



Neighborhood Notification

Open House Information

Citizen Comments

Affidavit of Posting

Site Sign

Legal Protest



Current Planning Services  
Long Range Planning Services

**NOTICE OF INSPECTION RIGHTS**  
**A.R.S. § 9-833**

**You have the right to:**

- Have the City staff member present a photo ID.
- Have the City staff member state the purpose for the planning inspection and legal authority to conduct it.
- Know the amount of inspection fees if applicable.
- An on-site representative may accompany the City staff member during the inspection except during confidential interviews and may:
  - Receive copies of any documents taken during the inspection.
  - Receive a split of any samples taken during the inspection.
  - Receive copies of any analysis of the samples taken when available.
- Be informed if statements are being recorded.
- Be given notice that any statements may be used in an inspection report.
- Be presented with a copy of your inspection rights.
- Be notified of the due process rights pertaining to an appeal

**You are hereby notified and informed of the following:**

- The inspection is conducted pursuant to the authority of A.R.S § 9-462.05. and/or Scottsdale Revised Code, Appendix B, Article I. Section 1.203.
- Any statements made by anyone interviewed during this inspection may be included in the inspection report.
- Information on appeal rights related to this inspection is found under Scottsdale Revised Code, Appendix B, Article I. Section 1.801.
- There is no inspection fee associated with this inspection.

I acknowledge I have been informed of my inspection rights. If I decline to sign this form, the inspector(s) may still proceed with the inspection.

If I have any questions, I may contact the City staff member, Jeff Barnes

at the following number 480-312-2376

Signature: Bradley J. Florin

Date: 4/28/2020

Printed Name: Bradley J. Florin, President of Manager 55 Resort Management Corp.

☐ Check box if signature refused

Copy of Bill of Rights left at: \_\_\_\_\_

A.R.S § 9-833. Inspections; applicability

- A. A municipal inspector or regulator who enters any premises of a regulated person for the purpose of conducting an inspection shall:
1. Present photo identification on entry of the premises.
  2. On initiation of the inspection, state the purpose of the inspection and the legal authority for conducting the inspection.
  3. Disclose any applicable inspection fees.
  4. Except for a food and swimming pool inspection, afford an opportunity to have an authorized on-site representative of the regulated person accompany the municipal inspector or regulator on the premises, except during confidential interviews.
  5. Provide notice of the right to have:
    - (a) Copies of any original documents taken from the premises by the municipality during the inspection if the municipality is permitted by law to take original documents.
    - (b) A split or duplicate of any samples taken during the inspection if the split or duplicate of any samples, where appropriate, would not prohibit an analysis from being conducted or render an analysis inconclusive.
    - (c) Copies of any analysis performed on samples taken during the inspection.
  6. Inform each person whose conversation with the municipal inspector or regulator during the inspection is tape recorded that the conversation is being tape recorded.
  7. Inform each person interviewed during the inspection that statements made by the person may be included in the inspection report.
- B. On initiation of, or two working days before, an inspection of any premises of a regulated person, except for a food and swimming pool inspection that has up to one working day after an inspection, a municipal inspector or regulator shall provide the following in writing or electronically:
1. The rights described in subsection A of this section.
  2. The name and telephone number of a municipal contact person available to answer questions regarding the inspection.
  3. The due process rights relating to an appeal of a final decision of a municipality based on the results of the inspection, including the name and telephone number of a person to contact within the municipality and any appropriate municipality, county or state government ombudsman.
- C. A municipal inspector or regulator shall obtain the signature of the regulated person or on-site representative of the regulated person on the writing prescribed in subsection B of this section indicating that the regulated person or on-site representative of the regulated person has read the writing prescribed in subsection B of this section and is notified of the regulated person's or on-site representative of the regulated person's inspection and due process rights. The municipality shall maintain a copy of this signature with the inspection report. Unless the regulated person at the time of the inspection is informed how the report can be located electronically, the municipality shall leave a copy with the regulated person or on-site representative of the regulated person. If a regulated person or on-site representative of the regulated person is not at the site or refuses to sign the writing prescribed in subsection B of this section, the municipal inspector or regulator shall note that fact on the writing prescribed in subsection B of this section.
- D. A municipality that conducts an inspection shall give a copy of, or provide electronic access to, the inspection report to the regulated person or on-site representative of the regulated person either:
1. At the time of the inspection.
  2. Notwithstanding any other state law, within thirty working days after the inspection.
  3. As otherwise required by federal law.

- E. The inspection report shall contain deficiencies identified during an inspection. Unless otherwise provided by law, the municipality may provide the regulated person an opportunity to correct the deficiencies unless the municipality determines that the deficiencies are:
  - 1. Committed intentionally.
  - 2. Not correctable within a reasonable period of time as determined by the municipality.
  - 3. Evidence of a pattern of noncompliance.
  - 4. A risk to any person, the public health, safety or welfare or the environment.
- F. If the municipality allows the regulated person an opportunity to correct the deficiencies pursuant to subsection E of this section, the regulated person shall notify the municipality when the deficiencies have been corrected. Within thirty working days of receipt of notification from the regulated person that the deficiencies have been corrected, the municipality shall determine if the regulated person is in substantial compliance and notify the regulated person whether or not the regulated person is in substantial compliance, unless the determination is not possible due to conditions of normal operations at the premises. If the regulated person fails to correct the deficiencies or the municipality determines the deficiencies have not been corrected within a reasonable period of time, the municipality may take any enforcement action authorized by law for the deficiencies.
- G. A municipality's decision pursuant to subsection E or F of this section is not an appealable municipal action.
- H. At least once every month after the commencement of the inspection, a municipality shall provide the regulated person with an update, in writing or electronically, on the status of any municipal action resulting from an inspection of the regulated person. A municipality is not required to provide an update after the regulated person is notified that no municipal action will result from the municipality's inspection or after the completion of municipal action resulting from the municipality's inspection.
- I. This section does not authorize an inspection or any other act that is not otherwise authorized by law.
- J. This section applies only to inspections necessary for the issuance of a license or to determine compliance with licensure requirements. This section does not apply:
  - 1. To criminal investigations and undercover investigations that are generally or specifically authorized by law.
  - 2. If the municipal inspector or regulator has reasonable suspicion to believe that the regulated person may be or has been engaged in criminal activity.
  - 3. Inspections by a county board of health or a local health department pursuant to section 36-603.
- K. If a municipal inspector or regulator gathers evidence in violation of this section, the violation shall not be a basis to exclude the evidence in a civil or administrative proceeding, if the penalty sought is the denial, suspension or revocation of the regulated person's license or a civil penalty of more than one thousand dollars.
- L. Failure of a municipal employee to comply with this section:
  - 1. Constitutes cause for disciplinary action or dismissal pursuant to adopted municipal personnel policy.
  - 2. Shall be considered by the judge and administrative law judge as grounds for reduction of any fine or civil penalty.
- M. A municipality may adopt rules or ordinances to implement this section.
- N. This section:
  - 1. Shall not be used to exclude evidence in a criminal proceeding.
  - 2. Does not apply to a municipal inspection that is requested by the regulated person.

# Request for Site Visits and/or Inspections

## Construction Document Application



**This request concerns all property identified in the construction document (plan review) application.**

Project Name: 55 Resort Scottsdale

Project Address: 9449 N. 90th Street, Scottsdale, AZ 85258

### 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 construction document.

### 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 construction document 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: Bradley J. Florin, President of Manager 55 Resort Management Corp.

Print Name

DocuSigned by:

*Bradley J. Florin*

589CBD608C42419...

Signature

### City Use Only:

Submittal Date: \_\_\_\_\_

Plan review number: \_\_\_\_\_

### Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)



March 13, 2020

RE: Development Review 55 Resort Scottsdale at 9449 N 90<sup>th</sup> Street, Scottsdale, AZ 85251

Scottsdale Residents and Neighbors:

55 Resort Scottsdale and Synectic Design Inc. are pleased to inform you of the re-development of the property located at 9449 North 90<sup>th</sup> Street which is the intersection of San Victor and North 90<sup>th</sup> Street in Scottsdale, AZ.

The assessor's parcel number is 217-36-343E and the site contains 2.5 acres, currently zoned C-O. The property will consist of 105 minimal health care residential units, once completed. This application will include the demolition of the existing office building and the construction of a three-story residential building with attached parking garage and community amenity areas for residents.

The purpose of this mailing is to notify you that the formal submittal of the Development Review application is going to be made to the City of Scottsdale, as well as to provide contact information for any questions or concerns regarding the development. The development has already been submitted for pre-application with City of Scottsdale, for which the associated case number is 471-PA-2019.

For your reference, we are including in this mailing a Conceptual Site layout, Conceptual Building Rendering and the Applicant and City Coordinator contact information.

**Project Development Team**

Lance D. Baker, AIA  
480-948-9766  
[lbaker@sdiaz.us](mailto:lbaker@sdiaz.us)

**City Coordinator**

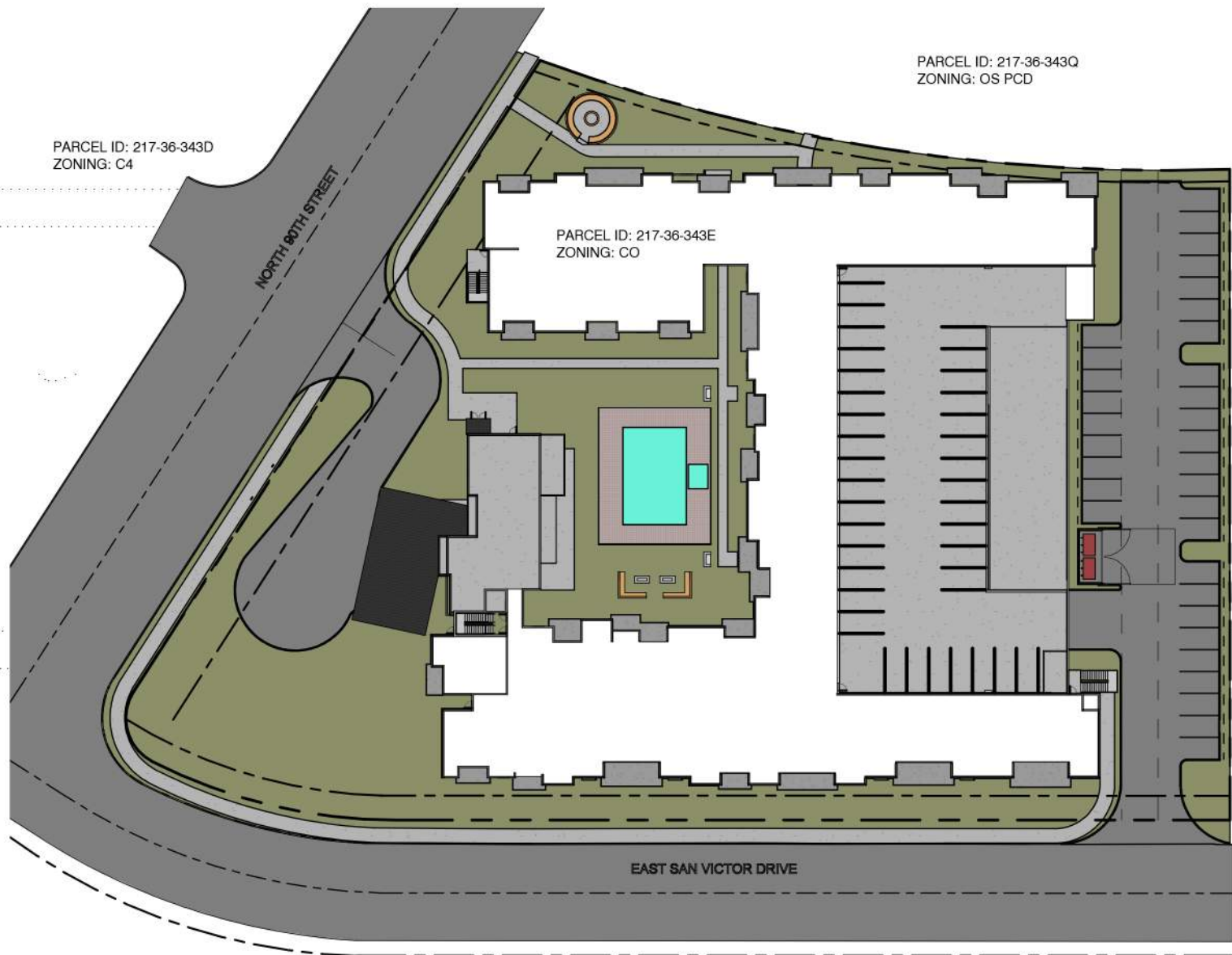
Jeff Barnes  
480-312-2376  
[jbarnes@scottsdale.gov](mailto:jbarnes@scottsdale.gov)

Sincerely,

Lance D. Baker, AIA  
President  
Synectic Design, Inc.

This drawing is the property of Synectic Design Incorporated, 1111 W. University Drive, Suite #104, Tempe Az, 85281, 480.948.9766. This drawing is limited to the original use for which it was prepared. Changes, reproductions, or assigning to any third party of this drawing for any other use is not permitted without written consent of Synectic Design Incorporated. C 2019

1111 West  
University Dr,  
Suite 104  
Tempe,  
AZ 85281  
t:480.948.9766  
f:480.948.9211



**N.F.C.**

Phase: DD ..... Reviewd By: NK ..... Drawn By: AO ..... Date: 03/13/2020 .....

## 55 RESORT SCOTTSDALE MINIMAL RESIDENTIAL FACILITY

Address:  
9449 N 90TH STREET  
SCOTTSDALE AZ 85258

Project #: 4010

Mailer- Site Plan



17-DR-2020  
5/7/2020



This drawing is the property of Synectic Design Incorporated, 1111 W. University Drive, Suite #104, Tempe Az, 85281, 480.948.9766. This drawing is limited to the original use for which it was prepared. Changes, reproductions, or assigning to any third party of this drawing for any other use is not permitted without written consent of Synectic Design Incorporated. C 2019

1111 West  
University Dr,  
Suite 104  
Tempe,  
AZ 85281  
t:480.948.9766  
f:480.948.9211



**N.F.C.**

Phase: DD

Reviewd By: NK

Drawn By: AO

Date: 03/13/2020

Project #: 4010

## 55 RESORT SCOTTSDALE MINIMAL RESIDENTIAL FACILITY

Address:  
9449 N 90TH STREET  
SCOTTSDALE AZ 85258

Mailer - Renderings



17-DR-2020

5/7/2020



| Nbhd Name                         | Last Name | First Name | Title              | Address             | Unit Type | Unit Number | City       |
|-----------------------------------|-----------|------------|--------------------|---------------------|-----------|-------------|------------|
| McCormick Ranch POA               | Uhrich    | Jaime      | Executive Director | 9248 N 94th St      |           |             | Scottsdale |
| McCormick Ranch POA               | Wood      | Dave       | Board-Member       | 8455 E San Dido     |           |             | Scottsdale |
| Villages I at McCormick Ranch HOA | Hannigan  | Jo         | Property Manager   | 760 S Stapley Dr    |           | 3           | Mesa       |
| McCormick Ranch POA               | Campbell  | Chris      | Executive Director | 9248 N 94th St      |           |             | Scottsdale |
| Village Recreational Assn         | Gerson    | Mike       | Property Manager   | 4801 S Lakeshore Dr |           | 203         | Tempe      |

| State | Zip   |
|-------|-------|
| AZ    | 85258 |
| AZ    | 85258 |
| AZ    | 85204 |
| AZ    | 85258 |
| AZ    | 85282 |

| Owner                                 | Address                              | City            | State | Zip        |
|---------------------------------------|--------------------------------------|-----------------|-------|------------|
| RANDALL DONALD J/STEPHANIE M          | 6153 N 86TH PL                       | SCOTTSDALE      | AZ    | 85250      |
| KUPERSTEIN RHODA TR                   | 9355 N 91ST ST NO 139                | SCOTTSDALE      | AZ    | 85258      |
| PATEL NILESH T/DORA C                 | 7101 E OAKMONT DR                    | PARADISE VALLEY | AZ    | 85253      |
| GOLDSTIN MATTHEW J                    | 9355 N 91ST ST UNIT 137              | SCOTTSDALE      | AZ    | 85258-5005 |
| DEGIDIO STEVEN C/CONNIE               | 9100 CLINTON AVE SOUTH               | BLOOMINGTON     | MN    | 55420      |
| MCLAIN DOUGLAS B TR                   | 6672 SMITHTOWN RD                    | EXCELSIOR       | MN    | 55331      |
| ROUSE KEVIN W                         | 1110 MAGNOLIA LN NORTH               | PLYMOUTH        | MN    | 55441      |
| ATHANASIOS LLC                        | 9736 N 95TH ST UNIT 226              | SCOTTSDALE      | AZ    | 85258      |
| NEHF ARTHUR N/LAURIE K                | 9405 E RAVINE TRL                    | TUCSON          | AZ    | 85749-9670 |
| JONES JOYCE E TR                      | 12751 GATEWAY PARK RD NO 405         | POWAY           | CA    | 92064      |
| HEACOCK STANLEY K/CAROL J             | 1136 SANCTUARY PL                    | GAHANNA         | OH    | 43230      |
| RACHELLE WINIFRED HARRIS FAMILY TRUST | 9355 N 91ST ST UNIT 129              | SCOTTSDALE      | AZ    | 85258      |
| FLINK JOHN W                          | 530 N STREET SW UNIT S710            | WASHINGTON      | DC    | 20024-4562 |
| LINDA L SMITH REVOCABLE TRUST         | 9355 N 91ST ST 240                   | SCOTTSDALE      | AZ    | 85258      |
| NORMAN RANDALL/WHITNEY                | 10399 E ROSEMARY LN                  | SCOTTSDALE      | AZ    | 85255      |
| MELLOTT ANTHONY/MCDONALD CAITLIN      | 9355 N 91ST ST UNIT 238              | SCOTTSDALE      | AZ    | 85258-5006 |
| BURTARD JEREMY JACOB                  | 9355 N 91ST ST UNIT 237              | SCOTTSDALE      | AZ    | 85258-5006 |
| JEFFRIES JERI LYN                     | 9355 N 91ST ST UNIT 236              | SCOTTSDALE      | AZ    | 85258      |
| FOWLIS JOHN M                         | 832 5TH AVE                          | CALGARY         | AB    | T2E0L3     |
| SHEARER DANIEL J/PAMELA J             | 9355 N 91ST ST                       | SCOTTSDALE      | AZ    | 85258      |
| BRETTS CONDO LLC                      | 9355 N 91ST ST                       | SCOTTSDALE      | AZ    | 85258      |
| YOUNG MARTINA SANDRA                  | 10680 E CLINTON ST                   | SCOTTSDALE      | AZ    | 85259      |
| NELSON STEPHEN/SIDNEY                 | 15181 W 62ND WY                      | ARVADA          | CO    | 80403      |
| HART MEGAN R/JILL L                   | 9355 N 91ST ST UNIT 230              | SCOTTSDALE      | AZ    | 85258      |
| ZEMELKA ROGER F/KAREN R               | 9355 N 91ST ST UNIT 229              | SCOTTSDALE      | AZ    | 85258      |
| UZZI MARY                             | 9355 N 91ST ST NO 227                | SCOTTSDALE      | AZ    | 85258      |
| ITM LLC                               | 3755 KARICIO LANE STE 2C             | PRESCOTT        | AZ    | 86303      |
| CHRISTOPHEL CAROLYN PATRICIA          | 9355 N 91ST ST UNIT 102              | SCOTTSDALE      | AZ    | 85258-5007 |
| KUEHN STEPHANIE STEBBINS              | 9355 N 91ST ST UNIT 103              | SCOTTSDALE      | AZ    | 85258      |
| HUYNH SON                             | 15095 N THOMPSON PEAK PKWY UNIT 2106 | SCOTTSDALE      | AZ    | 85260      |
| PERONE JASON                          | 9355 N 91ST ST UNIT 201              | SCOTTSDALE      | AZ    | 85258      |
| ALAVI MARK JOSHUA                     | 9355 N 91ST ST NO 202                | SCOTTSDALE      | AZ    | 85258      |
| 42KIDZ LLC                            | 12164 E SAHUARO DR                   | SCOTTSDALE      | AZ    | 85259      |

|   |                                  |            |    |            |
|---|----------------------------------|------------|----|------------|
| RAUSCH JONATHAN P/ZIEMANN SHEILA F            | 9355 N 91ST ST UNIT 204          | SCOTTSDALE | AZ | 85258      |
| CHEZ SONG LLC                                 | 9912 E MISSION LN                | SCOTTSDALE | AZ | 85258      |
| RANCH AUTO CENTER LLC                         | PO BOX 2033                      | SUN CITY   | AZ | 85372      |
| ROLLINS R J/DAVIS S/BEVERLY J TR/CHILDERS R J | 1311 S VIRGINIA ST               | RENO       | NV | 89502      |
| MCCORMICK RANCH PROPERTY OWNERS ASSN II       | 9248 N 94TH ST                   | SCOTTSDALE | AZ | 85258      |
| VILLAGES RECREATIONAL ASSOCIATION             | 13951 N SCOTTSDALE RD            | SCOTTSDALE | AZ | 85254      |
| VIKING POINT PROPERTIES LLC                   | 501 94TH AVENUE SE               | BELLEVUE   | WA | 98004      |
| PHILIP AND LYNDY GOLDBERG REVOCABLE LIVIN     | 9001 E SAN VICTOR DR UNIT 2000   | SCOTTSDALE | AZ | 85258      |
| DATAR ANOOP/VIDITA                            | 9001 E SAN VICTOR DR UNIT 2001   | SCOTTSDALE | AZ | 85258      |
| ALC INVESTORS LLC                             | 15215 N KIERLAND BLVD SUITE 438  | SCOTTSDALE | AZ | 85254      |
| JEFFREY C SCHUTT REVOCABLE TRUST              | 9001 E SAN VICTOR DR UNIT 2003   | SCOTTSDALE | AZ | 85258-5387 |
| PARK LIVING TRUST                             | 9001 E SAN VICTOR DR UNIT 2004   | SCOTTSDALE | AZ | 85258      |
| BENNY CASEY                                   | 9001 E SAN VICTOR DR UNIT 2005   | SCOTTSDALE | AZ | 85258      |
| MCCAW KEVIN/SARA                              | 9001 E SAN VICTOR DR UNIT 2006   | SCOTTSDALE | AZ | 85258      |
| BRAVERMAN IVAN                                | 6501 E CORRINE DR                | SCOTTSDALE | AZ | 85254      |
| MEHRANFAR AND KAFI FAMILY REVOCABLE TRU       | 387 VASQUEZ AVE                  | SUNNYVALE  | CA | 94086      |
| NANCY SANDDVG TRUST                           | 9001 E SAN VICTOR DR UNIT 2009   | SCOTTSDALE | AZ | 85258      |
| MAKWANA CHIRAG M/SHARMA-MAKWANA PRA           | 9001 E SAN VICTOR DR UNIT 2010   | SCOTTSDALE | AZ | 85258      |
| CABRERA DAVID A/SUSAN L                       | 9001 E SAN VICTOR DR UNIT 2011   | SCOTTSDALE | AZ | 85258-5387 |
| GILMARTIN RICHARD/ACKERMAN AMIKAM             | 157 MONROE ST                    | DENVER     | CO | 80206      |
| NEGRI DARREL C/MARY Q                         | 9001 E SAN VICTOR DR UNIT 2013   | SCOTTSDALE | AZ | 85258-5387 |
| MARZIANI PAUL/CHERYL                          | 9001 E SAN VICTOR DR UNIT 2014 M | SCOTTSDALE | AZ | 85258      |
| PHELPS KAREN A/CARL W                         | 9001 E SAN VICTOR DR UNIT 2015   | SCOTTSDALE | AZ | 85258      |
| IVEY FAMILY TRUST                             | 9001 E SAN VICTOR DR UNIT 2016   | SCOTTSDALE | AZ | 85258      |
| SMITH SUSANNA R                               | 9001 E SAN VICTOR DR UNIT 2017   | SCOTTSDALE | AZ | 85258      |
| COLER GREGORY/RISA                            | 9666 N 106TH CT                  | SCOTTSDALE | AZ | 85258      |
| COSTER ANDREW                                 | 9001 E SAN VICTOR DR UNIT 2019   | SCOTTSDALE | AZ | 85258-5387 |
| NAHON MARCUS/NATALEE B                        | 9001 E SAN VICTOR DR UNIT 2020   | SCOTTSDALE | AZ | 85258-5387 |
| NAKANO REVOCABLE LIVING TRUST                 | 9001 E SAN VICTOR DR STE 2021    | SCOTTSDALE | AZ | 85258      |
| ADAMS JAY B/ROXANE E                          | 20024 NINA ST                    | OMAHA      | NE | 68130      |
| AKASHA LIVING TRUST                           | 8731 E SAN PEDRO DR              | SCOTTSDALE | AZ | 85258      |
| DIGIULIO MICHAEL/MEGAN                        | 9001 E SAN VICTOR DR UNIT 2024   | SCOTTSDALE | AZ | 85258      |
| FROELICH FAMILY LIVING TRUST                  | 9001 E SAN VICTOR DR UNIT 2025   | SCOTTSDALE | AZ | 85258      |
| HUNTER CHRISTOPHER J/DONNA MAE                | 9001 E SAN VICTOR DR UNIT 2026   | SCOTTSDALE | AZ | 85258      |

|  |                                |               |    |            |
|--|--------------------------------|---------------|----|------------|
| HIMMELBERG JEFFREY ALLEN/ANGELA            | 9001 E SAN VICTOR DR UNIT 2027 | SCOTTSDALE    | AZ | 85258-5388 |
| PATALINO ANGELO/CHRISTINA                  | 34 TIMBER TRCE                 | BALLSTON SPA  | NY | 12020      |
| SCOTTSDALE TUSCANY MSL LLC                 | 4 PARK PLAZA STE 400           | IRVINE        | CA | 92614      |
| PR EMPRISE LLC                             | 14823 N 15TH AVE               | PHOENIX       | AZ | 85023      |
| PROACTIVE PHYSICAL AND ACQUATIE REHABILIT/ | 9746 N 90TH PL #103            | SCOTTSDALE    | AZ | 85258      |
| 7243 INVESTORS LLC                         | 24 ESTATE CRESENT              | CANADA        |    |            |
| BLYTHE INVESTMENTS LLC                     | 9746 N 90TH PL                 | SCOTTSDALE    | AZ | 85258      |
| SEVILLE PROPERTIES L L C                   | 5045 N 12TH ST SUITE 110       | PHOENIX       | AZ | 85014      |
| SEVILLE PROPERTIES LLC                     | 9746 N 90TH PL STE 203         | SCOTTSDALE    | AZ | 85258-5085 |
| SECURE MIST LLC                            | PO BOX 882693                  | SAN FRANCISCO | CA | 94188      |
| LINCOLN STREET ASSET MANAGEMENT LLC        | 9746 N 90TH PL STE 207         | SCOTTSDALE    | AZ | 85258      |



