



Correspondence Between Staff and Applicant

Approval Letter

CAVAN

Real Estate Investments

June 1, 2005

Dr. Sherman
Pima Commercial Properties
12565 N 91st Way
Scottsdale AZ 85260

RE: Raintree Corporate Center Holdings, LLC
Access easement

Dr. Sherman,

Enclosed is a copy of the recorded access agreement that is required by the
stips to the zoning case 33-ZN-1997#3 for your records.

Respectfully yours,



Kathryn Zvara
Project Manager

STEWART TITLE & TRUST OF PHOENIX

When recorded mail to:

Dennis A. Cain
c/o Cavan Management Services, LLC
8960 E. Raintree Drive, Suite 100
Scottsdale, AZ 85260

RECEIVED
JUN - 7 2005

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
20050696198 05/25/2005 14:33
PIMA-4-1-1-
ELECTRONIC RECORDING

ACCESS EASEMENT

THIS grant of easement is made this 20th day of May, 2005, by RAINTREE CORPORATE CENTER HOLDINGS, LLC, an Arizona limited liability company, ("Grantor"), in favor of PIMA COMMERCIAL PROPERTIES, LLC, together with their respective heirs, successors and assigns ("Grantee").

Grantor is the owner of the parcel of real property located in Maricopa County, Arizona, known as Parcel 3 of that certain "Map of Dedication & Lot Split - Raintree Corporate Center" which is recorded at Map Book 506, Page 23, in the official records of Maricopa County, Arizona and as set forth in Exhibit A, attached hereto and made a part hereof (the "Encumbered Property"). Grantee is the owner of a parcel of real property adjoining the Encumbered Property, as set forth in said Exhibit A, and designated thereon as "GLO LOT 5" (the "Benefited Property").

WITNESSETH:

That the said Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) to it in hand paid by the said Grantee, together with other good and valuable consideration, the adequacy and receipt whereof is hereby acknowledged, by these presents, does grant and convey and dedicate unto and for the benefit of the said Grantee and its successors and assigns forever, perpetual non-exclusive easements over and across that portion of the Encumbered Property described in Exhibit B attached hereto and incorporated herein by this reference (the "Easement Property"), for the purposes of access, including vehicular ingress and egress to the Benefited Property.

TO HAVE AND TO HOLD the same together with all the appurtenances thereunto belonging to the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set it hand the day and year first above Written.

RAINTREE CORPORATE CENTER HOLDINGS,
LLC, an Arizona limited liability company

By: CAVAN MANAGEMENT SERVICES,
L.L.C., an Arizona limited liability
company, Its Manager

By: *George D. Matthews*
Its: V.P.

STATE OF ARIZONA)
) ss
County of MARICOPA)

The foregoing instrument was acknowledged before me this 20th day of May, 2005, by George D. Matthews the Vice President of CAVAN MANAGEMENT SERVICES, L.L.C., an Arizona limited liability company, in its capacity as Manager of RAINTREE CORPORATE CENTER HOLDINGS, L.L.C., an Arizona limited liability company, on behalf of such entity.

Ann L. Severud
Notary Public

My Commission Expires:

March 7, 2009

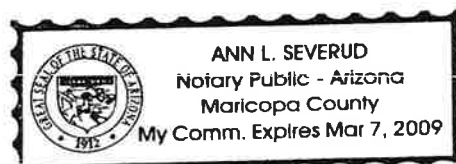


EXHIBIT "A"

The following parcel is the legal description of the Easement Property:

LEGAL DESCRIPTION The Easement Property A Portion of Parcel 3 Raintree Corporate Center

Easement for Access

The Encumbered Property is subject to an easement for access purposes over, across, under and through a portion of said Parcel 3 as shown on that certain "Map of Dedication and Lot Split – Raintree Corporate Center" as recorded at Map Book 506, Page 23 in the official records of Maricopa County, Arizona;

Said easement area being described as follows:

Commence at the northwest corner of said Parcel 3 and common corner to GLO LOT 5, as defined herein;

Thence, along the northern line of said Parcel 3 and common line to said GLO LOT 5, South 89 degrees 59 minutes 14 seconds East, a distance of 241.03 feet to a point, the **Point of Beginning**;

Thence, continuing along said common line, South 89 degrees 59 minutes 15 seconds East, a distance of 70.00 feet to a point marking the southeast corner of said GLO LOT 5;

Thence, continuing along the northern line of Parcel 3, South 89 degrees 59 minutes 15 seconds East, a distance of 202.57 feet to a point, said point being on the west line of Easement A according to said "Map of Dedication & Lot Split";

Thence, along said west line of said Easement A, South 12 degrees 32 minutes 43 seconds West, a distance of 42.59 feet to a point;

Thence, leaving said west line of Easement A, North 85 degrees 38 minutes 18 seconds West, a distance of 152.67 feet to a point;

Thence North 89 degrees 59 minutes 15 seconds West, a distance of 81.09 feet to a point;

Thence North 44 degrees 59 minutes 15 Seconds West, a distance of 42.43 feet to the **Point of Beginning**.



RAINTREE CORPORATE CENTER - PHASE II
A.P.N. 217-15-036F

PIMA FREEWAY
NORTHBOUND FRONTAGE ROAD

33' GLO
EASEMENT

33' GLO
EASEMENT

GLO LOT 5
A.P.N. 217-15-035A

GLO LOT 7
A.P.N. 217-15-033

*Point of
Beginning*

33' GLO
EASEMENT

33' GLO
EASEMENT

S 89°59'15" E
241.03'

S 89°59'15" E
70.00'

S 12°32'43" W
S 89°59'15" E 42.59'
202.57'

N 44°59'15" W
42.43'

N 89°59'15" W
81.09'

N 85°38'18" W
152.67'

PARCEL 3
"MAP OF DEDICATION & LOT SPLIT
RAINTREE CORPORATE CENTER"
(MAP BOOK 506, PG. 23)

A.P.N. 217-15-944



NOT TO SCALE

EXHIBIT 'A'
ACCESS EASEMENT TO
ASSESSOR'S PARCEL NO. 217-15-035A

NORTH PIMA ROAD - SCOTTSDALE, AZ
ENCUMBERING APN: 217-15-944
PART OF WEST 1/2, SECTION 7,
T. 3N., R. 5E., G. & S. R. B. & M., MARICOPA COUNTY, ARIZONA

Prepared by: DAC Consulting, Inc.

Date: Sept. 14, 2004

File: RCC4.dwg

Berry, Melissa

From: Cluff, Bryan
Sent: Friday, March 29, 2019 2:31 PM
To: Posler, Kathryn; Carr, Brad
Subject: FW: Storage at Shea - no parking required for basement per Randy Grant interpretation - please confirm

FYI.

Bryan

From: Curtis, Tim <tcurtis@scottsdaleaz.gov>
Sent: Monday, February 26, 2018 11:22 AM
To: mike leary <yrael@hotmail.com>
Cc: george bell <ghbell@landrd.com>; 'george.bell@landrd.com' <george.bell@landrd.com>; Cluff, Bryan <BCluff@Scottsdaleaz.gov>; Michelle Hassler <mhassler@rkaa.com>
Subject: RE: Storage at Shea - no parking required for basement per Randy Grant interpretation - please confirm

Mike,
Yes, we agree. Confirmed.
Thanks,
Tim Curtis

From: mike leary [<mailto:yrael@hotmail.com>]
Sent: Friday, February 23, 2018 3:33 PM
To: Curtis, Tim <tcurtis@scottsdaleaz.gov>
Cc: george bell <ghbell@landrd.com>; 'george.bell@landrd.com' <george.bell@landrd.com>; Grant, Randy <RGrant@Scottsdaleaz.gov>; Cluff, Bryan <BCluff@Scottsdaleaz.gov>; Michelle Hassler <mhassler@rkaa.com>
Subject: Re: Storage at Shea - no parking required for basement per Randy Grant interpretation - please confirm

Hey Tim per my VM, below is the thread regarding no parking required for basement storage confirmed by Randy. The completion of plans and DRB resubmittal are being held up as RKA has not received confirmation that Randy's interpretation applies.

It's not really an interpretation as the ordinance is pretty clear that unoccupied basements aren't counted to GFA and consequently no parking is required. Keith actually researched and found an earlier facility where parking was also not required for basement storage.

Would you please confirm ASAP?

Thanks Tim

Mike Leary
Michael P. Leary, LTD
Commercial Real Estate Development Consulting

10278 East Hillery Drive
Scottsdale, AZ 85255
(c) 480.991.1111

From: mike leary
Sent: Monday, February 19, 2018 8:42 AM
To: Michelle Hassler
Cc: george bell; 'george.bell@landrd.com'
Subject: Storage at Shea - no parking required for basement perRandy Grant interpretation

Michelle I met with Randy Grant regarding the basement not being included in GFA per the zoning ordinance. Randy included Keith in the meeting and Keith followed up with me after further investigation. My recollection is that Keith found another facility with basement storage where parking was not required. Per below Keith confirmed that parking was not required for the basement. ML

Mike Leary
Michael P. Leary, LTD
Commercial Real Estate Development Consulting

10278 East Hillery Drive
Scottsdale, AZ 85255
(c) 480.991.1111

From: Niederer, Keith <KNiederer@Scottsdaleaz.gov>
Sent: Tuesday, November 7, 2017 12:56 PM
To: 'mike leary'
Subject: RE: Basement GFA - parking based upon GFA too

If it is internalized community storage, then no parking in basement because internalized community storage parking is based on GFA.

From: mike leary [<mailto:yrael@hotmail.com>]
Sent: Tuesday, November 07, 2017 8:15 AM
To: Niederer, Keith
Subject: Basement GFA - parking based upon GFA too

Hey Keith as you provided the interpretation on basements not being counted as GFA, parking is also based upon GFA. Consequently parking would NOT required for basement areas as well.

Would you please confirm? Thanks ML

*Mike Leary
Michael P. Leary, LTD
Real Estate Development Consulting*

10278 East Hillery Drive
Scottsdale, AZ 85255
(c) 480.991.1111

From: Niederer, Keith <KNiederer@Scottsdaleaz.gov>
Sent: Wednesday, May 31, 2017 5:01 PM
To: 'mike leary'
Subject: FW: Basement GFAR

From: Niederer, Keith
Sent: Friday, January 27, 2017 12:17 PM
To: 'mike leary'
Cc: Grant, Randy; Curtis, Tim
Subject: RE: Basement GFAR

Mike – After doing some research, we found an internalized community storage facility at 6933 E. Thomas Road that has a basement with storage units. It appears this project wasn't required to count the basement towards provided gross floor area. See cases 12-ZN-96, 17-UP-96 & 129-DR-96. So, to be consistent with this previous action, we will not require the basement on your proposed Internalized Community Storage facility application to count towards provided gross floor area.

Keep in mind that case 33-ZN-2000, which included the subject property, limits commercial FAR to 0.30, and 0.40 for Industrial Properties (among other development standards/stips).

Keith

From: mike leary [<mailto:yrael@hotmail.com>]
Sent: Friday, January 27, 2017 10:52 AM
To: Niederer, Keith
Cc: Grant, Randy
Subject: Basement GFAR

Yo Keith do you have good news on the basement discussion?

Mike Leary
Michael P. Leary, LTD
Real Estate Development Consulting

10278 East Hillery Drive
Scottsdale, AZ 85255
(c) 480.991.1111

Berry, Melissa

From: Michelle Bach <Michelle.Bach@eapc.net>
Sent: Wednesday, June 26, 2019 9:43 AM
To: Posler, Kathryn
Cc: Michele Hammond
Subject: 220-PA-2019 - Public Participation
Attachments: 20191481 - SP100 (05-23-19).pdf; 750 Buffer.pdf; address labels.xlsx; neighborhood letter.pdf; 2019 06-21 Draft Renderings-redcd 1.pdf

⚠ EXTERNAL Email with links or attachments. Please use caution!

Hi Katie,

Please find attached a copy of the documents sent out in our neighborhood notification letter plus the buffer radius and the address list.

Thank you,

Michelle Bach

Healthcare Studio Designer



602.441.4505 | Main
509.669.7946 | Cell

www.eapc.net
www.facebook.com/EAPCAE



10/16/2019

Mr. Andrew Smigielski, PE, PTOE, PTP
Southwest Traffic Engineering LLC
3838 North Central Avenue
Suite 1810
Phoenix AZ, 85012

Subject: Traffic Impact Statement (TIS) Approval - Updated
Proposed Raintree Storage Development
NB Loop 101 FR north of Raintree Drive,
Scottsdale, Maricopa County

Dear Mr. Smigielski:

We have completed our review of the Traffic Impact Statement (TIS), dated October 7, 2019, for the proposed Raintree Storage development. The development is located along the northbound Loop 101 FR north of Raintree Drive in Scottsdale within the boundaries of Maricopa County.

The development consists of a 947 unit mini storage facility.

Access to the site is provided through one access point onto the northbound Loop 101 Frontage Road and one access onto 90th Street via an easement. The access onto the Loop 101 Frontage road will be a Right in - Right out type driveway located approximately 1,140 feet north of Raintree Drive.

The Traffic Impact Statement is approved with the following stipulations:

- 1) A Right turn deceleration lane will be constructed in advance of the Right in - Right out driveway. The driveway will be constructed within publicly owned Right-of-way. It is not expected to have the developer acquire any additional Right-of-way for the construction of the turn lane.
- 2) A positive separation (barrier curb) will be constructed between the right turn lane and the through lanes on the northbound Loop 101 Frontage Road as shown in the TIS. Further refinements to the concept, including that of the driveway itself, will be required and will be addressed during the design development phase. The final design of the offsite improvements is subject to approval by ADOT.
- 3) The site circulation, including the design of the west driveway, will be developed in a way to discourage cut through traffic from 90th Street and the development to the south of the site. This can be achieved by the use of speed humps/speed tables or other methods that proposed by the developer.

The next step in the process will be to have the developer submit a permit application to ADOT's Central Region Permits Section for all work that is being proposed within ADOT's Right of way. This will include, but not be limited to, roadway work, utility work, landscaping, traffic control, etc. The developer will be required to submit construction plans to ADOT for the required improvements on northbound Loop 101 Frontage Road. The Permits Section at the Central District will coordinate the review of the plans through various sections within ADOT, including but not limited to, Regional Traffic (Central Region), Roadway, Drainage, Environmental etc.

If you have any questions, please feel free to call me at (480) 294-0548.

Sincerely,

DocuSigned by:
Tony Abbo 10/16/2019
A77ACADDBE4D4C6...

Tony S. Abbo, PE, PTOE
Regional Traffic Engineer (RTE) – Central Region
ADOT

CC: George Williams
Clinton Emery
Raul Amavisca
Marcos Espinosa
Debra Planalp
Wayne Mennetti
File

October 8, 2019

David Newton
1784 Capital Holdings, LLC
8777 N. Gainey Ranch Drive, Ste 191
Scottsdale, AZ 85258

Subject: Raintree Storage, NB L101 Frontage Rd north of Raintree Drive

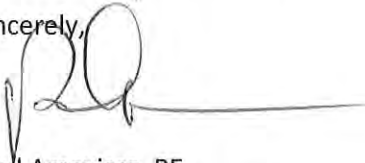
Dear Mr. Newton:

This letter is to address the request to access the northbound L101 Pima Freeway frontage road north of Raintree Drive in Scottsdale.

Access will be granted to the facility along the Loop 101 frontage road. The developer will be required to adhere to all requirements that are required in conjunction with the approval of the access point. The design requirements, associated with the approval of the access, will be outlined in the Traffic Study and will be finalized during the plan development phase. The developer will be required to provide a right turn lane that is in compliance with the ADOT requirements.

If you have any questions, please contact me.

Sincerely,



Raul Amavisca, PE
Engineering Administrator
ADOT Central District
2140 West Hilton Ave, MD PM00
Phoenix, AZ 85009

cc: Tony Abbo, Regional Traffic Engineer
Randy Everett, Senior Division Administrator
Debra Planalp, Permits Supervisor