage: Mexican Fan Palm, Cascalote, Bougainvillea, and Desert Spoon. The only plants not used from the list are Rosemary and Angelita Daisy.

8. Please revise the landscape plan to include summary data indicating the landscape area (in square feet) for on-site, right-of-way and parking lot landscaping. Refer to Section 10.200 of the Zoning Ordinance.

Response: Landscape area has been added to the plans in the bottom right corner of the plan sheet.

9. Please revise the landscape legend to include the quantity of proposed plants. Refer to Section 10.200 of the Zoning Ordinance.

Response: The landscape legend has been revised to include the quantity of plants.

10. Please coordinate the landscape plan with the lighting plan in order to avoid conflicts between mature-size trees and light poles/fixtures. To avoid conflicts between mature-size trees and light fixtures, shift either the location of trees or the location of light fixtures so there is at least 20 feet between tree trunks and light fixtures. Refer to Section 7.600 of the Zoning Ordinance and Sensitive Design Principle 13.

Response: See revised landscape plan that shows coordination between trees and pole mounted fixtures. A 20-foot radius around pole mounted fixtures has also been added to the landscape plans. The lighting plans have also been updated reflect this coordination. (Note: The lighting plans do not include landscape symbols per city review comment #48.)

11. Please provide information and details related to screening devices to be utilized for screening of any mechanical equipment. Refer to Sections 1.904.A.4 and 7.105 of the Zoning Ordinance.

Response: Parapets will provide screening for all roof top mechanical equipment. Please refer to Details #01 & #02 on the Drainage, Mechanical Screening exhibit for more information.

12. Provide information and details related to the roof drainage system. Refer to Section 7.105 of the Zoning Ordinance.

Response: Please see Details #01 & #02 on the Drainage, Mechanical Screening Exhibit for roof drainage intent. Overflow will be brought to daylight at base of building. Roof drains will be brought through chases in the corridor that will then be tied into the storm sewer.

13. Please provide information and illustrations for all building-mounted fixtures. Refer to Section 7.600 of the Zoning Ordinance.

Response: Please see Detail #01 on the Shading Door & Window Details sheet for illustration of building mounted fixtures, including a typical balcony with ceiling mounted lights. Building lighting is also shown on the building elevations. For lighting cut sheets please refer to lighting plans DR3.0, DR4.0 & DR5.0.

14. Notes and dimensions on 24 X 36 sheets appear to be 6-point font size or less. Please revise the notes and dimensions so they are minimum 12-point font size (1/6 of an inch). Refer to the Plan and Report Requirements for Development Applications (PRRDA) and Section 1.305 of the Zoning Ordinance.

Response: All notes and dimensions have been revised to be minimum 12 point.

15. Please revise the site plan to include locations for all above-ground utility equipment. Utility equipment should be located so that it does not conflict with pedestrian amenities, resident amenities, landscape features and/or on-site circulation. Refer to the PRRDA.

Response: The Site Plan has been revised to show all above-ground utility equipment and we have ensured they are free of conflicts.

16. Please contact Salt River Project (SRP) to coordinate installation of electric lines and location of electrical equipment to serve the proposed development. Contact: Bob Trzepakowski, SRP Construction Relations Manager, 602-236-8173. Refer to the Site Design Section of the Commercial Design Guidelines.

Response: We have been in contact with SRP to start the initial plan review and design process.

17. Perimeter and site walls shall be constructed with 6- or 8-inch-wide concrete or masonry blocks, 8-inch-wide brick, stone, concrete or similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the building unless they are split-faced, grid or similar decorative types of block. Grade breaks should be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments and/or heights and/or piers or buttresses for walls over 200 feet in length. Vary the horizontal and vertical alignment of the wall for visual interest. Refer to Section 2-1.205.A of the DSPM.

Response: The existing perimeter walls will be utilized along the east, south, and the southern half of the west property line. For new walls that will be constructed, we have provided an exhibit showing wall details that meet the city's requirements.

18. Please provide information and illustrations for the proposed "Mural/Art Wall" indicated on the north, south and west elevations of Building II. Refer to the PRRDA.

Response: A new Mural Elevation Exhibit has been provided that provides information and illustrations of the mural/art wall. The mural will be of a mid-century modern inspired scene by noted Palm Springs artist Josh Agle.

19. Please revise the building elevations to include locations for all wall-mounted external light fixtures. Refer to the PRRDA.

Response: The Building Elevations have been updated to include all wall-mounted external light fixtures. Also, please see Detail #01 on the Shading Door & Window Details sheet for illustration of building mounted fixtures, including a typical balcony with ceiling mounted lights.

20. Please revise the applicable building elevation to include the location of the electrical service entrance section (SES) or electrical meters and service panels. The SES or electrical meters and service panels shall be incorporated into the building design, either in a separate utility room or with the face of the SES flush with the building face. An SES that is incorporated into the building design shall not be located on the side of the building that is adjacent to a public right-of-way, roadway easement or private streets. Refer to Section 2-1.402 of the DSPM.

Response: The Building Elevations have been updated to include callouts for all SES and electrical meter locations. The meters have been placed into meter rooms where it was feasible. At other locations, the meters have been placed in interior corridors flush with the corridor wall and are not visible from outside the building. The SES are mounted externally flush with the building face and facing the interior of the project.

21. Please confirm all exterior mechanical, utility and communications equipment will be screened by a parapet that matches the architectural characteristics, color and finish of the building. Parapet wall height for roof-mounted equipment shall be equal to or higher than the height of the tallest unit. Refer to Section 2-1.401.1 of the DSPM.

Response: The parapet wall will be tall enough to provide screening for all roof top mechanical equipment. Please refer to Details #01 & #02 on the Drainage, Mechanical Screening sheet for more information.

22. Please confirm roof drainage will be internal to the building, except for necessary overflow scuppers. If overflow scuppers are provided, they shall be integrated with the design of the building. Areas devoted to rooftop drainage shall be designed and constructed to minimize erosion and/or staining of nearby walls and directs water away from the building foundation. Refer to Section 2-1.404.4 of the DSPM.

Response: The roof drainage will be internal to the buildings. Please see Details #01 & #02 on Drainage, Mechanical Screening sheet for roof drainage intent. Roof drains will be brought through chases in the corridor that will then be tied into the storm sewer. Overflow will be brought to daylight at base of building.

23. The water Basis of Design (BOD) has been accepted. The sewer BOD has not been accepted. Please revise the sewer BOD to respond to/address the following:

- Based on additional analysis provided in the DRB BOD, including areas 6 and 7, specifically the hydraulic limitations on pipe 7, only approximately 130 gpm is allowed south of Bellevue Street from the existing and proposed areas (this was set at 230 gpm at zoning). Revise accordingly. Refer to Section 7-1.404 of the DSPM.
- Although all alternatives include installing a new sewer line in Bellevue out to Scottsdale Road, there are variations on how to do this. Please revise the BOD to propose a more specific plan to define the sewer extension and connection alternative, and provide necessary details on how sewer flows will be routed to ensure that hydraulic standards are not exceeded. Refer to Section 7-1.404 of the DSPM."

Response: The Sewer Basis of Design was approved on 2/11/19. See attached copy.

24. Please revise the drainage report and the preliminary grading and drainage (G&D) plan to include a minimum 75% level of detail, per Appendix 4-1A of the DSPM.

Response: The drainage report and preliminary grading and drainage plans have been revised to include the minimum level of detail.

25. Based on the preliminary Lower Indian Bend Wash Area Drainage Master Study (LIBW-ADMS) Flo-2D results (as indicated in the graphic on the following page), it appears offsite flows in excess of 15 cfs enter the site near the northeast corner, along the south property line of parcel 129-34-053R (6701 E. McDowell Road). Please survey additional area around this location and confirm if this is indeed the case. Discuss credibility of the LIBW-ADMS Flo-2D results in the drainage report utilizing an appropriate LIBW-ADMS Flo-2D results exhibit. Refer to Appendix 4-1A of the DSPM.

Response: We have surveyed the western boundary of the adjacent property at 6701 E. McDowell Road (129-34-053R). We have also looked at historical aerial photography of the site. From our research, we have determined that when 6701 E. McDowell Road was constructed in the 1960s it appears to have drained onto the open field that existed on the current project site. When our project site was developed in 1986 they incorporated the offsite flows from 6701 E. McDowell Road into the project design by building a small concrete drainage channel structure with retaining wall on the eastern edge of our property line. This captures the small amount of offsite flows from the neighboring property and then allows it to percolate into the ground. The amount of flow is nowhere near 15cfs due to the over one foot grade rise from the McDowell Road gutter to the grade break in the driveway of 6701 E. McDowell. This grade differential does not allow storm water to enter 6701 E. McDowell Road from the street. The only water from offsite that goes onto our property is the parking lot surface runoff from 6701 E. McDowell. Due to this research and the fact that the condition is pre-existing for the past 30+ years, we plan to leave the concrete drainage structure and retaining wall in place to continue to capture the small amount of runoff. If 6701 E. McDowell Road is redeveloped, we would expect the new owner to redesign its site to retain all storm water.

26. A Drainage Easement (DE) must be dedicated over the proposed underground storm water storage basin. The DE must be based on a minimum five-foot offset/horizontal clearance from the outer edge of the underground storm

water storage basin. Access to the DE from the nearest public right-of-way must be consistent with the following "Access Easement" criteria outlined in Section 4- 1.600.C of the DSPM.

No solid walls or structures are permitted within the DE (dedicated over underground storage). Please revise the G&D plan to indicate the location of the DE and Access Easement. Easements must be shown on all G&D sheets. Refer to Appendix 4-1A of the DSPM."

Response: Please see attached draft Map of Dedication with the Drainage Easement.

27. It appears a low point is being created along the driveway into the site from McDowell Road. It is unclear where ponding floodwater at that location will ultimately be conveyed. Please explain and demonstrate. Provide an additional cross-section at this location, extending from the centerline of McDowell Road to the proposed grade break in the driveway. Refer to Appendix 4-1A of the DSPM.

Response: The comment did not specify which driveway was of concern, so we have provided cross-sections at both the eastern and western driveways. We have reviewed these areas and do not see any potential ponding.

28. With the next submittal, provide a preliminary Map of Dedication (24 X 36) for the DE and Access Easement. Refer to Appendix 4-1A of the DSPM.

Response: Please see attached draft Map of Dedication.

29. Please provide two additional cross-sections along and across the proposed underground storm water storage basin, extending beyond the limits of the DE. Add these two sections to Sheet C3.40. Show and label the detail of the proposed underground storm water storage basin, as well as the DE limits on these sections. Refer to Appendix 4-1A of the DSPM.

Response: Cross sections (E/C3.50 and F/C3.50) have been added at both the north and south end of the underground storage pipe. Please see the Grading & Drainage Plans.

30. Please revise all G&D sheets to indicate the adjacent APN numbers. Refer to Appendix 4-1A of the DSPM.

Response: APN numbers have been added. Please see the Grading & Drainage Plans.

31. Please provide design details for proposed hardscape and pavement design, shade devices and materials and pedestrian amenities. Refer to the PRRDA.

Response: Hardscape materials have been added to the Hardscape plans. Emphasis has been given to placing trees, ramadas and covered building overhangs to provide shade for pedestrians. Please see the Elevated Plaza Enlargement Exhibit and the Public Plaza Enlargement Exhibit for further details.

32. Please revise the landscape plan to include the following note: "Thorny trees, shrubs and cacti shall be planted so that their mature size/canopy will be at least four feet from any walkways or parking area curbing". Refer to Section 2-1.501.L of the DSPM.

Response: The note has been added to the landscape planting plan.

33. Please revise the site plan and/or circulation plan to provide for a turnaround at any dead-end in excess of 300 feet in length. Refer to Section 2-1.303 of the DSPM.

Response: No dead end exceeds 300'. The Site Plan and Circulation Plan have been revised to better call out the the 236'-4" length of the dead-end.

34. Please provide details for the proposed trash compactor, i.e. size, dimensions, etc. Confirm the height of the wall around the compactor will be a minimum of two feet higher than the height of the compactor.

Response: The Site Details sheet has been updated to show the 8'-8" height of the trash compactor and the enclosure wall that is 2'0" higher. The project will use a Marathon RJ-250SC trash compactor and we have provided the specification sheet for your review.

35. Please revise the site plan as needed to confirm a concrete apron sufficient length for the service vehicle to pick up and drop off is being provided.

Response: The Site Plan has been revised to show a 30' long concrete apron matching COS Standard Detail 2146-1.

36. Please confirm on the site plan that the westernmost driveway will be designed to match the Type CH-2 driveway (Supplement to MAG Detail #2257), and that the easternmost driveway will be designed to match the Type CH-1 driveway (Supplement to MAG Detail #2256).

Response: The Site Plan has been revised to show the CH-1 driveway detail on the easternmost driveway. However, please note that the Zoning Case Stipulations (Ordinance No. 4381) states "CL-1". Additionally, we do not feel that the CH-2 driveway detail is appropriate for the westernmost driveway and would like to leave the driveway detail as currently shown.

37. The foot-candle maximums proposed under the carports is rather excessive (26.2 FC's at some locations). Please amend the manufacturer's cut sheet for the proposed "SD" fixture to call out the proposed lumen output, and verify the fixture will include integral shielding, as required by Section 2-1.208 of the DSPM. Also verify compliance with Table 7.602.A.2 of the Zoning Ordinance. Additionally, for the carports nearest to the east and south property lines, the "SD" fixtures should be mounted on the inside of the horizontal beam closest to the property line, so the lighting is directed in toward the site away from the adjacent residential communities. Revise lighting plan accordingly.

Response: The SD fixture has been replaced. The new SD fixture is the Columbia Lighting LXEM and includes a DFA shielding lens to eliminate glare concerns. The cut sheet has been provided on DR3.0 and the specific lumen output is listed in the Luminaire Schedule on DR2.0. The previous fixture had a lumen output of 9,327 lumens versus the new

light fixture that has a lumen output of 3,343 lumens, so the FC totals are dramatically reduced. Additionally, we have revised the carport plans and reduced the total number of SD fixtures to lower FC totals. We have also mounted the SD fixtures at the east and south boundaries on the carport horizontal beam to avoid glare.

38. The proposed "SD" light fixture is not acceptable due to the exposed light source and lens, both of which will result in excessive glare. Please provide an alternative light fixture that will direct light to the site areas intended to be illuminated. Refer to Section 2-1.208 of the DSPM.

Response: The SD fixture has been replaced. The new SD fixture is the Columbia Lighting LXEM fixture that includes a DFA shielding lens to eliminate glare concerns. Please see sheet DR3.0 for details.

39. Please provide a "materials 1 photo.pdf" and materials 2 photo.pdf" that are in focus. As submitted, they are impossible to read. Refer to the PRRDA.

Response: See attached CD for revised photos that are in focus.

40. Please provide a floor plan or roof plan that indicates and illustrates the location of any roof access ladder(s). Refer to Section 2-1.401.3 of the DSPM.

Response: Please see the revised roof plans showing the roof hatch locations.

41. Please revise the site plan and circulation plan to show the pedestrian bridge over the Cross-Cut Canal and identify the pedestrian connections from the site to the path system on the canal bank.

Response: The Site Plan & Circulation Plan have been revised to show the pedestrian bridge. The three pedestrian connections to the canal have also been called out. An enlarged plan and section has also been added for the public plaza that shows the connection to the pedestrian path at that location in more detail.

42. Please revise the site plan to more accurately identify the location of the south property line after any alley dedications. A minimum alley width of 18 feet shall be provided adjacent to this site.

NOTE: The City's LIS maps indicate an existing 18-foot wide fee-title alley; which would suggest no additional dedication is required (contrary to the site plan).

Response: The Site Plan has been revised to remove the callouts for proposed alley dedications and show the alley as existing. The included ALTA Survey confirms the 18' alley is already in existence. No further dedications are needed.

43. Please revise the site plan to more clearly identify the pedestrian connection from the elevated plaza to the canal bank, and clarify if the connection will provide direct access to the canal bank, taking into consideration any differentiation in grade.

Response: The Site Plan has been revised to correctly show the elevated plaza. To provide clarity of this area, we have included an enlarged plaza exhibit that shows the area in both plan and section view. The enlarged exhibit clearly shows that the connection will provide direct access to the canal trail at the same grade elevation.

44. The Open Space Plan appears to indicate the limits of the public plaza space extending onto the project site (east of the proposed perimeter fence). Please revise the graphic to accurately represent the limits of the public plaza space and adjust the square footage in the legend accordingly if needed.

Response: The Open Space Plan has been revised to correctly show the public plaza area. The square footage amounts in the legend have been updated. Please see the enlarged public plaza landscape plan for additional information and confirmation of the total square footage.

45. The Open Space Plan appears to indicate common open space extending beyond the south property line into the alley. Please revise to show all required open space on-site and adjust calculations if needed (refer to Comment #28 above).

Response: The Open Space Plan and calculations have been revised to not include any part of the alley.

46. Please identify the type of NFPA 13 suppression system to be installed in the parking garage, and show the location of required Fire Department Connection and Riser Room (if using a 13R or 13 system).

Response: There is no structured parking garage on this project. The entire project will be sprinkled to conform with NFPA-13. The FDC and Riser Room locations have been located on both the Site Plan and Building Plans.

47. Note: Refuse enclosures must be consistent with COS Standard Details 2146-1 or 2147-1.

Response: The refuse enclosure has been updated to be consistent with COS Standard Detail 2146-1.

48. Please revise the lighting site plan to eliminate the landscape symbols.

Response: The site lighting plan has been revised to eliminate landscape symbols.

49. Please note: Based on Scottsdale Revised Code (SRC), Chapter 46, Article VI, Protection of Archaeological Resources (Section 46-132) - Surveys of archaeological sites and exemptions, this development proposal will be exempt from the requirement to provide an archaeological resources survey and report; however, any development on the property is still subject to the requirements of Section 46-134 of the SRC - Discoveries of archaeological resources during construction.

Response: Understood. We will follow the requirements of Section 46-134 during construction.

If you have any questions please contact me at 480.800.3072 or at rkleinau@jlbpartners.com.

Sincerely,

Ryan Kleinau
JLB Partners LLC

Submitted Documents Include:

1. Response Letter
2. Revised Narrative
3. Site Plan
4. Enlarged Set Back Exhibit at McDowell Road
5. Site Details
6. Open Space Plan
7. Circulation Plan
8. Elevations – Color
9. Elevations - Black & White
10. Landscape Planting Plan
11. Hardscape Plan
12. Photometric Analysis
13. Lighting Site Plan
14. Lighting Cut Sheets
15. Building Floor Plans
16. Perspectives
17. Streetscape Elevation
18. Shading Features Exhibit
19. Mechanical Screening Exhibit
20. Mural Exhibit
21. Typical Unit Plans
- A1. Exterior Material Sample Board
- A2. Trash Compactor Cut Sheet
- C1. Waste Water Basis of Design (Approved)
- C2. Drainage Report
- C3. Grading & Drainage Plans
- C4. Survey Exhibit for 6701 E. McDowell
- C5. Driveway Section Cut Exhibit
- L1. Site Walls Exhibit
- L2. Plaza Enlargement and Section Exhibit
- L3. Public Plaza Enlargement Exhibit
- L4. McDowell Road and South Property Line Enlargement Exhibit
- M1. Map of Dedication
- M2. MOD Boundary Closures
- M3. Legal Description
- M4. Title Commitment
- M5. ALTA Survey
- CD. CD of Submitted Files

May 6, 2019



Greg Bloemberg
Senior Planner
City of Scottsdale
7447 E. Indian School Road, Suite 105
Scottsdale, AZ 85251

RE: 54-DR-2018
JLB – The McDowell

Dear Greg,

This letter is in response to the City of Scottsdale's 2nd Review Comments dated April 15, 2019 for The McDowell Design Review Board Submittal (54-DR-2018). The following responses and attached materials are intended to provide the requested information to City Staff.

1. The response provided in the response letter alone is not adequate to validate or invalidate the Lower Indian Bend Wash Area Master Drainage Study (LIBW - AMDS) Flo-2D results (refer to redline graphic in folder) since the LIBW - AMDS Flo-2D results are now officially being adopted and are published by the FCDMC. As such, an 11X 17 exhibit of the LIBW - AMDS Flo-2D results for the site must be included in the report, and the report must discuss in detail in the Hydrology Section the findings of the LIBW - AMDS Flo-2D results applicable to this site. Survey additional area if needed and show additional survey contours and/or spot elevations on all relevant drainage exhibits in the report to respond to the LIBW - AMDS Flo-2D results. Discuss how the proposed on-site grading and/or improvements affect the LIBW - AMDS Flo-2D results. Please revise report accordingly.

Response: The civil engineer has performed further onsite investigation and survey work to provide a complete picture of the offsite flows from the adjacent property located at 6701 E. McDowell Road (129-34-053R). The engineer's findings are discussed in Sections 3.1 and 4.4 of the updated Drainage Report. Also provided in the updated Drainage Report is the requested exhibit (Figure #6) that shows the additional survey spot elevations.

The requested exhibit (Figure #6) shows the offsite parcel is currently divided into five distinct areas of surface drainage. Of those five areas, only one area (Labeled as Area #3 - totaling 0.174 acres) directs surface flows onto the site. Following the Rational Method it was determined that the offsite flow entering the site from Area #3 is a total of 1.20 cfs. Due to the minimal impact, this 1.20 cfs of offsite flow is being allowed to follow its historical path and will be managed within the current system. This offsite flow doesn't contribute to the proposed drainage system in this proposed development.

Upon determining the total of 1.20 cfs of offsite flows, the engineer then contacted the Maricopa County Flood Control District to discuss the discrepancy from the LIBW_ADMS Flo-2D Study. The Flood Control District confirmed that such discrepancies should be expected due to the fact that the LIBW_ADMS Flo-2D Study is done as a master regional study at a macro level and results within the master study should not be interpreted directly to

the micro or individual property level. Therefore, we believe the 1.20 cfs of offsite flows is correct and is fully accounted for in the current system design.

2. Please revise all applicable sheets of the G&D plan to show and label the Drainage and Flood Control (DFC) easement(s), from the public right-of-way along McDowell Road to beyond the south end of the proposed underground storage basin.

Response: All Grading and Drainage sheets have been revised to show and label the Drainage and Flood Control easements. They are labeled as 30' Access Easement on the Grading and Drainage plans.

3. As mentioned in the 1st review comments letter, no solid walls or buildings are permitted within the DFC easement. It appears parts of the solid walls around the refuse enclosure are within the limits of the proposed DFC easement (refer to redlined graphic in folder). Please verify and relocate the refuse enclosure and/or the underground storage basin as needed. Additionally, please confirm the elevated concrete pad for the electrical transformer is not within the proposed DFC easement. If it is, the underground storage basin must be relocated further east.

Response: The refuse enclosure has been rotated so that it is now located outside of the proposed DFC easement. Additionally, the electrical transformer and concrete pad have been shifted outside of the 30' access easement for Drainage and Flood Control.

In addition to the above information, we are also providing updated building elevations to show the locations of planned decorative light fixtures at the two main buildings. Lighting cut sheets for these decorative lights are also provided as part of this submittal. Per our conversation, the lighting cut sheets document the fact that these lights are below 1600 lumens and the lighting is directed downward as required by Table 7.602.A.2 of the Zoning Ordinance.

If you have any questions please contact me at 480.800.3072 or at rkleinau@jlbpartners.com.

Sincerely,

Ryan Kleinau
JLB Partners LLC

Submitted Documents Include:

1. Response Letter
2. Drainage Report
3. Grading & Drainage Plans
4. Elevations – Color
5. Elevations - Black & White
6. Decorative Lighting Cut Sheets



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

JLB Partners- The McDowell

November 16, 2018

Overview

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment to rezone from C-3 to PUD of an approximately 12.3+/- acre property located at the southwest corner of 68th Street and McDowell Road (6601 E. McDowell Road). This request would result in a unique "live, work, play" residential community consisting of approximately 358 residential units and would replace the current Chapman car dealership. This request is in conformance with the City of Scottsdale's Mixed-Use General Plan land use designation. This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling a list of impacted and interested stakeholders and neighborhood outreach began prior to the application filing and will also continue throughout the process. Communication with impacted and interested parties has taken place with verbal, written, electronic, and door-to-door contact.

Community Involvement

The outreach team has been communicating with neighboring property owners, HOA's, and community members by telephone, one-on-one meetings and door-to-door outreach since March of 2018. Members of the outreach team will continue to be available to meet with any neighbors who wish to discuss the project. Additionally, they will be contactable via telephone and/or e-mail to answer any questions relating to the project.

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of this notification met the City's requirements as specified in the Citizen Review Checklist. This notification contained information about the project, as well as contact information. This contact person will continue to provide, as needed, additional information and the opportunity to give feedback. The notification also contained information regarding a neighborhood Open House that was held on June 14, 2018 at The Carter for those who wished to learn more about the project. The location and time were posted on the Early Notification Sign.

8 interested people attended the Open House. Attendees were generally supportive of the project and possibly shared office/retail uses. They had questions regarding traffic, height, and density and these questions were addressed at the Open House. Additional conversations and phone calls with neighbors unable to attend the Open House have occurred. Most of these conversations were with owners in the Polynesian Paradise community who had questions regarding the progress of the project and making sure that it was still moving forward. The outreach team has continued to update the HOA leadership of the Polynesian Paradise community about the project's progress. The outreach team will continue to be available to respond to any neighbors who have questions or comments regarding the project or process.

Surrounding property owners were also notified via first class mail of the application for site plan and elevations approval at an upcoming Development Review Board meeting. This notification included information about the application and contact information for the developer as well as the City, if they had questions.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. Again, the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

ATTACHMENTS:

Notification Letter
Notification List
Affidavit of Posting
Sign-in sheets



November 16, 2018

Dear Neighbor:

We want to inform you that JLB Partners is taking the next step in the City of Scottsdale's approval process and submitting (291-PA-2017) the site plan and elevations of an exciting new development consisting of a residential community and flex office space located at 6601 E. McDowell Road for development review. There is a currently a zoning case to approve this use in the City process (12-ZN-2018). This application will be heard by the Development Review Board at a public hearing in the future.

In the meantime, if you have any questions, please contact our Outreach Team, Technical Solutions, at 602-957-3434 or info@technicalsolutionsaz.com. The City of Scottsdale Project Coordinator for this project is Greg Bloemberg, who can be reached at 480-312-4306 or gbloemberg@ScottsdaleAZ.gov.

Thank you.

Susan Bitter Smith

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Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP	Parcel Number
6725 MCDOWELL LLC	6725 E MCDOWELL RD	SCOTTSDALE	AZ	85257	129-34-053E
6730 E MCDOWELL RD #109 SCOTTDALE AZ 85257 LL	1219 N GRANITE REEF RD	SCOTTSDALE	AZ	85257	129-29-117
AIRE ON MCDOWELL COMMUNITY ASSOCIATION	450 N DOBSON RD STE 201	TEMPE	AZ	85201	129-08-187
ALCORN JOHN C	6707 E MORELAND ST	SCOTTSDALE	AZ	85257	129-21-042
ALCORN RICHARD E & SHIRLEY A	6607 E BELLEVIEW	SCOTTSDALE	AZ	85257	129-21-001
ALCORN RICHARD/ELAINA	6614 E BELLEVIEW ST	SCOTTSDALE	AZ	85257	129-34-015
ALCORN WILLIAM D/DONNA LYNN	1238 N 66TH ST	SCOTTSDALE	AZ	85257	129-21-065
ANDRESKA JACOB R	708 ASPEN ST	SOUTH MILWAUKEE	WI	53172	129-34-078
ANSON JAMES L/MARLENE S	16125 14TH AVE	PLYMOUTH	MN	55447-3133	129-34-205
APHIBAL SELENA/FLUEGEL JACK	6643 E CORONADO RD	SCOTTSDALE	AZ	85257	129-29-033
ARMENDARIZ RICHARD M	1755 MINNEHAHA AVE W	SAINT PAUL	MN	55104-1154	129-34-057
ARMSTRONG JERRY	6721 E MCDOWELL UNIT 320B	SCOTTSDALE	AZ	85257	129-34-167
ARNDT MELVIN/PATSY TR	1109 N NORTHAMPTON ST	FORT WORTH	TX	76134	129-34-185
ASHER MICHAEL PAUL TR	2226 E AMELIA AVE	PHOENIX	AZ	85016	129-34-012
ASPEN VENTURES 4 LLC	7339 E NORTHLAND DR	SCOTTSDALE	AZ	85251	129-34-039
AUDREY J JENSEN REVOCABLE TRUST	640 MAIN ST NORTH 25	STILLWATER	MN	55082	129-34-178
BAIR DARRYL R/BARBARA J TR	2203 N VANNESS	TEMPE	AZ	85281	129-34-072
BARTLETT BECKY LYNN	8304 27TH AVE NE	TULALIP	WA	98271	129-34-168
BARTOLOMEO JOHN K	6721 E MCDOWELL RD NO 301 E	SCOTTSDALE	AZ	85257	129-34-059
BEA-ZONE LLC	85 NASSAU DR	GREAT NECK	NY	11021	129-29-085E
BELDEN VIRGINIA L	151 HALSEY RD	MEXICO	NY	13114	129-34-098
BENINCASA ROBYN	6720 E MORELAND ST	SCOTTSDALE	AZ	85257	129-21-021
BERGLUND SHARON TR	7231 W MCKINLEY ST	SCOTTSDALE	AZ	85257	129-34-008
BERGLUND SHARON TR	3621 E CAMELBACK RD	PHOENIX	AZ	85018	129-34-036
BERNTSON FAMILY TRUST	6720 E ALMENIA RD	SCOTTSDALE	AZ	85257	129-29-015
BOLWAR JAKE/D ANDY JR	6708 E MORELAND ST	SCOTTSDALE	AZ	85257	129-21-023
BONHAM STACEY L	6619 E BELLEVIEW ST	SCOTTSDALE	AZ	85257	129-21-003
BROOKS ROXANN KANKUS	8748 E VIA DE SERENO	SCOTTSDALE	AZ	85258	129-34-145
BROWNELL JAMES J	6721 E MCDOWELL #E-323	SCOTTSDALE	AZ	85257	129-34-188
BROWNING KEM	6731 E ALMERIA RD	SCOTTSDALE	AZ	85257	129-29-003
BUEL BARBARA J	6721 E MCDOWELL RD	SCOTTSDALE	AZ	85257	129-34-206
BURCHARD ROSEMARY N/MCGUIRE MILES	6726 E ALMERIA RD	SCOTTSDALE	AZ	85257	129-29-016
BURKE ANITA A	8543 S TRIPP AVE	CHICAGO	IL	60652	129-34-171

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C & A HOLDINGS III	2220 E CONTESSA CIR	MESA	AZ	85213	129-34-148
C KELLY CARTER REVOCABLE TRUST	PO BOX 1045	CAREFREE	AZ	85377	129-34-193
CHAN MARVIN T	6701 E BELLEVIEW ST	SCOTTSDALE	AZ	85257	129-21-009
CHAPMAN MCDOWELL L L C	6601 E MCDOWELL RD	SCOTTSDALE	AZ	85257	129-34-052A
CHARLTON AIDA	6631 E ALMERIA RD	SCOTTSDALE	AZ	85257	129-29-019
CHROBAK CYNTHIA & KATHLEEN M	6721 E MCDOWELL RD APT 312B	SCOTTSDALE	AZ	85257	129-34-125
CHROBAK GREGORY/CZARNECKI TIMOTHY J	6721 E MCDOWELL RD UNIT 312C	SCOTTSDALE	AZ	85251	129-34-126
CHROBAK KENNETH/ROBERTA	121 NORMAN CT	SCHAUMBURG	IL	60193	129-34-124
COCO INVESTMENTS LLC	6501 E GREENWAY PKWY 103-101	SCOTTSDALE	AZ	85254	129-34-006
COFFEY KAREN LYNN	6721 E MCDOWELL RD NO 308D	SCOTTSDALE	AZ	85257	129-34-103
CONELLY JON F	6713 E CULVER ST	SCOTTSDALE	AZ	85257	129-34-026
CONNELL ALISON D	6643 E MORELAND ST	SCOTTSDALE	AZ	85257	129-21-039
CONNER FREDERICK L/BARBARA A/TIM A TR	2402 WESTMINISTER DR	HUTCHINSON	KS	67502	129-21-028
CONSOLI ARTHUR S/JACOBSEN JANET L	6802 E LOMA LAND DR	SCOTTSDALE	AZ	85257	129-11-018
CORTESE LOUIS F/RACZKIEWICZ JOANNE E	2372 BAYSIDE CT	LISLE	IL	60532	129-34-209
COZZA ROBERT J/COZZA ANTHONY M	11935 S CICERO	ALSIP	IL	60803	129-34-143
CROLLARD CAROLINE W	4387 MEADOW RANCH AVE	COEUR DALENE	ID	83815	129-34-018
CULVER PROPERTY MANAGEMENT LLC	3320 N 62ND ST	SCOTTSDALE	AZ	85251	129-34-031
CURTIS VICTORIA	6708 E BELLVIEW ST	SCOTTSDALE	AZ	85257	129-34-007
DADAMO MARIO/YOLANDA	6721 E MCDOWELL RD 317A	SCOTTSDALE	AZ	85257	129-34-150
DAGOSTINO MATTHEW/GINA	4906 BRIDGE CREEK LN	KATY	TX	77494	129-21-019
DANIEL J AND DEBORAH L LEWELLIN REV TRUST	N10808 ARTESIA BEACH RD	MALONE	WI	53049-1248	129-34-132
DANIELS KYLE	6607 E MORELAND ST	SCOTTSDALE	AZ	85257	129-21-033
DANTE SOHEYLA M	9026 N 83RD ST	SCOTTSDALE	AZ	85258	129-29-086
DARWIN THOMAS/CHARLOTTE/MCCALL PAMELA/GERALD	8214 S KOMENSKY	CHICAGO	IL	60652	129-34-133
DAVID AND KIMBERLY MCCLINTIC TRUST	7814 E GRANADA RD	SCOTTSDALE	AZ	85257	129-29-112
DAVID AND KIMBERLY MCCLINTIC TRUST	7418 E GRANADA RD	SCOTTSDALE	AZ	85254	129-29-125
DAVID DEAN LOCKIE AND JENNIE LEE LOCKIE TRUST	80795 GALLATIN RD	BOZEMAN	MT	59718	129-34-159
DAVIS DUSTIN J	6638 E BELLEVIEW ST	SCOTTSDALE	AZ	85257	129-34-011
DAVIS WARREN E/JOYCE M	6625 E CULVER	SCOTTSDALE	AZ	85257	129-34-020
DAVOREN THOMAS	22555 YATES AVE	SAUK VILLAGE	IL	60411	129-34-097
DAYTON PROPERTIES LLC	6200 NE 106TH WY	VANCOUVER	WA	98686	129-21-004
DE LA ROSA NANCY	7013 E MORELAND ST	SCOTTSDALE	AZ	85257	129-34-064
DEARING THOMAS J/TERRI L	6714 E CULVER	SCOTTSDALE	AZ	85257	129-34-037

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DEETH WALLACE H	6721 E MCDOWELL RD 324 H	SCOTTSDALE	AZ	85257	129-34-197
DEGONIA BRUCE	14584 CREEK CROSSING DR	ORLAND PARK	IL	60467	129-34-149
DELHAIE ROGER EUGENE JR/MULQUEEN BARBARA K	7332 W STANFORD AVE	LITTLETON	CO	80123	129-34-075
DESJARDINS THOMAS P	6505 E OSBORN RD	SCOTTSDALE	AZ	85251	129-29-010
DETMER MICHELLE A	1781 S 221ST AVE	BUCKEYE	AZ	85326	129-34-070
DIAZ MIGUEL PRADO/REENE T	6625 E MORELAND ST	SCOTTSDALE	AZ	85257	129-21-036
DIAZ RICHARD/MARISSA NICOLE	6719 E CORONADO RD	SCOTTSDALE	AZ	85257	129-29-029
DICK CHRISTINE	6721 E MCDOWELL RD UNIT 310E	SCOTTSDALE	AZ	85257	129-34-116
DILLE KARLA R	6638 E MORELAND ST	SCOTTSDALE	AZ	85257	129-21-027
DILORENZO MICHAEL D/COLLEEN A	6701 E CORONADO RD	SCOTTSDALE	AZ	85257	129-29-032
DN INVESTMENTS LLC	11068 E NORTH LN	SCOTTSDALE	AZ	85259	129-34-208
DOTZAUER DENISE	1461 N LINDSAY RD	MESA	AZ	85213	129-34-190
DOWNING MIKE	1308 E JULIE DR	TEMPE	AZ	85283	129-29-036
DRP AZ 1 LLC	20830 N TATUM BLVD SUITE 250	PHOENIX	AZ	85050	129-08-109
DRP AZ 1 LLC	590 MADISON AVE 13TH FLOOR	NEW YORK	NY	10022	129-11-001H
DURAN RAYMOND/CYNTHIA L TR	6731 E CULVER ST	SCOTTSDALE	AZ	85257	129-34-029
DURKEE DEANNA J	15034 N GREENHURST AVE	FOUNTAIN HILLS	AZ	85268	129-29-088
EATON REBECCA J	6702 E ALMERIA RD	SCOTTSDALE	AZ	85257	129-29-012
ECKHARDT DAVID H	PO BOX 43	SCOTTSDALE	AZ	85252	129-34-108
EDGAR STEVEN J/WOLFSWINKEL-EDGAR LAUREL A	8341 E WELDON AVE	SCOTTSDALE	AZ	85251	129-34-152
EDWARDS KENNETH L & DEBRA A	6738 E BELLEVIEW ST	SCOTTSDALE	AZ	85257	129-34-002
EISCHEN PEGGY L	6725 E CULVER	SCOTTSDALE	AZ	85257	129-34-028
ELLIOT BARKAN DEVELOPMENT LLC	4546 N 40TH ST	PHOENIX	AZ	85018	129-34-017
ELLIOT COMMUNITIES LLC	7424 E VIRGINIA AVE	SCOTTSDALE	AZ	85257	129-21-030
ENRIQUEZ DAVID S/CHERYL L	6638 E CULVER ST	SCOTTSDALE	AZ	85257	129-34-041
ERAN ROSS LIVING TRUST	6721 E MCDOWELL RD UNIT 301F	SCOTTSDALE	AZ	85257-3111	129-34-060
ERTMAN MICHAEL D	6637 E BELLEVIEW ST	SCOTTSDALE	AZ	85257	129-21-006
ESMAN JENNIE	6721 E MCDOWELL RD UNTI 317D	SCOTTSDALE	AZ	85257	129-34-153
FEIPEL CHARLES A JR/DEBBI L	7524 W 105TH ST	PALOS HILLS	IL	60465	129-34-068
FEIPEL DANIEL ALLEN/DIANE LYNN	1104 CEDAR HILLS BLVD	CEDAR PARK	TX	78613	129-34-069
FEIPEL JOSEPH A/JOSEPHINE A	1941 E HERMOSA DR	TEMPE	AZ	85282	129-34-071
FESSLER JENNA	1207 N 68TH ST	SCOTTSDALE	AZ	85257	129-11-088
FILLETI ANTHONY JOSEPH	1302 N 66TH ST	SCOTTSDALE	AZ	85257	129-34-051
FINKE MATTHEW	6701 E MORELAND ST	SCOTTSDALE	AZ	85257	129-21-041

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FISCHER BENJAMIN SCOTT	6732 E CULVER ST	SCOTTSDALE	AZ	85257	129-34-034
FOSTER DANIEL/EVA C	21667 W DURANGO ST	BUCKEYE	AZ	85326	129-34-112
FOX MARY I	6721 E MCDOWELL RD #320A	SCOTTSDALE	AZ	85257	129-34-166
FRANCIS GARY/PATRICIA	6721 E MCDOWELL APT 305E	SCOTTSDALE	AZ	85257	129-34-088
FREAUFF GREGG E/REBECCA	1237 N 68TH ST	SCOTTSDALE	AZ	85257	129-11-053
FROST ROBERT V/CHERYL M	6532 N 60 TH ST	PARADISE VALLEY	AZ	85257	129-29-008
GALVAN DENISE/DOTZAUER G CRAIG	9310 W SUNNYSLOPE LN	PEORIA	AZ	85345	129-34-191
GAUNT RHEA M/SARRO DANIEL M	6721 E MCDOWELL RD 306A	SCOTTSDALE	AZ	85257	129-34-089
GEORGIANNI MELANIE	6713 E CORONADO RD	SCOTTSDALE	AZ	85257	129-29-030
GHIYA PRAMOD	62 W 47TH ST RM 1510	NEW YORK	NY	11036	129-29-100
GINA BENTIVENGA REVOCABLE TRUST	6721 E MCDOWELL RD UNIT 325E	SCOTTSDALE	AZ	85257	129-34-202
GIOIOSA ULDERICO TR/ROSANNA MARIA	12020 VENETIAN WY	ORLAND PARK	IL	60467	129-34-095
GOBBLE ERIC	6721 E MCDOWELL RD NO 302E	SCOTTSDALE	AZ	85257	129-34-067
GONZALEZ PATRICIA	6721 E MCDOWELL RD NO 322E	SCOTTSDALE	AZ	85257	129-34-182
GRANITE REEF PROPERTIES LLC	8722 E JOSHUA TREE LN	SCOTTSDALE	AZ	85250	129-29-021
GRAY ALBAN	6721 E MCDOWELL RD 310F	SCOTTSDALE	AZ	85257	129-34-117
GREEN-ARMYTAGE JUDITH JOLENE	171 W 57TH ST NO 7A	NEW YORK	NY	10019	129-34-063
GRIFFIN SUSAN	10 STONERIDGE LN	BRANFORD	CT	6405	129-34-181
GUNNERSON DALE B/CARMA L TR	6620 E CULVER ST	SCOTTSDALE	AZ	85257	129-34-044
GUTHRIE KRISINDA	6721 E MCDOWELL RD NO 306B	SCOTTSDALE	AZ	85257	129-34-090
GUTIERREZ ROBERT L/DAWN T	6721 E MCDOWELL RD UNIT 311C	SCOTTSDALE	AZ	85257-3121	129-34-120
GUZMAN NICHOLAS I/GUADALUPE	6721 E MCDOWELL RD 325A	SCOTTSDALE	AZ	85257	129-34-198
GWINNER JOHN W & JULIE A	6708 E ALMERIA	SCOTTSDALE	AZ	85257	129-29-013
HALL JOHN/FITZPATRICK JOANN	6721 E MCDOWELL RD NO 307C	SCOTTSDALE	AZ	85257	129-34-096
HALLORAN DANIEL	6721 E MCDOWELL RD NO 318-A	SCOTTSDALE	AZ	85257	129-34-101
HALLORAN DANIEL G	6721 E MCDOWELL RD NO 304A	SCOTTSDALE	AZ	85257	129-34-076
HANKS CHRISTOPHER F/ELIZABETH R	6619 E CULVER ST	SCOTTSDALE	AZ	85257	129-34-019
HANSEN 4B HOLDINGS LLC	2233 S JOHNSON CIR	MESA	AZ	85202	129-34-038
HARDEN SANDRA L	6721 E MCDOWELL RD UNIT 301A	SCOTTSDALE	AZ	85257-3111	129-34-055
HARRIS DAVID A/MARY J	6650 E MORELAND ST	SCOTTSDALE	AZ	85257	129-21-025
HARTOOG LEENDERT/MARGARET P	6726 E CULVER ST	SCOTTSDALE	AZ	85257	129-34-035
HENDRICKS FAMILY REVOCABLE TRUST	6218 E ACOMA DR	SCOTTSDALE	AZ	85254	129-29-092
HENDRICKS FAMILY REVOCABLE TRUST	6730 E MCDOWELL RD	SCOTTSDALE	AZ	85257	129-29-104
HILLS ROBERT CURTIS	6721 E MCDOWELL RD UNIT 319D	SCOTTSDALE	AZ	85257-3129	129-34-163

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HOLLADAY KATHY/HENRY	8407 51ST CT	COAL VALLEY	IL	61240	129-34-139
HOLSEBERG LEE	1220 N 66TH ST	SCOTTSDALE	AZ	85257	129-21-068
HUFF JOHN R	6826 E MORELAND ST	SCOTTSDALE	AZ	85257	129-34-001
IN FAMILY WE TRUST	6626 E BELLEVIEW ST	SCOTTSDALE	AZ	85257	129-34-013
IRADJ FARAHMAND LIVING TRUST	8809 S 47TH PL	PHOENIX	AZ	85044	129-34-058
JACKS WALTER M	6626 E ALMERIA RD	SCOTTSDALE	AZ	85257	129-29-022
JACOBSEN JACQUELINE I	6721 E MCDOWELL RD UNIT 324G	SCOTTSDALE	AZ	85257	129-34-196
JENSEN SHERWOOD D/AUDREY J TR	660 MAIN ST NORTH 25	STILLWATER	MN	55082	129-34-160
JIMENEZ ALBINO	6644 E BELLEVIEW ST	SCOTTSDALE	AZ	85257	129-34-010
JKC HOLDINGS LLC	6002 E EXETER BLVD	SCOTTSDALE	AZ	85251	129-34-021
JLK REAL ESTATE INVESTMENT CORPORATION	6730 E MCDOWELL RD STE 136	SCOTTSDALE	AZ	85257	129-29-090
JOHANNES ROBERT/CHERYL	6707 E CORONADO RD	SCOTTSDALE	AZ	85257	129-29-031
JOHN AND BETH DEFRANCE FAMILY REVOCABLE TRUST	PO BOX 60579	COLORADO SPRING	CO	80960	129-34-086
JOHNSON DOUGLAS A	6730 E MCDOWELL RD STE 123	SCOTTSDALE	AZ	85257	129-29-102
JOOST MARTIN R	1231 N 68TH ST	SCOTTSDALE	AZ	85257	129-11-054
JUNG MICHAEL A	3511 E BASELINE RD UNIT 1020	PHOENIX	AZ	85042	129-34-105
JWR PROPERTIES LLC	6927 E PALM LN	SCOTTSDALE	AZ	85257	129-29-106
KARAM LAWRENCE & LILA	6725 E BELLEVIEW	SCOTTSDALE	AZ	85257	129-21-013
KARCHER KEVIN R	6731 E BELLEVIEW ST	SCOTTSDALE	AZ	85257	129-21-014
KELLEY ASHLEE	PO BOX 3018	CUSTER	SD	57730	129-34-156
KELLEY BRITNEY	10401 N SAGUARO BLVD UNIT 317	FOUNTAIN HILLS	AZ	85268	129-34-183
KERTMAN PAUL B/BARBARA F	5101 E ARCADIA LN	PHOENIX	AZ	85018	129-34-113
KJM TRUST	6730 E MCDOWELL RD SUITE 106	SCOTTSDALE	AZ	85257	129-29-120
KLEVEN TAMARA LYNN	PO BOX 507	SCOTTSDALE	AZ	85252	129-34-091
KOKOROS CONSTANTINE N/PHYLLIS I	1214 N 66TH ST	SCOTTSDALE	AZ	85257	129-21-069
KOTT ALEXANDER B	6737 E ALMERIA RD	SCOTTSDALE	AZ	85257	129-29-002
KUPPINGER GILBERT D & ROSE MARIE	6626 E MORELAND	SCOTTSDALE	AZ	85257	129-21-029
LA OUA PLAZA ASSOC INC	6730 E MCDOWELL #104	SCOTTSDALE	AZ	85257-3142	129-29-085H
LA ROCHE ROBERT S TR	6643 E ALMERIA RD	SCOTTSDALE	AZ	85257	129-29-009
LANE BARBARA T	2614 N 80TH PL	SCOTTSDALE	AZ	85257	129-34-135
LARRY DOUGLAS MOHR FAMILY LIVING TRUST	936 N STADIUM DR UNIT 5	TEMPE	AZ	85281	129-34-207
LARSON MARY CATHERINE	6713 E ALMERIA RD	SCOTTSDALE	AZ	85257	129-29-006
LARSON VERA/ADCOCK CHARLES/INGEBORG	6721 E MCDOWELL RD APT 302C	SCOTTSDALE	AZ	85257	129-34-065
LARUE MIKE/CINDY	392 PINE ST	LINO LAKES	MN	55014	129-34-114

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LEVARIO MATTHEW/BARBARA G	6637 E CULVER ST	SCOTTSDALE	AZ	85257-3229	129-34-022
LEWERS HAROLD/ERIN	3422 N 60TH ST	PHOENIX	AZ	85018	129-34-192
LOGLIFE LLC	1702 R REDFIELD RD	TEMPE	AZ	85283	129-21-008
LUEDTKE MICHELLE	1232 N 66TH ST	SCOTTSDALE	AZ	85257	129-21-066
LULU ENTERPRISES LLC	N10878 ARTESIA BEACH RD	MALONE	WI	53049	129-34-137
LYNN JENNIFER L	6721 E MCDOWELL RD #311-B	SCOTTSDALE	AZ	85257	129-34-119
MACEYKO AMY	7018 E WILSHIRE DR	SCOTTSDALE	AZ	85257-2051	129-34-128
MAHAN ADAM	6802 E WILLET TA ST	SCOTTSDALE	AZ	85257	129-11-052
MAIRA SAM/MARY JO/MARTINO PASQUALE/NINA	6721 E MCDOWELL RD F323	SCOTTSDALE	AZ	85257	129-34-189
MALTA PROPERTIES LLC	17115 E MALTA DR	FOUNTAIN HILLS	AZ	85268	129-29-113
MARTINO DANIEL ANTHONY	22992 ANNA LN	FRANKFORT	IL	60423	129-34-110
MARTINO PASQUALE/NINA	6721 E MCDOWELL #315D	SCOTTSDALE	AZ	85257	129-34-141
MARTINO PASQUALE/NINA/MAIRA SAM/MARY JO	6263 E QUARTZ ST	MESA	AZ	85215	129-34-083
MARY ELLEN SHANNON FAMILY TRUST/SPENCE DANIEL	6707 E CULVER ST	SCOTTSDALE	AZ	85257	129-34-025
MASUKURA KOJI	6713 E MORELAND	SCOTTSDALE	AZ	85251	129-21-043
MATERDOMINI JAMES R	6721 E MCDOWELL RD NO 315A	SCOTTSDALE	AZ	85257	129-34-138
MAZZANTI VALERIE/JAMES	423 FOREST PL	CULVER	IN	46511	129-34-165
MCB PROPERTIES LLC	6721 E MCDOWELL RD #316D	SCOTTSDALE	AZ	85257	129-34-146
MCDOWELL 64 LLC	8601 N SCOTTSDALE RD SUITE 238	SCOTTSDALE	AZ	85253	129-09-003P
MCDOWELL 6500 LLC	5665 N SCOTTSDALE RD # 135	SCOTTSDALE	AZ	85250	129-09-003N
MCFARLIN FAMILY LIVING TRUST	6650 E BELLEVIEW ST	SCOTTSDALE	AZ	85257-3223	129-34-009
MCGINNIS SHIRLEY A	PO BOX 8087	SCOTTSDALE	AZ	85252	129-34-154
MERRELL JAMES REED	6721 E MCDOWELL RD UNIT 310D	SCOTTSDALE	AZ	85257-3120	129-34-115
MICHAEL AND JANICE A MARTINO LIVING TRUST	4097 E PATRICK ST	GILBERT	AZ	85295	129-34-082
MILAZZO DONNA/MICHAEL	15 OAK DR	SAG HARBOR	NY	11963	129-21-038
MOK CHIU/PUI YING	1326 N 66TH ST	SCOTTSDALE	AZ	85257	129-34-047
MOK CHIU/PUI YING/JAMES K	6643 E BELLEVIEW ST	SCOTTSDALE	AZ	85257	129-21-007
MOORE DENNY R/JANE ADELE	1314 N 66TH ST	SCOTTSDALE	AZ	85257	129-34-049
MOURA RODNEY A/LOESJE	30094 CROSS HILL DR	CANYON LAKE	CA	92587	129-34-092
MUHLY WALTER L/GERALDINE L	1950 NW 192ND AVE UNIT 337	HILLSBORO	OR	97006	129-34-005
MURRAY AMANDA	6719 E BELLEVIEW ST	SCOTTSDALE	AZ	85257	129-21-012
NADIM ALI	6614 E MORELAND ST	SCOTTSDALE	AZ	85257	129-21-031
NAINI ABBAS/FIROUZEH	1607 E APACHE BLVD	TEMPE	AZ	85281	129-34-200
NAVA BENJAMIN/VERONICA	6713 E BELLEVIEW ST	SCOTTSDALE	AZ	85257	129-21-011

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NAVA FILEMON A/MARIA	6719 E CULVER	SCOTTSDALE	AZ	85257	129-34-027
NAVA NICHOLAS	6738 E MORELAND	SCOTTSDALE	AZ	85257	129-21-018
NICHOLSON TANNER MICHAEL	6714 E MORELAND ST	SCOTTSDALE	AZ	85257	129-21-022
NIELSEN SUSAN J	782 AMANDA RD	NEW LENOX	IL	60451	129-34-106
NOLAN KENNETH A	7224 40TH CT NE	OLYMPIA	WA	98516	129-34-061
NORDAUNE CHAD R	6744 E CULVER ST	SCOTTSDALE	AZ	85257	129-34-032
NORLAND THOR S/MARY JANE TR	6644 E HUBBELL	SCOTTSDALE	AZ	85257	129-21-044
NUGENT BERNARD F	450 GALLOWAY CT	MILTON	GA	30004	129-34-104
NUGENT VIRGIL A/CATHERINE L	6701 E CULVER ST	SCOTTSDALE	AZ	85257	129-34-024
OCEAN AND MARINE STUDIES INSTITUTE LLC	6730 E MCDOWELL RD UNIT 118	SCOTTSDALE	AZ	85257	129-29-108
O'GRADY K J/BURNETTE L S/PILGRIM W S/N K	8108 E GRANADA RD	SCOTTSDALE	AZ	85257	129-34-174
OHLINGER GREG/DEBRA	6632 E CULVER ST	SCOTTSDALE	AZ	85257	129-34-033
OHLINGER GREGORY K/DEBRA L	6632 E CULVER	SCOTTSDALE	AZ	85257	129-34-042
OHLINGER LELIA JEANNINE	1515 S PARK BLVD	FREEPORT	IL	61032	129-34-079
OHLINGER SHANA	6721 E MCDOWELL RD UNIT 325F	SCOTTSDALE	AZ	85257	129-34-203
OLD TOWN PROPERTIES LLC	8544 E ROMA AVE	SCOTTSDALE	AZ	85251	129-34-144
OLSEN WILLIAM R JR	7515 E 1ST ST	SCOTTSDALE	AZ	85257	129-11-087
OPEN CORP LLC 401K	1601 W GUNSTOCK LP	CHANDLER	AZ	85286	129-29-119
OPENCORP LLC	2360 CORPORATE CIR STE 400	HENDERSON	NV	89704	129-29-118
ORR WINFIELD V	6721 E MCDOWELL RD UNIT 311D	SCOTTSDALE	AZ	85257	129-34-121
OSTREM KURT E/KRISTINE L	6725 E CORONADO	SCOTTSDALE	AZ	85257	129-29-028
OSTROVSKY GABRIEL I	PO BOX 1771	SCOTTSDALE	AZ	85252	129-34-177
PAGLIUCO THOMAS/JOHN	1905 N 124TH DR	AVONDALE	AZ	85323	129-34-093
PAPPENFUS THOMAS F/PATRICIA M	808 OAK POND DR	SARTELL	MN	56377	129-34-194
PATCHETT JOHN P TR	4942 E WINDSOR AVE	PHOENIX	AZ	85008	129-29-098
PENNA MARK F	6719 E ALMERIA RD	SCOTTSDALE	AZ	85257	129-29-005
PHOENIX CITY OF	251 W WASHINGTON ST 8TH FL	PHOENIX	AZ	85003	129-10-005
PIKUZA MARIA H TR	2314 N 51ST PL	PHOENIX	AZ	85008	129-29-001
POLLOCK STEVEN J/KISER JEFFREY L	5808 E CALLE DEL PAISANO	PHOENIX	AZ	85018	129-29-011
PRZANOWSKI ROBERT/LYNNE D	25470 W GRASS LAKE RD 74	ANTIOCH	IL	60002	129-34-129
PUGLISI CHRISTINA	6721 E MCDOWELL RD NO 314B	SCOTTSDALE	AZ	85257	129-34-134
RAVELING KENNETH A/CATHERINE G	6643 E CULVER ST	SCOTTSDALE	AZ	85257	129-34-023
REBUCK STEPHEN/COLLEEN	3805 154A ST	BLAINE	WA	98230	129-34-046
REGAN TIM P/ALINA	7044 E LOMA LAND DR	SCOTTSDALE	AZ	85257-3324	129-29-122

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REGAN TIM/ALINA	6912 E LARKSPUR	SCOTTSDALE	AZ	85254	129-29-109
REID WILLIAM	1320 N 66TH ST	SCOTTSDALE	AZ	85257	129-34-048
RESIDE PAUL L/JO A	6608 E MORELAND	SCOTTSDALE	AZ	85257	129-21-032
REYNOLDS JUDY A/PARKER JANE A	6619 E MORLAND ST	SCOTTSDALE	AZ	85257	129-21-035
RICHARD M LESIAK SURVIVORS TRUST	8908 E CORTEZ ST	SCOTTSDALE	AZ	85260	129-29-014
RICHARDS KATHRYN MARIE/TROUERBACH STACEY M	3014 N EVERGREEN ST	PHOENIX	AZ	85014	129-34-122
RIFORD DIANA/NORMAN TODD/LYNDA KYE	6721 E MCDOWELL RD UNIT 309F	SCOTTSDALE	AZ	85257	129-34-111
RIGGS ROBIN	6721 E MCDOWELL RD NO 324F	SCOTTSDALE	AZ	85257	129-34-195
RLMJ PARADISE LLC	9705 E MOUNTAIN VIEW RD 1054	SCOTTSDALE	AZ	85258	129-34-142
RODRIGUEZ AARON	6721 E MCDOWELL RD UNIT D325	SCOTTSDALE	AZ	85257	129-34-201
ROHDE RODNEY A	6613 E BELLEVIEW ST	SCOTTSDALE	AZ	85257	129-21-002
ROT STEPHEN J/CHANDELLE G	6644 E CULVER ST	SCOTTSDALE	AZ	85257	129-34-040
RUSSELL CHARLES J/LISA E	6401 E LEWIS AVE	SCOTTSDALE	AZ	85257	129-34-136
RUSSO MARIA TR/BENITO	9243 APRIL LN	MOKENA	IL	60448	129-34-204
RYDER CHARLES G & JULIE A	6732 E ALMERIA RD	SCOTTSDALE	AZ	85257	129-29-017
S R P A I & P D	PO BOX 1980	PHOENIX	AZ	85001	129-10-003C
SALDATE SIGRID	6726 E BELLEVIEW	SCOTTSDALE	AZ	85257	129-34-004
SALTZMAN LESLIE J/MELISSA L	6637 E CORONADO RD	SCOTTSDALE	AZ	85257	129-29-034
SAUCEDO NAYA C/WRIGHT MATTHEW	1226 N 66TH ST	SCOTTSDALE	AZ	85257	129-21-067
SAUNDERS JOHN/BETTES CAROLYN	3326 W 30TH AVENUE	ANCHORAGE	AK	99517	129-34-087
SCHLINKERT DAVID/MEAGAN YOUNG	6707 E BELLEVIEW ST	SCOTTSDALE	AZ	85257-3224	129-21-010
SCOTTSDALE MAR LLC	105 AFFINITY LN	BUFFALO	NY	14215	129-29-126
SHARP LESLIE A	6721 E MCDOWELL RD #323D	SCOTTSDALE	AZ	85257	129-34-187
SHAW JEFFREY RYAN	6721 E MCDOWELL RD UNIT 323C	SCOTTSDALE	AZ	85257-3106	129-34-186
SHAWL BAY PROPERTIES LLLP	PO BOX 51227	PHOENIX	AZ	85076	129-34-053P
SHIPE SARAH	6649 E MORELAND ST	SCOTTSDALE	AZ	85257	129-21-040
SHORT TIMOTHY JAMES	15403 110TH PLACE NE	BOTHELL	WA	98011	129-21-005
SILVA FELIX A/LAURA E	6721 E MCDOWELL RD UNIT 301B	SCOTTSDALE	AZ	85257	129-34-056
SILVA SHAWN	727 LYON STREET NO C102	SANTA ANA	CA	92705	129-21-034
SIZER HOLDINGS LLC	6016 N 3RD ST	PHOENIX	AZ	85012	129-29-023
SLATER HANNAH	6721 E MCDOWELL RD UNIT 301H	SCOTTSDALE	AZ	85257	129-34-062
SMITH GLORIA MAY	6743 E BELLEVIEW	SCOTTSDALE	AZ	85257	129-21-016
SOSA ROY A TR	6725 E ALMERIA RD	SCOTTSDALE	AZ	85257	129-29-004
SPATZ TIM	6721 E MCDOWELL RD UNIT 316E	SCOTTSDALE	AZ	85257	129-34-147

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STANFORD FAMILY TRUST/STANFORD ALMA F	1225 N 68TH ST	SCOTTSDALE	AZ	85257	129-11-086
STANLEY LESLIE	6721 E MCDOWELL RD UNIT 312D	PHOENIX	AZ	85020	129-34-127
STARK BRIAN/ODONNELL WENDY	6614 E CULVER ST	SCOTTSDALE	AZ	85257	129-34-045
STOLPER RICHARD R JR/MARK S	12221 E CACTUS ROAD	SCOTTSDALE	AZ	85259	129-29-018
STURGES LAURIE A	6721 E MCDOWELL RD STE 317B	SCOTTSDALE	AZ	85257	129-34-151
TAKACS JOE/BARBARA	6608 E BELLEVIEW ST	SCOTTSDALE	AZ	85257	129-34-016
TALLMAN MARY BELL	6625 E ALMERIA RD	SCOTTSDALE	AZ	85257	129-29-020
THEODORE T ANDERSON FAMILY TRUST	830 ORANGE AVE STE C	CORONADO	CA	92118	129-34-077
THIEL JASON PAUL/JUDITH B	6726 E MORELAND ST	SCOTTSDALE	AZ	85257	129-21-020
THOMAS C SAMP LIVING TRUST	6721 E MCDOWELL RD UNIT 304-F	SCOTTSDALE	AZ	85257	129-34-081
THORPE PAUL C/JACQUELINE R	6737 E BELLEVIEW	SCOTTSDALE	AZ	85251	129-21-015
TIPTON CAROLINE A	6732 E BELLEVIEW ST	SCOTTSDALE	AZ	85257	129-34-003
TJAARDA HARMEN JR/SHERI L	6631 E MORELAND	SCOTTSDALE	AZ	85257	129-21-037
TREMBLAY CURTIS M	6721 E MCDOWELL RD UNIT 320-D	SCOTTSDALE	AZ	85251	129-34-169
TRIBAL GUYS LLC	6730 E MCDOWELL RD SUITE 121	SCOTTSDALE	AZ	85257	129-29-105
UPTON FAMILY LIVING TRUST	8213 E COOLIDGE ST	SCOTTSDALE	AZ	85251	129-29-114
USTERBOWSKI CAROL A/MICHAEL S	9700 S CALIFORNIA AVE	EVERGREEN PARK	IL	60805	129-34-100
VALENCIA CHRIS	12107 E CLOUD RD	CHANDLER	AZ	85249	129-29-007
VELARDE ARTURO/RACHEL	6801 E LOMA LAND DR	SCOTTSDALE	AZ	85257	129-11-019
VELARDE LUZ MARIA	6721 E MCDOWELL UNIT 322B	SCOTTSDALE	AZ	85257	129-34-179
VOLPI JOSEPH M/BERNICE/WALTZ ROXANA M	21421 W DOUGLAS LN	PLAINFIELD	IL	60544	129-34-164
WACHTELL HAROLD A/DOLORES M MEYER	16825 119TH PL NE	BOTHELL	WA	98011	129-34-085
WALDENBERGER JUNE/GARNESS CINDY	6838 E CONTINENTAL DR	SCOTTSDALE	AZ	85257	129-21-026
WALLACE FAMILY LLC	7601 N CENTRAL AVE STE 22	PHOENIX	AZ	85020	129-34-053R
WATT PATRICIA A/VAN ORT J R/STERBA DEBORAH J	4205 N AVENIDA DE PIMERIA ALTA	TUSCON	AZ	85749	129-34-118
WATT STEVEN J/PATRICIA A	215 MIDWAY DR	WILLOWBROOK	IL	60514	129-34-175
WATTS MARYLYNN P	16 2ND PL 1	BROOKLYN	NY	11231	129-34-130
WEHNER JAMES J	40 SPUR CIR	SCOTTSDALE	AZ	85251	129-29-115
WELD MARTHA E	6721 E MCDOWELL RD NO 302D	SCOTTSDALE	AZ	85257	129-34-066
WELSH SCOTT C/YANG FANG CHIAN O	6721 E MCDOWELL - 321B	SCOTTSDALE	AZ	85257	129-34-173
WEST JOHN K TR	6626 E CULVER ST	SCOTTSDALE	AZ	85257	129-34-043
WESTERN HOLDINGS LLC	6717 E MCDOWELL	SCOTTSDALE	AZ	85257	129-34-053Q
WHITE CLARK V/NANCY JOHNSON	6631 E CORONADO RD	SCOTTSDALE	AZ	85257	129-29-035
WHITELEY JEREMY R/JOHN A/JANE E	6721 E MCDOWELL RD UNIT 322C	SCOTTSDALE	AZ	85257	129-34-180

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WILCOX BURTON E/WORETTA M TR	9229 BEAR CLAW WY	MADISON	WI	53717	129-34-109
WILCOX MARY MARGARET/DONALD STANLEY JR	1021 N KIGER RD	INDEPENDENCE	MO	64050	129-34-170
WILLIAM L & CARMELA A GAREY HEWITT LIV TRUST	6721E MCDOWELL 326-G	SCOTTSDALE	AZ	85257	129-34-210
WILLIAMS BRANDON WESLEY	9508 W TAYLOR ST	TOLLESON	AZ	85353	129-34-199
WOLF JOHN	6721 E MCDOWELL RD NO 321E	SCOTTSDALE	AZ	85257	129-34-176
WOLFRUM TIMOTHY R	1308 N 66TH ST	SCOTTSDALE	AZ	85257	129-34-050
WONG PAUL HONG	6737 E CULVER ST	SCOTTSDALE	AZ	85257	129-34-030
WONG SUSIE ANN	6702 E MORELAND ST	SCOTTSDALE	AZ	85257	129-21-024
WOOD JOSEPH L & LINDA K	6620 E BELLEVIEW	SCOTTSDALE	AZ	85257	129-34-014
ZAMORA FERNANDO	509 N 9TH ST # 1	MONTEVIDEO	MN	56265	129-29-096
ZENDEJAS MILAN	6721 E MCDOWELL RD UNIT 304E	SCOTTSDALE	AZ	85257-3114	129-34-080



Affidavit of Posting

Office of the City Clerk

STATE OF ARIZONA)
)
COUNTY OF MARICOPA) ss


I, Alex Acevedo, being first duly sworn, depose and say:

That on July 2, 2019, I posted notification poster(s) for the properties indicated below.

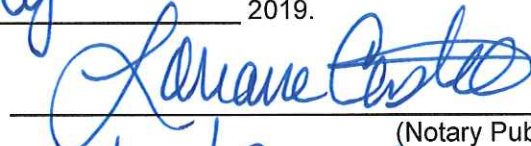
Site(s) must be posted on or before: July 8th, 2019

Case No.	Description and Location of Project	No. of Signs	Date Posted
10-DR-2019	7700 East Indian School Road, 7700 E Indian School Rd	1	7-2-19
2-DR-2019	2240 N. Hayden Road	1	7-2-19
54-DR-2018	6601 E. McDowell Road	1	7-2-19

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


(Signature)

Acknowledged this 2nd day of July, 2019.


(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