



Neighborhood Notification

Open House Information

Citizen Comments

Affidavit of Posting

Site Sign

Legal Protest

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



This request concerns all property identified in the development application.

Pre-application No: 965 -PA- 2018

Project Name: NORTH SCOTTSDALE STORAGE

Project Address: 22001 N. SCOTTSDALE ROAD, 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: _____

Kelly McKone
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

March 4, 2019

Ref: Design Review application - Pre App Case # - 965-PA-2018
Proposed Development: North Scottsdale Storage
Address: 22001 N. Scottsdale Road, Scottsdale AZ
Parcel Number: 212-02-967B and 212-02-968

Dear Neighbor,

This application is for a Design review of proposed self storage project located at 22001 N. Scottsdale Road, Scottsdale AZ.

Proposed site is located at NEC of Scottsdale Road and Monogram Drive in Scottsdale Arizona. The subject site is approximately 62,646 sf (1.43 acres) in size. The Maricopa County Assessor Parcel Number for this Property is #212-02-967B and 212-02-968 and is vacant. North and east of this property is C-4 zoning. South of this property is Monogram Drive and west of this property is Scottsdale Road.

The goal of this project is to develop the site for use as a self-storage facility. We are proposing the construction of a 2-story basement and 2-story above grade self-storage facility building with Maximum 33'-4" height. This building would be completely enclosed with all storage units located on the interior of the building and will not be visible from street or adjacent property.

Proposed Property is currently zoned as C-3 and self 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) 955-3900. The City of Scottsdale has assigned this case to Jesus Murillo of their Planning and Development Services division staff and the project coordinator for this proposal. He can be reached at 480-312-7849 should you have any questions. If you have sold this property in the interim, please forward this correspondence to the new owner

Regards,



Neil Feaser, AIA



Arizona Office
2233 East Thomas Road
Phoenix, AZ 85016
Office: (602) 955-3900
rkaa.com

California Office
501 North El Camino Real
Suite #200
San Clemente, CA 92672
Office: (949) 954-8785

Licensed in:

Arizona
Arkansas
California
Colorado
Connecticut
Florida
Georgia
Idaho
Illinois
Indiana
Kansas
Kentucky
Louisiana
Maryland
Michigan
Minnesota
Mississippi
Missouri
Montana
Nebraska
Nevada
New Hampshire
New Jersey
New Mexico
New York
North Carolina
North Dakota
Ohio
Oklahoma
Oregon
Pennsylvania
South Carolina
South Dakota
Tennessee
Texas
Utah
Virginia
Washington
West Virginia
Wisconsin
Wyoming

Principals:

Robert W. Kubicek, AIA
Kathleen D. Rieger, VP
Steve A. Nosal, VP
Neil A. Feaser, AIA, VP

FOCHA LLC
14407 N 67TH ST
SCOTTSDALE, AZ 85254

SCOTTSDALE RIDGE CLASSIC CAR SPA LLC
4425 N 24TH ST STE 200
PHOENIX, AZ 85016

JKB PROPERTIES LLC
111 W MONROE ST
CHICAGO, IL 60603

SCOTTSDALE RIDGE OFFICE INVESTORS
LLC
1943 E VISTA DR
PHOENIX, AZ 85022

DEERSCOTT CAPITAL GROUP LLC
PO BOX 5061
CAREFREE, AZ 85377

LESUEUR INVESTMENTS VI LLC
3850 E BASELINE RD STE 114
MESA, AZ 85206

CHAS ROBERTS AIR CONDITIONING INC
9828 N 19 AVE
PHOENIX, AZ 85021

MANGAT INVESTMENTS I LLC
7138 N 110TH AVE
GLENDALE, AZ 85307

LESUEUR INVESTMENTS VI LLC
3850 E BASELINE RD STE 114
MESA, AZ 85206

MAZEGRI MOHAMED/SHARON L
7403 E ADOBE DR
SCOTTSDALE, AZ 85255

COBBLESTONE CLASSIC 30 LLC
4425 N 24TH ST STE 200
PHOENIX, AZ 85016

SCOTTSDALE RIDGE CLASSIC CAR SPA LLC
4425 N 24TH ST STE 200
PHOENIX, AZ 85016

ROCA VISTA LLC
28150 N ALMA SCHOOL PKWY SUITE 103-
310
SCOTTSDALE, AZ 85262

ALWAYS UNLEASHED LLC
12215 E DOUBLETREE RANCH RD
SCOTTSDALE, AZ 85259

HOWARD LEIN DEVELOPMENT COMPANY
LLC
10458 E JOMAX RD STE 100
SCOTTSDALE, AZ 85262

SSRI LLC
PO BOX 1067
SAN LUIS OBISPO, CA 93406

G & AL INVESTMENTS LLC
2046 E THOMAS RD
PHOENIX, AZ 85016

ZAO LLC
10200 N 92ND ST STE 150
SCOTTSDALE, AZ 85258

ISPAS INVESTMENTS LLC
7312 EAST DEER VALLEY RD STE 100
SCOTTSDALE, AZ 85255

PHOENIX SKIN PROPERTIES SCOTTSDALE
LLC
5056 N CENTRAL AVE
PHOENIX, AZ 85012

PALADIN PROFESSIONAL SERVICES LLC
13635 E MONUMENT DR
SCOTTSDALE, AZ 85262

SUNNY STREET 98 LLC
7304 E DEER VALLEY RD
SCOTTSDALE, AZ 85255

GREENBLUFF LLC/RICHARD L GORDON
FAMILY/ET AL
10424 N 74TH PL
SCOTTSDALE, AZ 85258

MESOBEAUTY PROPERTIES LLC
21827 N SCOTTSDALE RD STE 100
SCOTTSDALE, AZ 85255

MPTJ LLC
6835 E SANDRA TER
SCOTTSDALE, AZ 85254

BLACK CAT LLC
9922 E DALE LN
SCOTTSDALE, AZ 85262

STEVE FANTO LLC
7320 E DEER VALLEY RD
SCOTTSDALE, AZ 85255

DRAGONWOOD INVESTMENTS LLC/ETAL
27294 N 73RD ST
SCOTTSDALE, AZ 85266

SCOTT JAMES D
3320 S CLUBHOUSE CIR
FLAGSTAFF, AZ 86001

M3BI LLC
14301 N 87TH ST SUITE 220
SCOTTSDALE, AZ 85260

MICHAEL G BUCCA LLC
10115 E BELL RD STE 107 PMB 301
SCOTTSDALE, AZ 85260

7336 DVR LLC
8360 E VIA DE VENTURA SUITE L 230
SCOTTSDALE, AZ 85258

RX SKIN LLC
11042 E CANON DR
SCOTTSDALE, AZ 85259

SR MEDICAL SUITES LLC
7344 E DEER VALLEY RD STE 100
SCOTTSDALE, AZ 85255

ARIZONA DESERT REALTY LLC
P O BOX 1741
DANVILLE, CA 94526

SCOTTSDALE RIDGE OFFICE INVESTORS
LLC
1943 E VISTA DR
PHOENIX, AZ 85022

7255 E ADOBE LLC
11260 E SOUTHWIND LN
SCOTTSDALE, AZ 85262

PINS LLC
7255 E ADOBE DR SUITE 110
SCOTTSDALE, AZ 85255

WORLEY INVESTMENTS LLC
5403 W BERYL AVE
GLENDALE, AZ 85302

TELEJANE RETIREMENT ENTERPRISES INC
15863 N 46TH PL
PHOENIX, AZ 85032

DONTES OF NEW YORK LTD
7291 E ADOBE DR STE 101
SCOTTSDALE, AZ 85255

SCSC ENTERPRISES LLC
6050 E WETHERSFIELD RD
SCOTTSDALE, AZ 85254

UPPER IMAGE SERVICES LLC
7291 E ADOBE DR STE 115
SCOTTSDALE, AZ 85255

UPPER IMAGE SERVICES LLC
8765 E BELL RD STE 210
SCOTTSDALE, AZ 85260

BJORNSON FAMILY LIVING TRUST
PO BOX 5932
CAREFREE, AZ 85377

TIMCO HOLDINGS LLC
701 GOLD AVE
BOZEMAN, MT 59715

EAGLE HOLDINGS LLC
6202 E EVENING GLOW DR
SCOTTSDALE, AZ 85262

REMARKABLE LLC
7279 E ADOBE DR UNIT 115
SCOTTSDALE, AZ 85255

SUN VALLEY INVESTMENT PROPERTIES
LLC
29507 N 141ST PL
SCOTTSDALE, AZ 85255

WALKER INDUSTRIAL PROPERTIES III LLC
530 W SOARING HAWK PL
TUCSON, AZ 85755

WSG COMMERCIAL LLC
31041 N RANCHO TIERRA DR
CAVE CREEK, AZ 85331

DEERSCOTT CAPITAL GROUP LLC
PO BOX 5061
CAREFREE, AZ 85377

C G A HOLDINGS LLC
6868 E BECKER LN
SCOTTSDALE, AZ 85254

PKA PROPERTIES LLC
10697 N FRANK LLOYD WRIGHT SUITE
102
SCOTTSDALE, AZ 85259

EMPIRE HOLDINGS LLC
7343 E ADOBE DR UNIT 105
SCOTTSDALE, AZ 85255

BOWERSOX ROBERT J/MARCIA M
10137 N 135TH PL
SCOTTSDALE, AZ 85259

RDW INVESTMENTS LLC
7343 E ADOBE DR STE 115
SCOTTSDALE, AZ 85255

98 PROPERTY INVESTMENTS LLC
7343 E ADOBE DR UNIT 120
SCOTTSDALE, AZ 85255

WFF LLC
9760 E PINNACLE VISTA DR
SCOTTSDALE, AZ 85262

KOS PROPERTIES LLC
16412 N 92ND ST SUITE 125
SCOTTSDALE, AZ 85260

MAXSAL LLC
7464 E TIERRA BUENA LN SUITE 108
SCOTTSDALE, AZ 85260

SPECTRE LLC
8372 E GRANITE PASS RD
SCOTTSDALE, AZ 85266

DWK PROPERTIES LLC
14371 E KALIL DR
SCOTTSDALE, AZ 85259

SCOTTSDALE RIDGE STORE LLC
8527 E OLD FIELD RD
SCOTTSDALE, AZ 85266

BOVAPA PARTNERS LLC
8970 E BAHIA DR STE 100
SCOTTSDALE, AZ 85260

RYAN ROBERT E/KATHLEEN TR
7363 E ADOBE DR STE 115
SCOTTSDALE, AZ 85255

MARTYS INC
740 BOWMAN ST PO BOX 9
STEWART, MN 55385

ADOBE PARTNERS 7363 LLC
8074 E WHISTLING WIND WAY
SCOTTSDALE, AZ 85255

ASH ANDREW W
8711 E PINNACLE PEAK RD PMB 105
SCOTTSDALE, AZ 85255

WHITE DANIEL L/VICKI D TR
27 HARVARD CT
COTO DE CAZA, CA 92679

SCOTTSDALE RIDGE PHASE II LLC
PO BOX 5061
CAREFREE, AZ 85377

ARL 1 LLC
11445 E VIA LINDA SUITE 2-612
SCOTTSDALE, AZ 85259

EMPIRE HOLDINGS LLC
7343 E ADOBE DR UNIT 105
SCOTTSDALE, AZ 85255

BOWERSOX ROBERT J/MARCIA M
10137 N 135TH PL
SCOTTSDALE, AZ 85259

98 PROPERTY INVESTMENTS LLC
7343 E ADOBE DR UNIT 120
SCOTTSDALE, AZ 85255

WFF LLC
9760 E PINNACLE VISTA DR
SCOTTSDALE, AZ 85262

KOS PROPERTIES LLC
16412 N 92ND ST SUITE 125
SCOTTSDALE, AZ 85260

MAXSAL LLC
7464 E TIERRA BUENA LN SUITE 108
SCOTTSDALE, AZ 85260

LEWIS JAMES S/SUSAN L
8372 E GRANITE PASS RD
SCOTTSDALE, AZ 85266

GREENBLUFF LLC/RICHARD L GORDON
FAM TR/ETAL
10424 N 74TH PL
SCOTTSDALE, AZ 85258

ARENA SKATE WORLD INCORPORATED
12636 HIGH BLUFF DR STE 110
SAN DIEGO, CA 92130-2071

BODO PARK HOLDINGS LLC
PO BOX 13532
SCOTTSDALE, AZ 85267

MERAKI ANALYTICAL EVALUATIONS INC
43725 N 10TH ST
NEW RIVER, AZ 85087-7328

PB & J REAL ESTATE LLC
21803 N SCOTTSDALE RD SUITE 200
SCOTTSDALE, AZ 85255

PAPONE LLC
8877 W UNION HILLS DR SUITE 200
PEORIA, AZ 85382

GRAYHAWK COMMUNITY ASSOCIATION
7940 E THOMPSON PEAK PARKWAY STE
102 SCOTTSDALE, AZ 85255

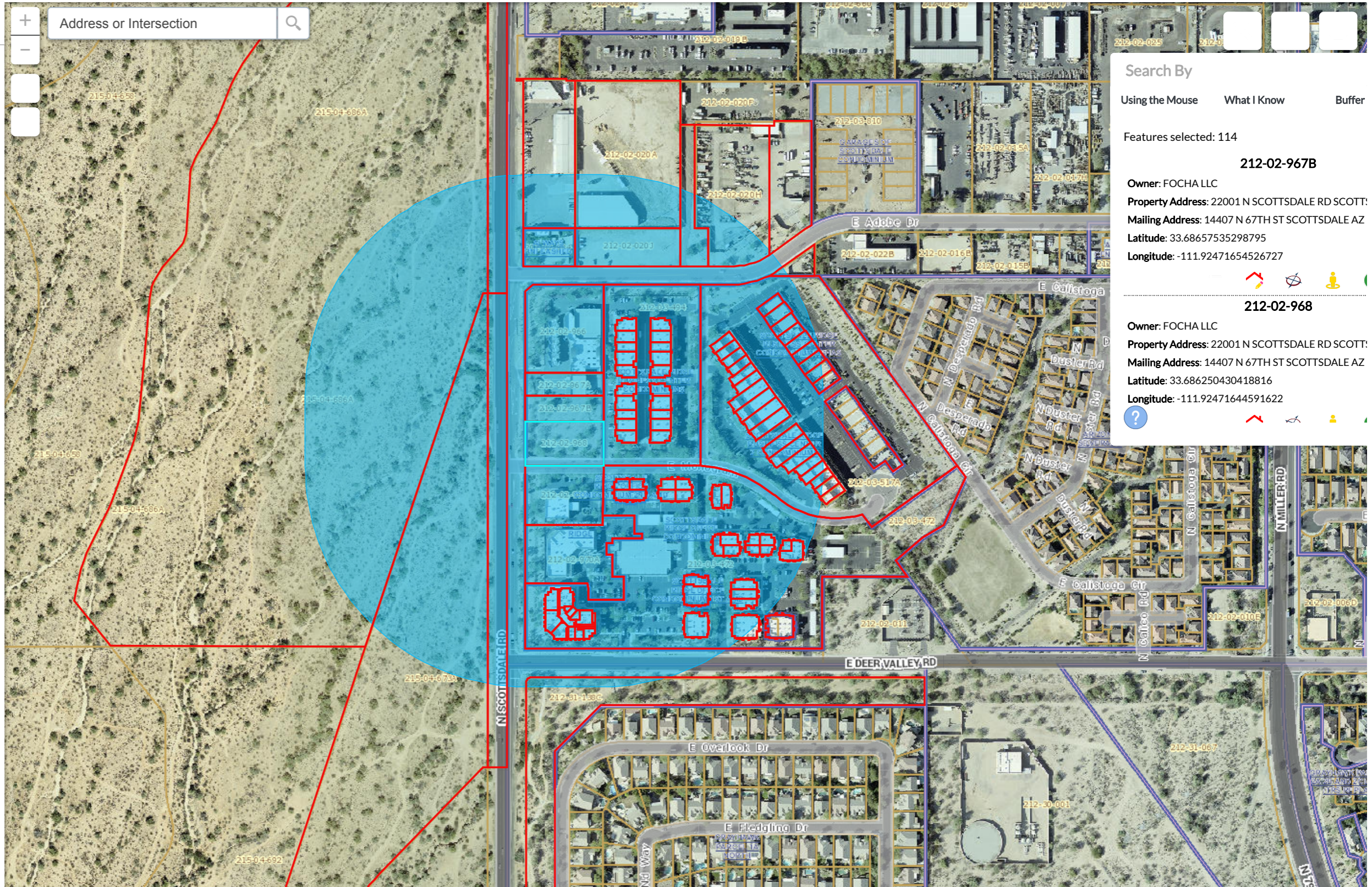
ARIZONA STATE LAND DEPARTMENT
100 WILSHIRE BLVD NO 700
SANTA MONICA, CA 90401

JESUS MURILLO
7447 E. INDIAN SCHOOL RD. SUITE 105
SCOTTSDALE, AZ 85251

GRAYHAWK COMMUNITY ASSN
MICHAEL FEE
7940 E THOMPSON PEAK PKWY #102
SCOTTSDALE, AZ 85255

GRAYHAWK COMMUNITY ASSN
LINDA SHAW
20802 N GRAYHAWK DR #1008
SCOTTSDALE, AZ 85255

GRAYHAWK COMMUNITY ASSN
BARBARA DICKERSON
21625 N 77TH PL
SCOTTSDALE, AZ 85255



Feature Information

(1 of 2)

Clear ?

212-02-968

Owner Information

Owner Name: FOCHA LLC
 Property Address: 22001 N SCOTTSDALE RD SCOTTSDALE 85255
 Mailing Address: 14407 N 67TH ST SCOTTSDALE AZ 85254
 Deed Number: 130990487
 Sale Date:
 Sale Price: \$

Property Information

Lat/Long: 33.686250, -111.924716
 S/T/R: 14 4N 4E
 Jurisdiction: SCOTTSDALE
 Zoning: C-3
 PUC: 0021
 Lot Size (sq ft): 39,872
 MCR #: 690-32
 Subdivision: SCOTTSDALE RIDGE
 Lot #: 2B
 Floor: 1
 Construction Year:
 Living Space (sq ft):

Valuation Information

| | | |
|--------------|-----------|-----------|
| Tax Year: | 2020 | 2019 |
| FCV: | \$789,400 | \$789,400 |
| LPV: | \$685,675 | \$653,024 |
| Legal Class: | 2.R | 2.R |



Zoom to Clear Selected

Search By

Using the Mouse What I Know Buffer

Features selected: 114

212-02-967B

Owner: FOCHA LLC
 Property Address: 22001 N SCOTTSDALE RD SCOTTSDALE AZ
 Mailing Address: 14407 N 67TH ST SCOTTSDALE AZ
 Latitude: 33.68657535298795
 Longitude: -111.92471654526727

212-02-968

Owner: FOCHA LLC
 Property Address: 22001 N SCOTTSDALE RD SCOTTSDALE AZ
 Mailing Address: 14407 N 67TH ST SCOTTSDALE AZ
 Latitude: 33.686250430418816
 Longitude: -111.92471644591622

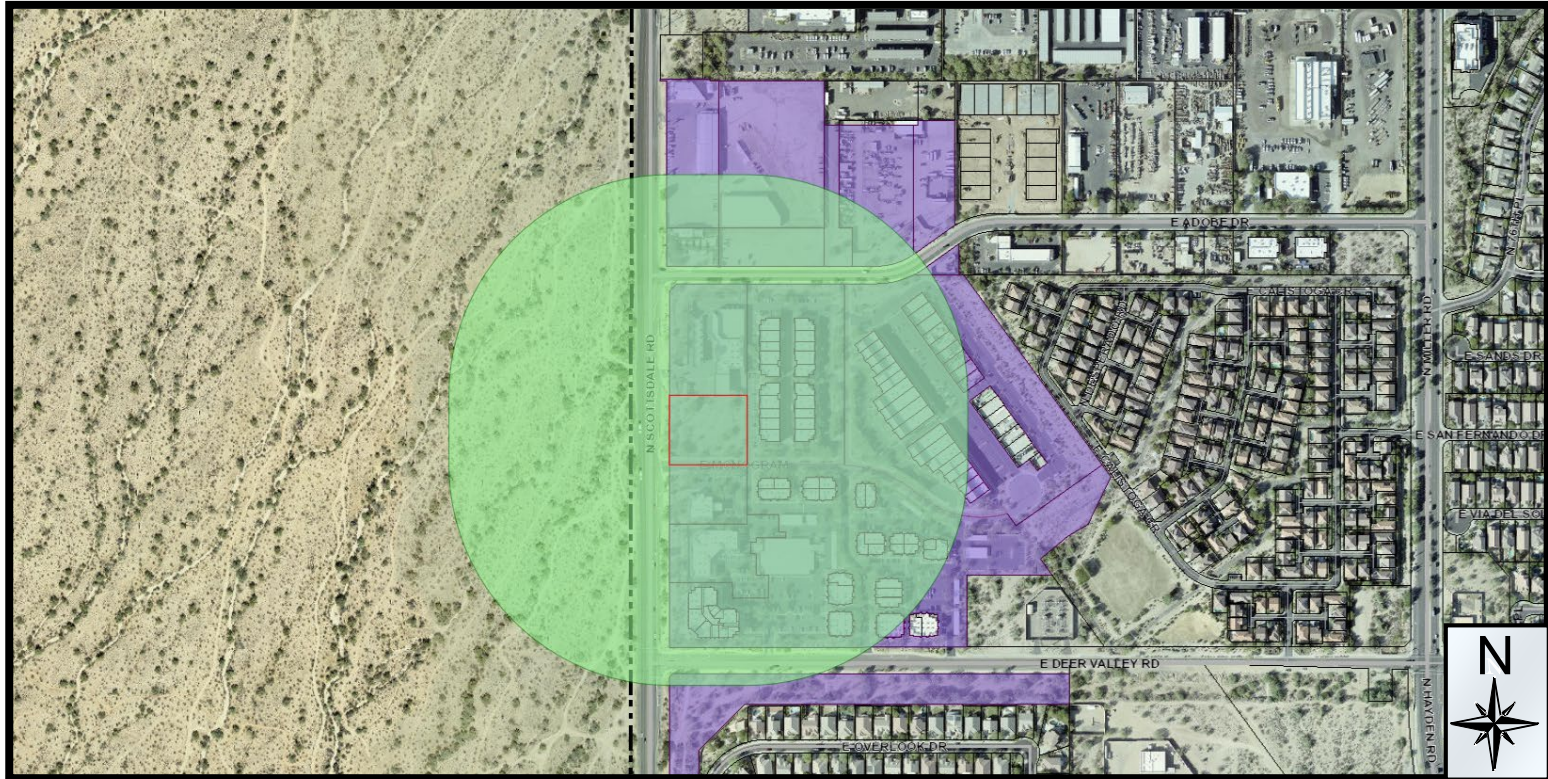
300ft

-111.919769 33.686589 Degrees

City Notifications – Mailing List Selection Map

North Scottsdale Self Storage

ATTACHMENT #17



Additional Notifications:

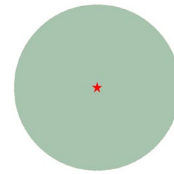
- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- Nextdoor.com
- City Website-Projects in the hearing process

Pulled Labels
May 28, 2019

Map Legend:



Site Boundary



Properties within 750-feet

Postcards: 144

28-DR-2019



Affidavit of Posting

Office of the City Clerk

STATE OF ARIZONA)
)
COUNTY OF MARICOPA) ss

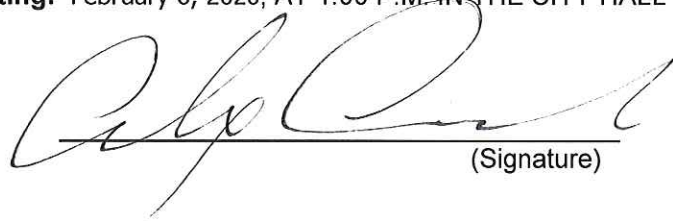
I, Alex Acevedo, being first duly sworn, depose and say:

That on January 17, 2020, I posted notification poster(s) for the properties indicated below.


Site(s) must be posted on or before: January 27, 2020

| Case No. | Description and Location of Project | No. of Signs | Date Posted |
|------------|--|--------------|-------------|
| 28-DR-2019 | North Scottsdale Self Storage, 22001 N Scottsdale Rd | 1 | 1/17/2020 |

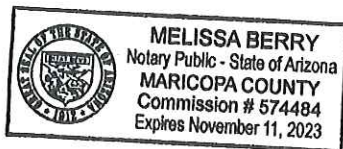
Date of Development Review Board Public Meeting: February 6, 2020, AT 1:00 P.M. IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.


(Signature)

Acknowledged this 17 day of January 2020.


(Notary Public)

My commission expires 11-11-23



Planning and Development Services

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