



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

That on December 6, 2019, I posted notification poster(s) for the properties indicated below.

Site(s) must be posted on or before: December 9, 2019

Case No.	Description and Location of Project	No. of Signs	Date Posted
13-DR-2019	Marvelle Arcadia, 6080 E Thomas Rd	1	12/6/19
2-DR-1994#3	Detroit Coney Grill Canopies, 6953 N Hayden Rd	1	12/6/19
20-DR-2019#2	Honor Health Osborn Phase One Medical Office Building, 7242 E Osborn Rd	1	12/6/19
35-DR-2019	Raintree Internalized Community Storage, Pima Rd & Raintree Rd	1	12/6/19
9-ZN-2019	2nd Street and Bishop, 7125 E 2 nd St	1	12/6/19

Date of Development Review Board Public Meeting: December 19, 2019, AT 1:00 P.M. IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.

(Signature)

Acknowledged this 6th day of December 2019.



LORRAINE CASTRO
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
November 15, 2020

My commission expires

11/15/2020

(Notary Public)

Planning and Development Services

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



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 January 3, 2020, I posted notification poster(s) for the properties indicated below.

Site(s) must be posted on or before: January 6, 2020

Case No.	Description and Location of Project	No. of Signs	Date Posted
2-DR-1994#3	Detroit Coney Grill Awnings and Canopy, 6953 N Hayden Rd	1	1/3/2020
35-DR-2019	Raintree Internalized Community Storage, Pima Rd & Raintree Dr	1	1/3/2020
68-SW-2019	AT&T PHX36-003D Small Wireless Facility (SWF), 6602 E Chaparral Rd	1	1/3/2020
7-PP-2019	118th & Ranch Gate, 118 th St & Ranch Gate Rd	1	1/3/2020

Date of Development Review Board Public Meeting: January 16, 2020, AT 1:00 P.M. IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.

(Signature)

Acknowledged this 3rd day of January 2020.



LORRAINE CASTRO
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
November 15, 2020

My commission expires

(Notary Public)
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



Notice Criteria Tool

Notice Criteria Tool - Desk Reference Guide V_2018.2.0

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference [CFR Title 14 Part 77.9](#).

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc...) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the [FAA Co-location Policy](#)
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the [Air Traffic Areas of Responsibility map](#) for Off Airport construction, or contact the [FAA Airports Region / District Office](#) for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

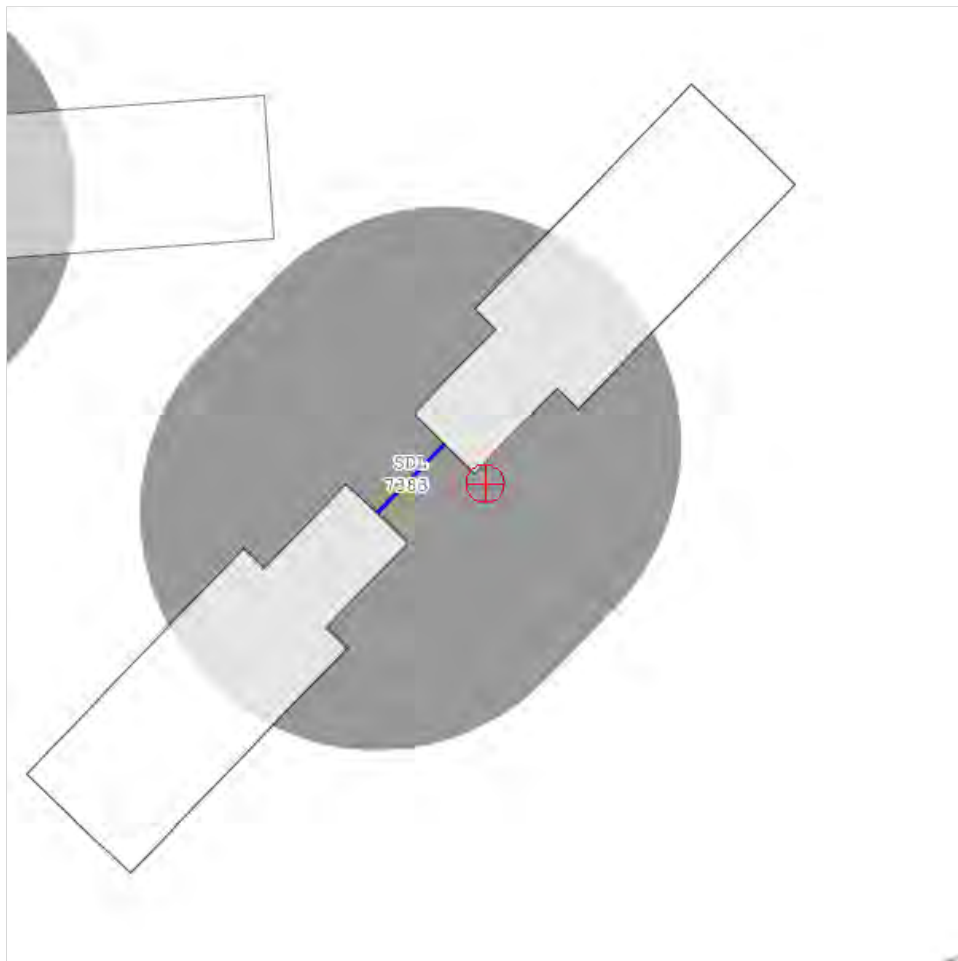
Latitude:	<input type="text" value="33"/> Deg <input type="text" value="37"/> M <input type="text" value="17.26"/> S <input type="button" value="N ▼"/>
Longitude:	<input type="text" value="111"/> Deg <input type="text" value="53"/> M <input type="text" value="23.30"/> S <input type="button" value="W ▼"/>
Horizontal Datum:	<input type="button" value="NAD83 ▼"/>
Site Elevation (SE):	<input type="text" value="1478"/> (nearest foot)
Structure Height :	<input type="text" value="32"/> (nearest foot)
Traverseway:	<input type="button" value="No Traverseway ▼"/> (Additional height is added to certain structures under 77.9(c)) User can increase the default height adjustment for Traverseway, Private Roadway and Waterway
Is structure on airport:	<input checked="" type="radio"/> No <input type="radio"/> Yes

Results

You exceed the following Notice Criteria:

Your proposed structure is in proximity to a navigation facility and may impact the assurance of navigation signal reception. The FAA, in accordance with 77.9, requests that you file.

The FAA requests that you file



Request for Site Visits and/or Inspections

Development Application (Case Submittals)



This request concerns all property identified in the development application.

Pre-application No: 220 -PA- 2019

Project Name: Pima Internalized Storage

Project Address: North of the NE corner of Raintree Drive and Pima Road

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: _____

Kelly McKone

Print Name

[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



May 28, 2019

Reference: Design Review Application – Pre App Case # 220-PA-2019

Proposed Development: Pima Internalized Storage

Project Location: NEC Pima Frontage Road and Raintree Drive

Parcel Number: 217-15-035A

Dear Neighbor:

On behalf of our client, EAPC Architects Engineers has prepared a formal application for a Major Development Review of a proposed internalized community storage project located northeast of the Pima Frontage Road and Raintree Drive in Scottsdale.

The Proposed site is currently a vacant lot zoned I-1 (Industrial Park). The subject site is approximately 97,897 SF (2.24 acres) in size. The Maricopa County Assessor Parcel Number for this Property is #217-15-035A. The adjacent zoning consists of the following: North of this property is zoned I-1 (Industrial Park), West is the Pima frontage road, South is zoned C-2 (Central Business) and East is zoned R1-35 (Single-Family Residential).

The goal of this project is to develop the site for use as an internalized community storage facility. We are proposing the construction of a 2-story above grade facility with one basement level at a proposed max building height of 32'-0". This building would be completely enclosed with all storage units located on the interior of the building and will not be visible from the street or adjacent properties. Additionally, all mechanical equipment would be screened from public view and incorporated in the building design.

The property is currently zoned as I-1 and internalized community storage is an allowed and approved use. Enclosed for your review is a copy of the conceptual site plan and elevations of the proposed development.

If you have any questions regarding this proposal, please call me at (602) 441-4505 or email me at michelle.bach@eapc.net. The City of Scottsdale has assigned this case to Katie Posler of their Planning and Development Services division staff and the project coordinator for this proposal. She can be reached at 480-312-2703 or kposler@scottsdaleaz.gov should you have any questions.

Regards,

Michelle Bach

Phoenix **AZ**

St. Paul, Bemidji **MN**

Minot, Bismarck, Fargo, Grand Forks, Williston **ND**

Sioux Falls **SD**

Fort Collins **CO**

Norwich **VT**

Buenos Aires **ARG**

Raintree Internalized Community Storage



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

Map Legend:

Site Boundary

Properties within 750-feet

Postcards: 104

35-DR-2019



Feature Information

(1 of 1)

Clear ?

217-15-035A

Owner Information

Owner Name: VANTAGE FBO HOPE R SHERMAN
IRA/ETAL

Property

Address:

Mailing Address: 12565 N 91ST WY SCOTTSDALE AZ
85260

Deed Number: 131081721

Sale Date:

Sale Price: \$

Property Information

Lat/Long: 33.621988, -111.889681

S/T/R: 7 3N 5E

Jurisdiction: SCOTTSDALE

Zoning: I-1

PUC: 0032

Lot Size (sq ft): 97,897

MCR #:

Subdivision:

Lot #:

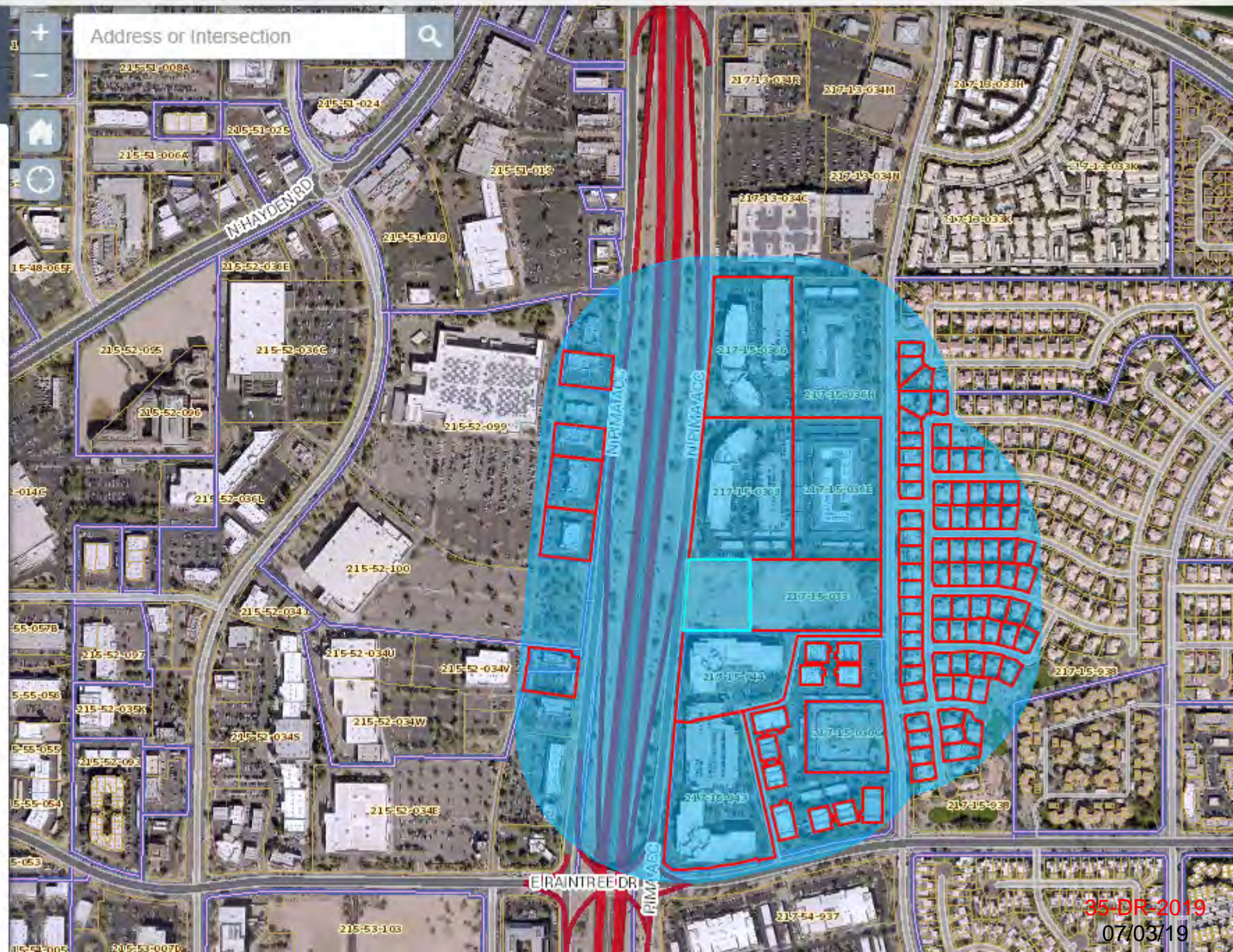
Floor: 1

Construction Year:

Living Space (sq ft):

Valuation Information

Tax Year:	2020	2019
FCV:	\$1,549,200	\$1,475,400
LPV:	\$1,549,170	\$1,475,400
Legal Class:	2.R	2.R



35 DR-2019

07/03/19