

Neighborhood Notifications  
Open House Information  
Citizen Comments  
Affidavit of Posting  
Site Signs  
Legal Protest



# Affidavit of Posting

**Required: Signed, Notarized originals.**  
Recommended: E-mail copy to your project coordinator.

- Project Under Consideration Sign (White)       Public Hearing Notice Sign (Red)

**Case Number:** 1-ZN-2019 & 1-GP-2019

**Project Name:** Black Rock Coffee

**Location:** 8700 E Thomas Rd

**Site Posting Date:** August 21th, 2019

**Applicant Name:** Justin Gregonis

**Sign Company Name:** Dynamite Signs

**Phone Number:** 480-585-3031

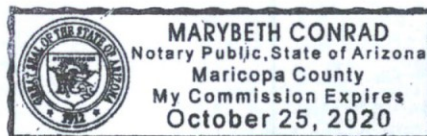
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Muller  
Applicant Signature

8/21/19  
Date

**Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.**

Acknowledged before me this the 21st day of August 2019



Marybeth Conrad  
Notary Public  
My commission expires: 10.25.20

## City of Scottsdale -- Current Planning Division

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



City of Scottsdale  
PUBLIC NOTICE

scan,  
snap,  
save



# ZONING/PUBLIC HEARING

CITY HALL: 3939 North Drinkwater Boulevard

PLANNING COMMISSION: 5:00 P.M., 8/14/2019

CITY COUNCIL: 5:00 P.M., 9/17/2019

REQUEST: Rezone from I-1 to C-2, Non-Major  
General Plan Amendment from Employment to  
Commercial

CASE NUMBER: 1-ZN-2019 & 1-GP-2019

Project Location: 8700 E Thomas Rd

Posting Date: 7/25/19

Applicant/Contact:

Justin Gregonis

602-395-1000

jgregonis@verticaldesignstudios.com

City Contact:

Jeff Barnes

480-312-2376

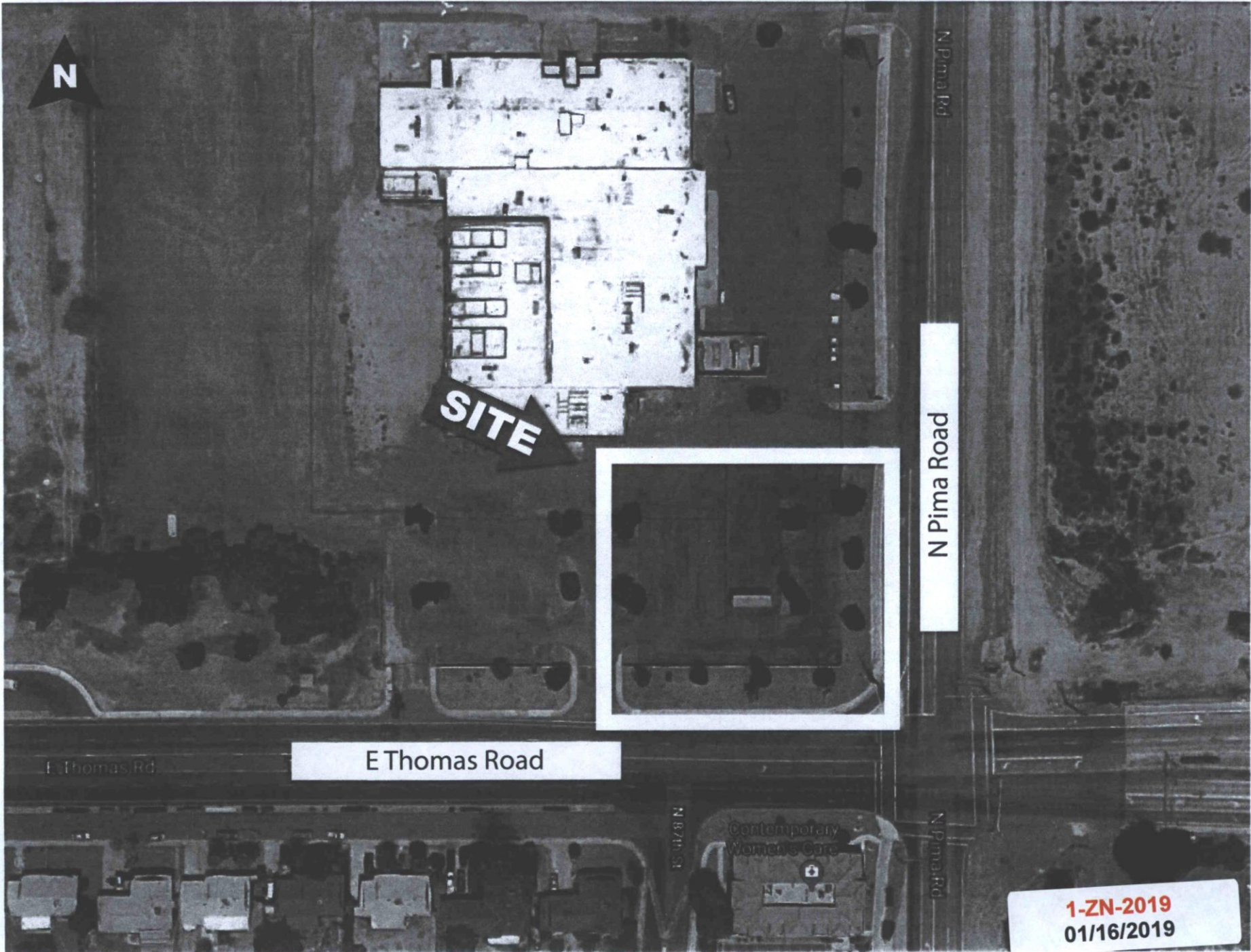
jbarnes@ScottsdaleAZ.gov

Case File Available at City of Scottsdale 480-312-7767

Project information may be researched at: <https://aservices.scottsdaleaz.gov/development/cases>

-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal

18 53:25



**SITE**

N Pima Road

E Thomas Road

E 117th N

Contemporary Women's Care

N Pima Rd

**1-ZN-2019**  
**01/16/2019**

Owner	Address	City	State	Zip
SCOTTSDALE	7447 E INDIA	SCOTTSDALE	AZ	85251
CITY OF SCO	3939 CIVIC CI	SCOTTSDALE	AZ	85251
DONAHOE TI	8651 E PINCI	SCOTTSDALE	AZ	85251
SAVAGE GAF	2426 CELEBR	PORT ORCH	WA	98367
FANKELL DU	8683 E PINCI	SCOTTSDALE	AZ	85251
MAKKI HASS	8699 E PINCI	SCOTTSDALE	AZ	85251
TERRY R ANI	8707 E PINCI	SCOTTSDALE	AZ	85251
FITZPATRICK	8715 E PINCI	SCOTTSDALE	AZ	85251
LOEW LAURI	8723 E PINCI	SCOTTSDALE	AZ	85251
HATLELID ME	8731 E PINCI	SCOTTSDALE	AZ	85251
SUTPHIN AN	8739 E PINCI	SCOTTSDALE	AZ	85251
GARCIA WAI	8747 E PINCI	SCOTTSDALE	AZ	85251
BLECHNER S	8755 E PINCI	SCOTTSDALE	AZ	85251
AZBUYERS C	2055 E 5TH S	TEMPE	AZ	85281
BERNSEN T	8771 E PINCI	SCOTTSDALE	AZ	85251
SALINS DEBF	8779 E PINCI	SCOTTSDALE	AZ	85260
BLACK DENN	8787 E PINCI	SCOTTSDALE	AZ	85251
ALCONCEL R	3013 N 87TH	SCOTTSDALE	AZ	85251
CURWICK RY	3021 N 87TH	SCOTTSDALE	AZ	85251
DUONG THA	3029 N 87TH	SCOTTSDALE	AZ	85251
YARTER RYA	3037 N 87TH	SCOTTSDALE	AZ	85251
RUSSO CHRI	3045 N 87TH	SCOTTSDALE	AZ	85251
MACKAY NEI	34402 N 83R	SCOTTSDALE	AZ	85262
FOSTER DUA	3061 N 87TH	SCOTTSDALE	AZ	85251
SHILIRUS WI	3069 N 87TH	SCOTTSDALE	AZ	85251
COWAN LEO	3077 N 87TH	SCOTTSDALE	AZ	85251
SPENCE PRO	5415 E HIGH	PHOENIX	AZ	85054
ST PIERRE M	7950 JONES	MCLEAN	VA	22102
BUNCHMAN	8774 E PINCI	SCOTTSDALE	AZ	85251
PICCOLA JAC	8766 E PINCI	SCOTTSDALE	AZ	85251
FAIR PATRICI	8758 E PINCI	SCOTTSDALE	AZ	85251
RIMSNIDER	8750 E PINCI	SCOTTSDALE	AZ	85251
DESERT WILI	21001 N TAT	PHOENIX	AZ	85050
CARTER STEI	8734 E PINCI	SCOTTSDALE	AZ	85251
THEISEN FAM	17977 PASEC	CHINO HILLS	CA	91709
BRASSELL SA	8718 E PINCI	SCOTTSDALE	AZ	85251
CONOLLEY EI	8710 E PINCI	SCOTTSDALE	AZ	85251
KELLY THOM	8702 E PINCI	SCOTTSDALE	AZ	85281
LANOUE WIL	8686 E PINCI	SCOTTSDALE	AZ	85251
RRS PROPER	8670 E PINCI	SCOTTSDALE	AZ	85251
DOUGLAS BL	5415 E HIGH	PHOENIX	AZ	85054
OLSON KUR1	8685 E AVAL	SCOTTSDALE	AZ	85251

MUSTANG 1 8710 E PINCI SCOTTSDALE AZ	85251
LEVY JAMES 8709 E AVAL SCOTTSDALE AZ	85251
COX BRENDE 8717 E AVAL SCOTTSDALE AZ	85260
SHETTY ANIT 8725 E AVAL SCOTTSDALE AZ	85251
YANG XIA/ZI 3481 S VISTA CHANDLER AZ	85248
BARBER TIM 5210 E HAMI MESA AZ	85206
MARKEWICH 8757 E AVAL SCOTTSDALE AZ	85250
DIETERICH F, 7231 BOULD HIGHLAND CA	92346
JAIMES MAR 8773 E AVAL SCOTTSDALE AZ	85251
HARDY STEV 8781 E AVAL SCOTTSDALE AZ	85251
MOUSER CR. 8780 E AVAL SCOTTSDALE AZ	85251
ROOSA MUR 8772 E AVAL SCOTTSDALE AZ	85251
SCADOVA GI 8764 E AVAL SCOTTSDALE AZ	85251
ERICKSON DI 3069 N 87TH SCOTTSDALE AZ	85251
KENNEY CHR 3077 N 87TH SCOTTSDALE AZ	85251
RAO RAKESH 3085 N 87TH SCOTTSDALE AZ	85251
VAN DYKE D, 136 LAKE ME CALGARY AB	T2J4A6
CAROLYN L C 3078 N 87TH SCOTTSDALE AZ	85251
JURASOVA II 3070 N 87TH SCOTTSDALE AZ	85251
CHAN JOYCE 876 E DEL RI GILBERT AZ	85295
CATALYST C, 4418 E WEA PHOENIX AZ	85050
HARRIS GEO 10511 WEST CLARENCE NY	14031
ZEWILA ALA, 8724 E AVAL SCOTTSDALE AZ	85251
DIAMOND AI 8716 E AVAL SCOTTSDALE AZ	85251
HENSCHER E, 2625 E UNIV PHOENIX AZ	85034
SCOTTSDALE 9000 E PIMA SCOTTDALE AZ	85258
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SCOTTSDALE 7447 E INDIA SCOTTSDALE AZ	85251
GSA PIMA LF 2082 MICHEL IRVINE CA	92612
GUZMAN SE 8761 E CHEE SCOTTSDALE AZ	85251
TIPPECONNIE 8755 E CHEE SCOTTSDALE AZ	85251
VUICICH DAN 8749 E CHER SCOTTSDALE AZ	85251
MURRAY TEI 8743 E CHEE SCOTTSDALE AZ	85251
GARDELLA T, 8677 E THOM SCOTTSDALE AZ	85251
BRUCCI JAMI 8671 E THOM SCOTTSDALE AZ	85251
JAIMES MAR 8665 E THOM SCOTTSDALE AZ	85251
EASTERLING 8659 E THOM SCOTTSDALE AZ	85251
RODBELL DEI 6885 WINDS SCOTTSDALE AZ	85266
CASTILLO PE. 8647 E THOM SCOTTSDALE AZ	85251
CHAVEZ MAF 8643 E THOM SCOTTSDALE AZ	85251
PABST FAMI 8637 E THOM SCOTTSDALE AZ	85251
MANISTA RC 8631 E THOM SCOTTSDALE AZ	85251
JMT PROPER 5902 E PRESI SCOTTSDALE AZ	85254

TENNER JEFI 8619 E THOM SCOTTSDALE AZ	85251
DIAZ DAVID/ 8613 E THOM SCOTTSDALE AZ	85251
GONDEK ST/ 8607 E THOM SCOTTSDALE AZ	85251
CASSANO GI 8608 E EDGE SCOTTSDALE AZ	85257
DOLE DON/B 8601 E BONI SCOTTSDALE AZ	85250
DE WOLF RIK 8620 E EDGE SCOTTSDALE AZ	85257
BALDERAS EI 8626 E EDGE SCOTTSDALE AZ	85257
CHUCHRO W 6047 E JOSH PARADISE V/ AZ	85253
MWM 3G LL 7349 N VIA F SCOTTSDALE AZ	85258-3764
OMALLEY M/ 8644 E EDGE SCOTTSDALE AZ	85257
BEELENDORI 8648 E EDGE SCOTTSDALE AZ	85257-1816
WHITE RANI 8654 E EDGE SCOTTSDALE AZ	85257
JUDITH MAR 8660 E EDGE SCOTTSDALE AZ	85257
GRAEFF BEN 8666 E EDGE SCOTTSDALE AZ	85257
MEIER BETT 4028 E ROBI PHOENIX AZ	85050
WILLIS JOHN 8678 E EDGE SCOTTSDALE AZ	85257
FLOYD JOAN 8709 E EDGE SCOTTSDALE AZ	85257
MILLER KAIT 8701 E EDGE SCOTTSDALE AZ	85257
ASSALI MAR 8673 E EDGE SCOTTSDALE AZ	85257
VALYRIAN S1 8010 E MCD SCOTTSDALE AZ	85257-3868
ADAMS KENI 8661 E EDGE SCOTTSDALE AZ	85257
GINTER DAV 8655 E EDGE SCOTTSDALE AZ	85257
ANDERSON I 8649 E EDGE SCOTTSDALE AZ	85257
FIELDS STAR 8643 E EDGE SCOTTSDALE AZ	85257
BOOTH VENI 8637 E EDGE SCOTTSDALE AZ	85257
EDGEMONT 8709 E MCKE SCOTTSDALE AZ	85251
8625 LLC 8625 E EDGE SCOTTSDALE AZ	85257
WHITE STAR 1473 N 72NI GILBERT AZ	85234
CASALE NEIL 8613 E EDGE SCOTTSDALE AZ	85257
ZIMMERLY S 8620 E ROAM SCOTTSDALE AZ	85257
RAMOS ADR 8626 E ROAM SCOTTSDALE AZ	85257
SANCHEZ IGI 8632 E ROAM SCOTTSDALE AZ	85257
HUGHES CRA 8638 E ROAM SCOTTSDALE AZ	85257
LOPEZ RAYN 8644 E ROAM SCOTTSDALE AZ	85257
WILSON PAT 8650 E ROAM SCOTTSDALE AZ	85257
WIDOWS RH 8656 E ROAM SCOTTSDALE AZ	85257
ORR JEFFRE 8660 E ROAM SCOTTSDALE AZ	85257
GARCIA ALBI 8668 E ROAM SCOTTSDALE AZ	85257
MUELLER LIV 8672 E ROAM SCOTTSDALE AZ	85257-7481
SOUTH CHAN 1330 E LYNX CHANDLER AZ	85249
WATSON MI 8710 E ROAM SCOTTSDALE AZ	85257
AVRATIN BA 8711 E ROAM SCOTTSDALE AZ	85257
MCKAY CARL 8707 E ROAM SCOTTSDALE AZ	85257

ALLABAUGH 8664 E WINE SCOTTSDALE AZ	85257
CHURCH JAS 8667 E ROAN SCOTTSDALE AZ	85257
CHARLES S & 8659 E ROAN SCOTTSDALE AZ	85257
KISTLER THO 8653 E ROAN SCOTTSDALE AZ	85257
RAYMOND Z 606 WAXWII DAVIS CA	95616
HERSHKOWI 8641 E ROAN SCOTTSDALE AZ	85257
CURTIS DENI 4414 N CIVIC SCOTTSDALE AZ	85251
PIMA AND 8 2899 N 87TH SCOTTSDALE AZ	85257



**SimonCRE**  
6900 E. 2<sup>nd</sup> St.  
Scottsdale, AZ 85251

*Delivered*

CITY OF SCOTTSDALE  
3939 CIVIC CENTER PLAZA  
SCOTTSDALE, AZ 85251

85251#9999



*1-2N-2019*



David Newton,  
Director of Development  
SimonCRE, LLC  
6900 E. 2<sup>nd</sup> Street,  
Scottsdale, AZ 85251

January 15<sup>th</sup>, 2019.

Re: NWC of N. Pima Road & Thomas Road, Scottsdale AZ 85251  
Re-Zone Application – 16-PA-2018.

Dear neighbor;

Please be advised, we have made a formal application to re-zone the property at the above-named address from I-1 to C-2 Zoning.

As part of the application process we are obligated to host a neighborhood meeting to answer any questions and provide an overview of our project.

Should you wish to attend; we look forward to meeting you – see details below:

Date: **Thursday, January 24<sup>th</sup>, 2019.**

Time: **5pm – 6pm.**

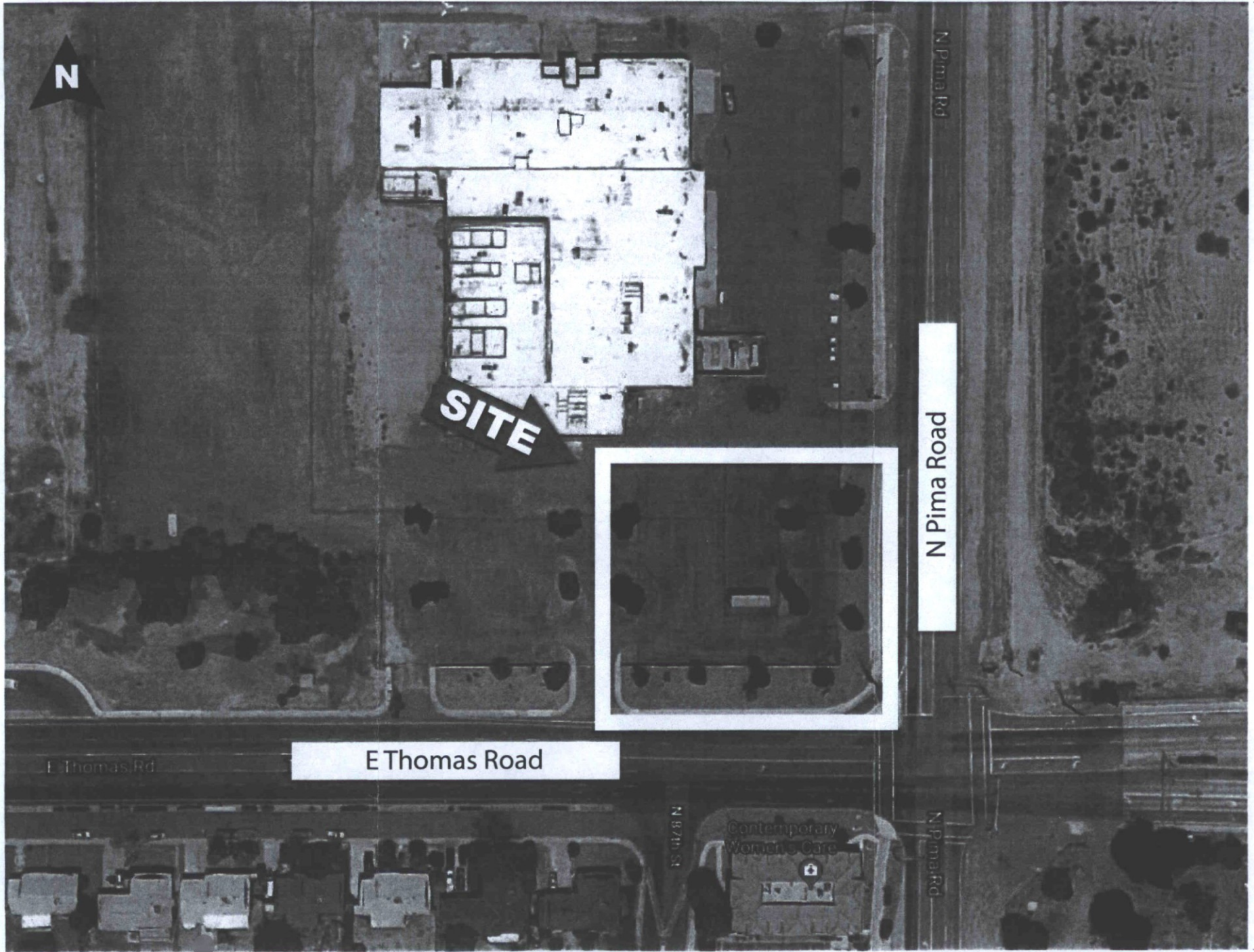
**SimonCRE, LLC**  
**6900 E. 2<sup>nd</sup> Street,**  
**Scottsdale, AZ 85251**

Please feel free to reach out to me at [David.Newton@SimonCRE.com](mailto:David.Newton@SimonCRE.com) should need additional information prior to the meeting.

Regards

A handwritten signature in black ink, appearing to read "David Newton". The signature is fluid and cursive, with a prominent loop at the end.

David Newton  
Director of Development



**SITE**

E Thomas Road

N Pima Road

N Pima Rd

Contemporary  
Women's Care

N Pima Rd

N Pima Rd

David Newton,  
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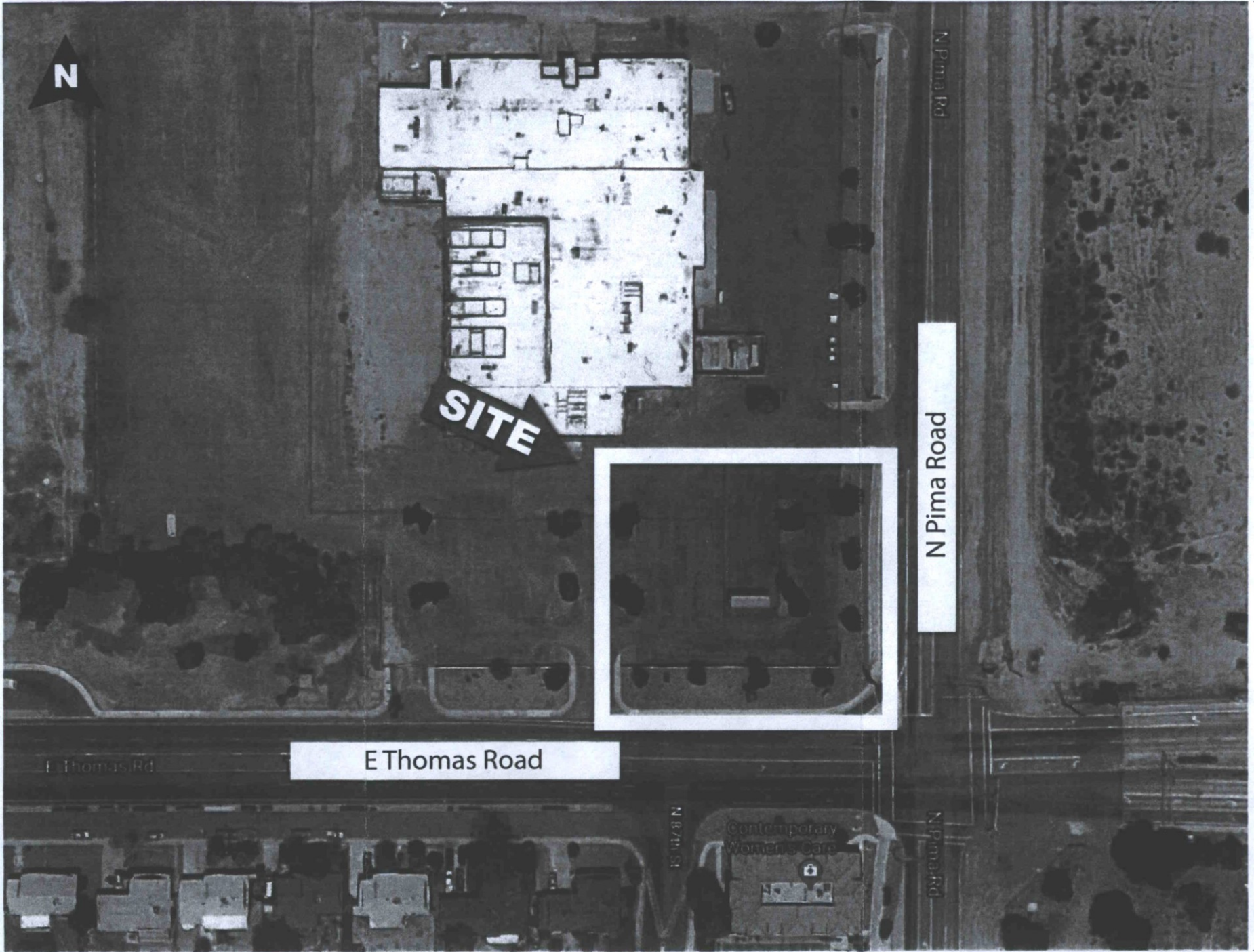
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David Newton  
Director of Development



N

SITE

E Thomas Road

N Pima Road

N Pima Rd

Contemporary Women's Care

N Pima Rd

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David Newton  
Director of Development

**1-ZN-2019**  
**01/16/2019**