



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

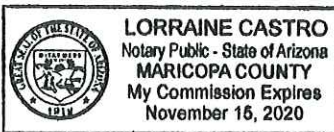
I, Sita Barge, being first duly sworn, depose and say:

That on Sept 30, Oct 1, Oct 2-2019, I posted notification poster(s) for the properties indicated below.

Site(s) must be posted on or before: **October 7, 2019**

Case No.	Description and Location of Project	No. of Signs	Date Posted
11-ZN-2019	Gentry on the Green, 7979 E CAMELBACK RD	1-	9/30/19 SB
22-DR-2017#2	WaterView Residential, E CAMELBACK RD/N 73 RD ST	1-	9/30/19 SB
31-DR-2019	Professional Offices, 7539 E 1 ST ST	1-	10-2-19 SB
32-DR-2019	Renaissance Facade Renovations, 4545 N SCOTTSDALE RD	1-	9-30-19 SB
34-DR-2019	Scottsdale Jet Center FBO, 14605 N AIRPORT DR	1-	10-1-19 SB
37-DR-2019	McClain Hangar, 7974 E MCCLAIN DR	1-	10-1-19 SB
51-DR-2017#2	Sereno Canyon Phase 4 - Mountain House Lodge, Villas and Cottages, E PINNACLE PEAK/N 128 TH ST	1-	10-1-19 SB
5-PP-2019	Anderson Residence, 9845 E CACTUS RD	1-	10-2-19 SB
7-DR-2019	The Ivy, 10345 N SCOTTSDALE RD	1-	9/30/19 SB
8-PP-2019	Taco Bell, 7901 E MCDOWELL RD	1-	10-1-19 SB
14-PP-2014#2	88th Place Subdivision, 13681 N 88 TH PL	1-	10-1-19 SB

Date of Development Review Board Public Meeting: October 17, 2019, AT 1:00 P.M. IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.



Sita Barge

(Signature)

Acknowledged this 7th day of October 2019.

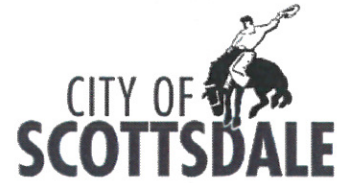
Lorraine Castro

(Notary Public)

Planning and Development Services

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

Community Input Certification




CASE NO: 326-PA-2019

PROJECT LOCATION: 7974 E McCLAIN DR.

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
6-27-19	SEE ATTACHED LIST AS PROVIDED BY C.O.S.			X



 Signature of owner/applicant

6/28/19

 Date

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

Parcel Number	Owner	Property A	Mailing Ad	MAIL_ADD	MAIL_CITY	MAIL_STA1	MAIL_ZIP
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215-48-029A	QUESNELL	10197 120'	10197 120'	EDMONTA	AB		T5H 3P9
215-48-030	79TH STRE	15821 N 7:	7119 E SHE	7119 E SHE	SCOTTSDA	AZ	85254
215-48-033	POTTS PRC	15834 N 8:	27643 N 1:	27643 N 1:	SCOTTSDA	AZ	85262
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June 27, 2019

RE: Proposed Private Aircraft Hangar – 7974 E. McClain Dr. Scottsdale, AZ

Dear Neighbor:

Scottsdale Hangar Company LLC is proposing to construct a private aircraft hangar on vacant property located within the Scottsdale Airpark at 7974 E. McClain Dr. The subject parcel has an area of 56,396 square feet, is zoned I-1 (industrial) and has direct airport access via an existing taxiway on the north side of the property. A Development Review Board application is being prepared for submittal to the City of Scottsdale for the site plan and building design. A Use Permit application will also be submitted to the City to request the approval for take off and landing of a private helicopter from the hangar staging area adjacent to the taxiway.

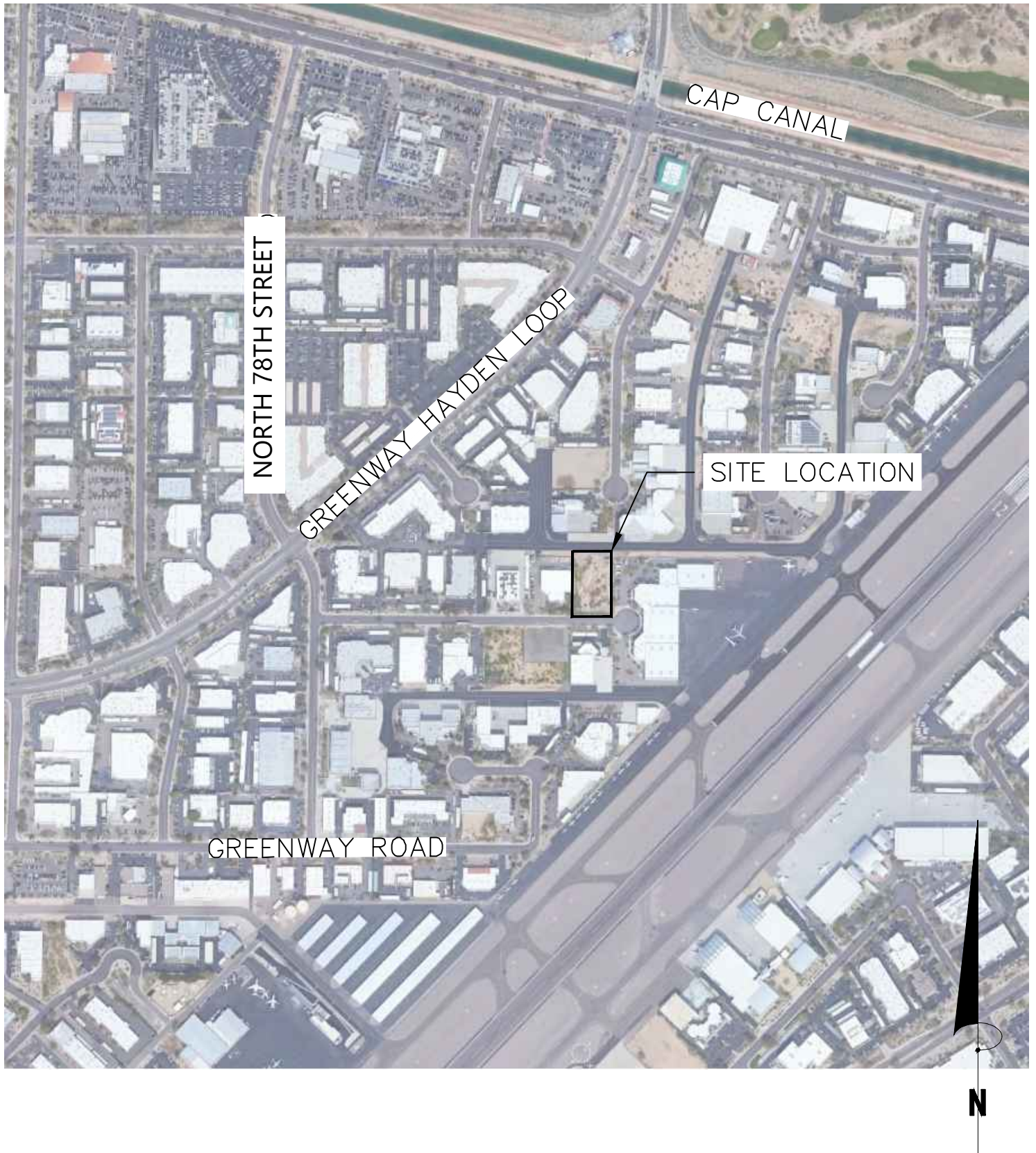
A vicinity map, preliminary site plan and conceptual building elevation are included with this letter for your information. Scottsdale Hangar Company LLC intends to begin construction of the hangar upon receipt of all required approvals and permits from the City of Scottsdale.

Please contact Bowman Consulting with any questions you may have regarding this project. You may also contact the City of Scottsdale Project Coordinator, Katie Posler, kposler@scottsdaleaz.gov or 480-312-2703. The project reference number is 326-PA-2019.

Respectfully submitted,
Bowman Consulting Group



John Gray, PE
Principal
Bowman Consulting
jgray@bowmanconsulting.com
480-559-8351



Bowman
CONSULTING

1295 West Washington Ste 108
Tempe, Arizona 85281

Phone: (480) 629-8830
www.bowmanconsulting.com

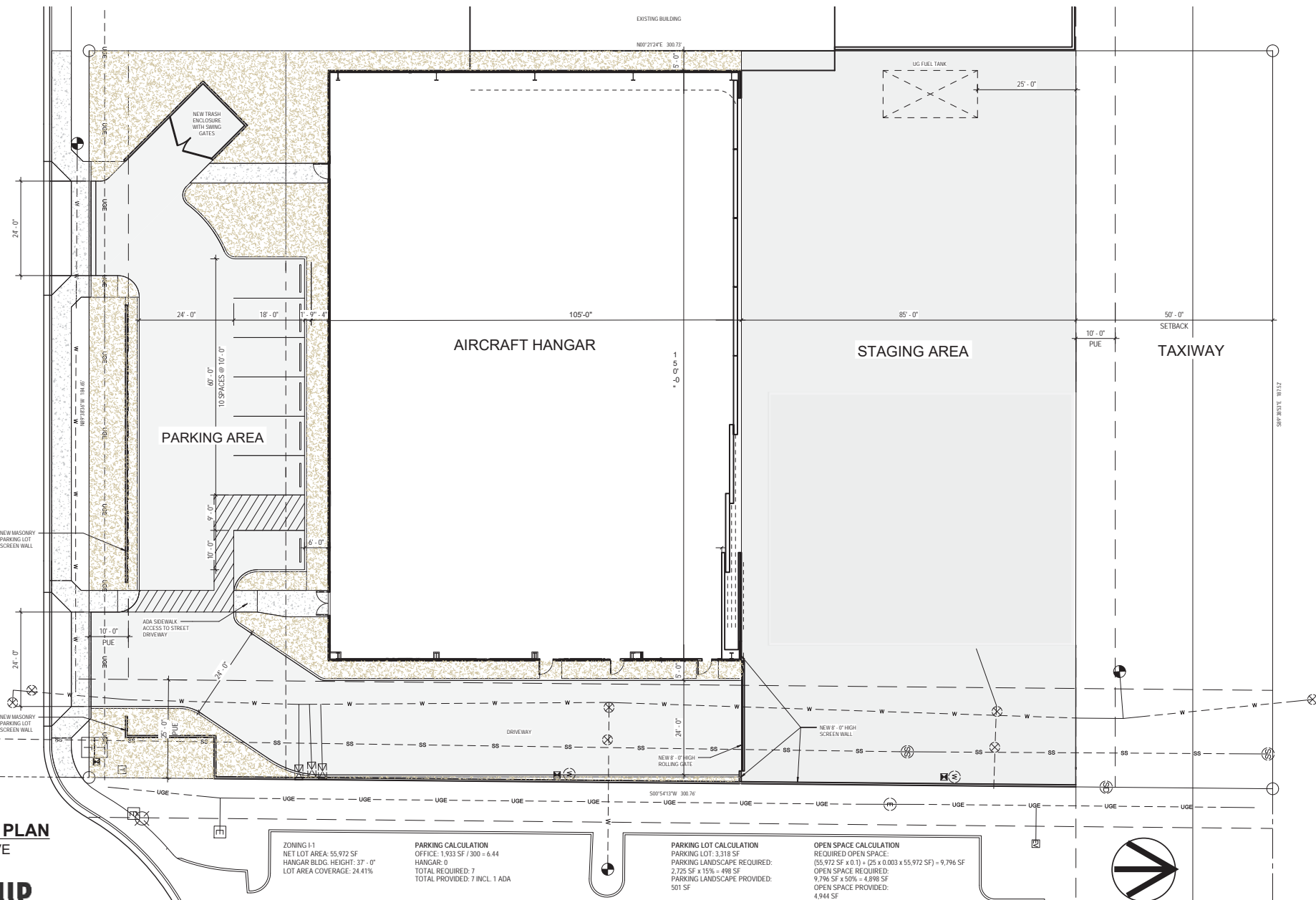
NORTH SCOTTSDALE AIRPARK UNIT 2
SCOTTSDALE, AZ

VICINITY MAP

JOB #	090475
DATE	Date
SCALE	N.T.S.
DRAWN	HMT

St 37-DR-2019
7/15/2019

E. McCLAIN DRIVE



PROPOSED SITE PLAN
7974 E. McCLAIN DRIVE

SMITHGROUP

ZONING I-1
NET LOT AREA: 55,972 SF
HANGAR BLDG. HEIGHT: 37'-0"
LOT AREA COVERAGE: 24.41%

PARKING CALCULATION
OFFICE: 1,933 SF / 300 = 6.44
HANGAR: 0
TOTAL REQUIRED: 7 INCL. 1 ADA
TOTAL PROVIDED: 7 INCL. 1 ADA

PARKING LOT CALCULATION
PARKING LOT: 3,318 SF
PARKING LANDSCAPE REQUIRED:
2,725 SF x 15% = 498 SF
PARKING LANDSCAPE PROVIDED:
501 SF

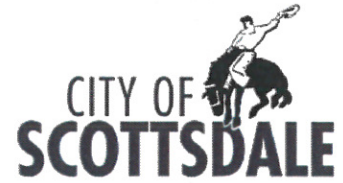
OPEN SPACE CALCULATION
REQUIRED OPEN SPACE:
 $(55,972 \text{ SF} \times 0.1) + (25 \times 0.003 \times 55,972 \text{ SF}) = 9,796 \text{ SF}$
OPEN SPACE PROVIDED:
 $9,796 \text{ SF} \times 50\% = 4,898 \text{ SF}$
OPEN SPACE PROVIDED:
4,944 SF





SMITHGROUP

Community Input Certification




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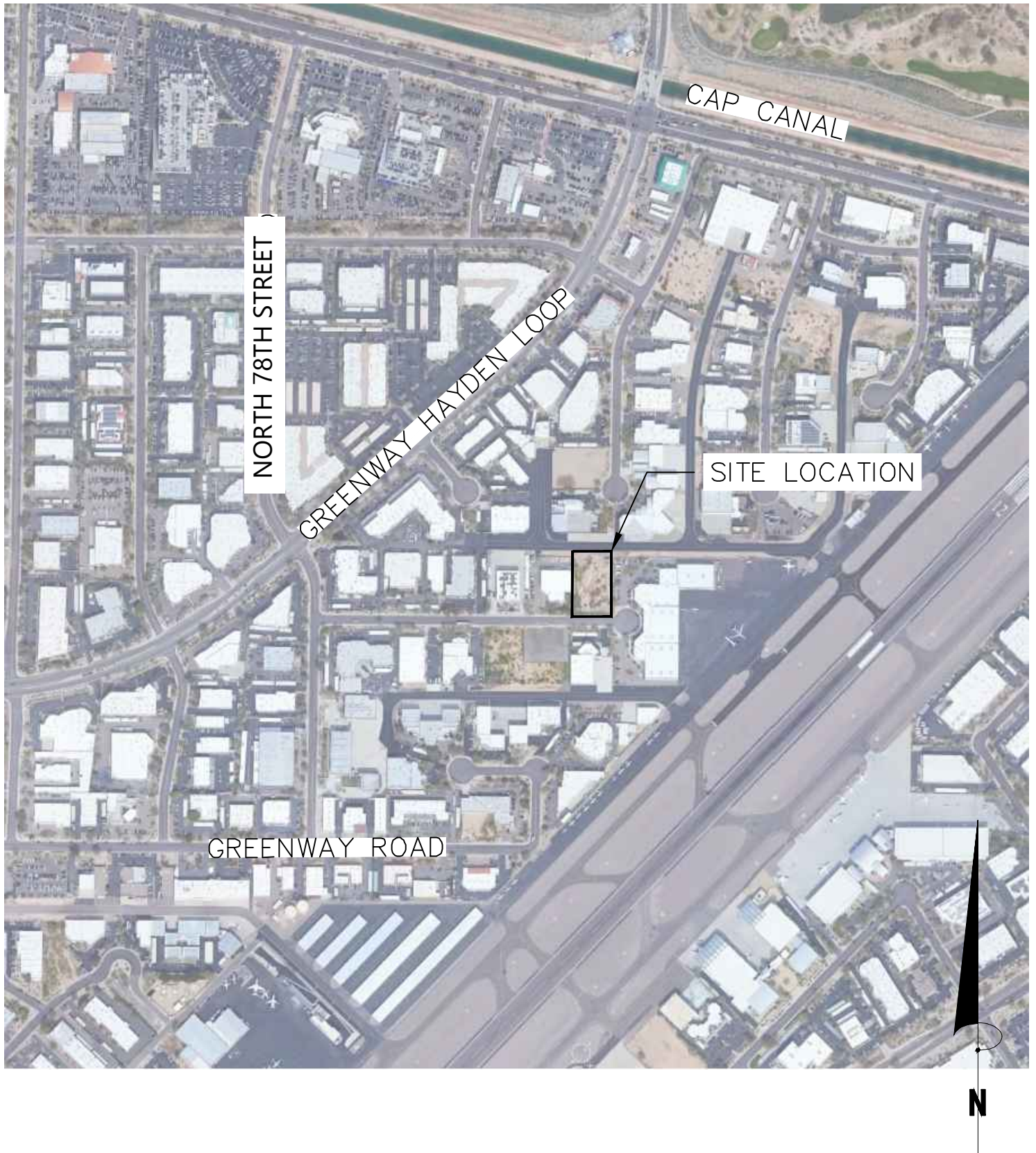
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Respectfully submitted,
Bowman Consulting Group



John Gray, PE
Principal
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jgray@bowmanconsulting.com
480-559-8351



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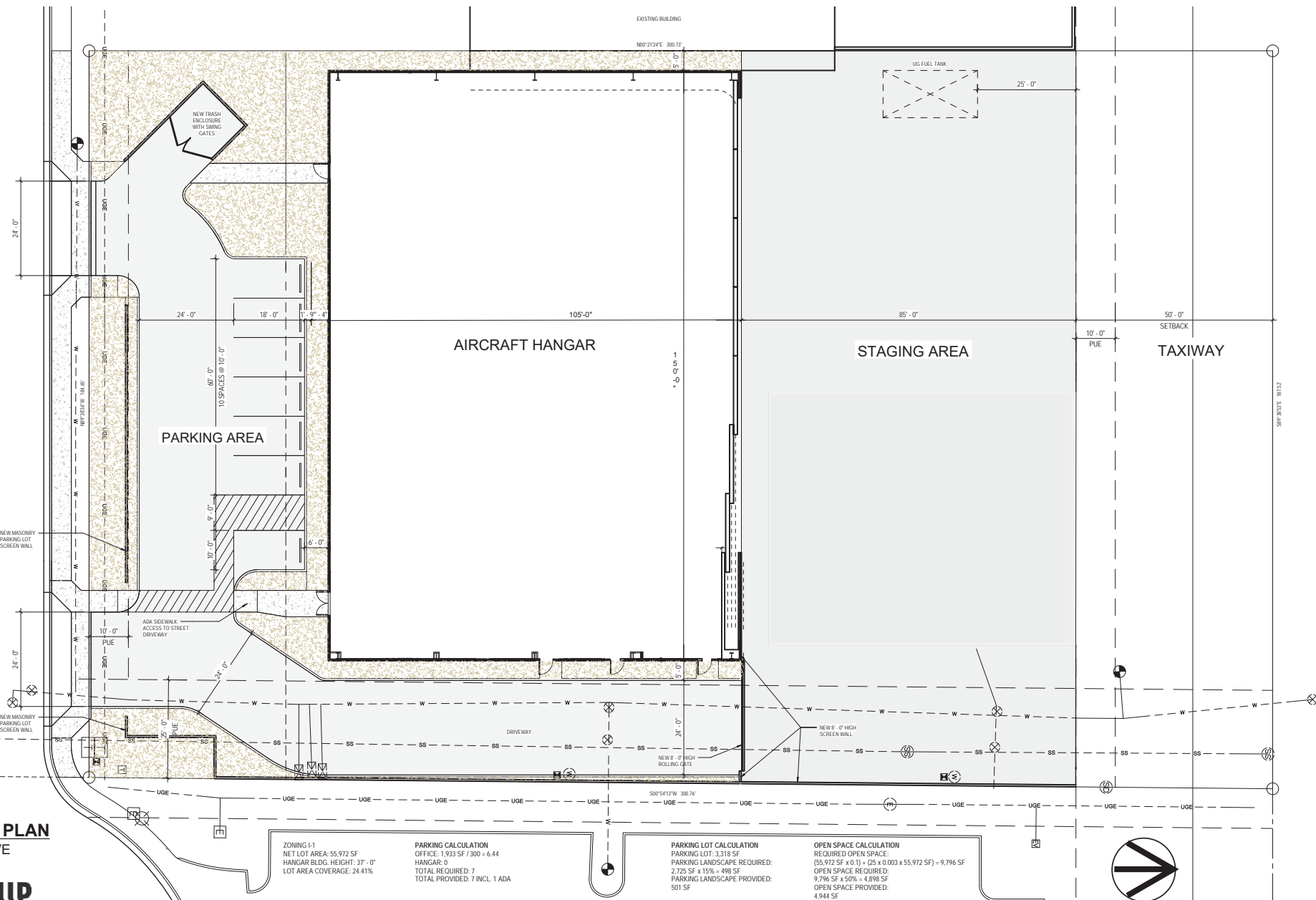
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SMITHGROUP

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OPEN SPACE PROVIDED:
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SMITHGROUP

Request for Site Visits and/or Inspections
Development Application (Case Submittals)



This request concerns all property identified in the development application.

Pre-application No: 326-PA-2019

Project Name: SCOTTSDALE HANGAR COMPANY

Project Address: 7974 E. McCLAIN DR. SCOTTSDALE, AZ

STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owner's agent: TIMOTHY BIDWILL, Vice President
Print Name

[Handwritten Signature]
Signature

City Use Only:	
Submittal Date: _____	Case number: _____
Planning and Development Services 7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ www.ScottsdaleAZ.gov	

City Notifications – Mailing List Selection Map

McClain Hanger


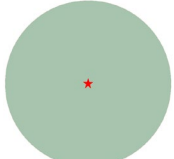


Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- Nextdoor.com
- City Website-Projects in the hearing process

Pulled Labels
July 15, 2019

Map Legend:

-  Site Boundary
-  Properties within 750-foot

Postcards: 119

37-DR-2019

PUBLIC HEARING NOTICE

REQUEST: approval of the site plan, building elevations, and landscape plan for an airplane hangar building with approximately 15,750 square feet of building area including approximately 2,000 square feet of office area, all on a 1.4-acre site.

CASE#: 37-DR-2019

DATE: October 17, 2019

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



UNLESS OTHERWISE NOTIFIED, ALL
PUBLIC HEARINGS ARE HELD AT:

SCOTTSDALE CITY HALL
3939 N. GRIFFIN AVE. 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.

DEVELOPMENT REVIEW BOARD

<http://www.ci.scottsdale.az.us/1604/development>

POSTING DATE:

10-1-19 ⁵⁰