



Neighborhood Notification

Open House Information

Citizen Comments

Affidavit of Posting

Site Sign

Legal Protest



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT
Acoya Shea Senior Living Community
July 9, 2020

Overview

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment from C-2 (Central Business) to C-O (Commercial Office) on an approximately 2.55+/- acre site located at the southwest corner of 74th Street and Shea Blvd. The proposed project would result in a new senior living community. This proposal conforms to the City's General Plan Commercial land use designation. This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling a list of impacted and interested stakeholders and neighborhood outreach began prior to the application filing and will also continue throughout the process. Communication with impacted and interested parties has taken place with verbal, written, and electronic contact.

Community Involvement

Surrounding property owners, HOA's, and other interested parties were noticed via first class mail regarding the project. The distribution of this notification met the City's 750' radius mailing requirements as specified in the Citizen Review Checklist. This notification contained information about the project, as well as contact information. That contact person will continue to provide, as needed, additional information and the opportunity to give feedback. In addition, all of the members of the outreach team will be available via telephone and/or email to answer any questions about the project.

In light of the COVID-19 outbreak, the development team opted to do a virtual neighborhood Open House to inform neighboring property owners, HOA's and community members about the proposal. This notification also

contained information regarding the virtual Open House for those who wished to learn more about the project. This virtual Open House took place on **April 6, 2020** and provided an opportunity for neighbors to submit comments through multiple mediums to the development team and ask questions. The website and its accessibility were also posted on an Early Notification Sign on the property. Two residents contacted the development team with questions. One individual wanted information on the timing of the project, while the other expressed concerns about traffic. These questions were all addressed by the development team to the best of their ability. Subsequent to the virtual Open House, the development team has responded to two other neighbors. One had questions about Environmental Assessments on the property. The other inquiry dealt with questions about traffic and potential height.

The development team anticipates holding an in-person Open House meeting at a future date, when public gatherings are deemed safe. The development team will continue to be accessible by phone and email subsequent to the virtual Open House to ensure that surrounding property owners and neighbors have ongoing opportunities to comment and ask questions.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. Again, the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

Attachments:

Notification Letter
Notification List
Affidavit of Posting



March 27, 2020

RE: 7373 E. Shea Boulevard – Proposed Senior Living Community – Virtual Open House

Dear Neighbor:

Ryan Companies is seeking input for their proposed redevelopment of the property located at the southwest corner of 74th Street and Shea Boulevard (Property). Ryan builds high quality, desirable senior living communities where people feel safe, supported, connected and cared for. Since 2010, we've built over 2500 units of caring senior communities. Because of the federal and local public health requirements and guidelines for meetings and public gatherings, we intend to hold a virtual open house for the proposed project. The City of Scottsdale (City) requires an open house for potential development projects prior to submittal to the City. Since, we are in the midst of a virus pandemic, we have agreed with City staff to post information at the below website, which is information typically handed out or presented at real open houses. We will be available during the date and time slot designated below for phone calls and emails with any questions you may have on our proposal. Also, we will be available the entire week, month and duration of the project to discuss the proposal with anyone who reaches out to us.

Please go to www.TBDevelopmentprojects-Acoya.com to learn more about our proposal. **Our site will be accessible on April 6, 2020.**

Finally, when federal and local health officials indicate that it is safe to meet in numbers, we will schedule an open house and notify stakeholders as required by the City. We appreciate your understanding and will make every effort to reach out to anyone interested in this proposed project.

The proposal is to remove the existing vehicle car wash, gasoline and vehicle service station and redevelop the Property with a senior living community. The City's General Plan land use map has the property designated as 'commercial.' A minor general plan amendment will be needed to identify the property as mixed-use. A rezoning from Central Business District (C-2) to Planned Unit Development (PUD) would allow for the senior living community. Although a residential health care facility is an allowed use in the existing C-2 zoning, the proposed PUD zoning would allow for flexible development standards and create a high quality senior living community and contribute to the mixture of uses at this intersection.

You are invited to attend via telephone or email the virtual open house to discuss this proposal and learn more about Ryan and their development proposal for the Property. Attached to this letter is a proposed site plan and information on our





proposal. The open house will be held on Monday, April 6, 2020 from 5:30 P.M. to 7:00 P.M. During that time, please feel free to call or email questions/comments to the below number and email address.

(602) 452-2729 or kajones@tblaw.com.

Ryan, along with their representatives at Tiffany & Bosco and Technical Solutions, will have people available to discuss the proposal over the phone or respond to your emails. The City's Project Coordinator is Jeff Barnes, who can be reached at 480-312-2376 or jbarnes@scottsdaleaz.gov. Please reference case #118-PA-2020 when contacting the City.

Sincerely,

A handwritten signature in green ink that reads "Tyler Wilson". The signature is written in a cursive, flowing style.

Tyler Wilson,
Vice President of Real Estate Development

ACOYA SHEA & SCOTTSDALE SENIOR LIVING

7373 E SHEA BLVD.
SCOTTSDALE, AZ 85260

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Minnesota.

Name

REGISTRATION NO. DATE
Number Date

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DRAWN BY CHECKED BY
SG SG
JOB NO. DATE
700-889 02-12-2020

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

PRELIMINARY
NOT FOR CONSTRUCTION

CITY PRE-APP.
02.12.2020

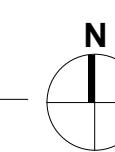
ARCHITECTURAL
SITE PLAN

A050

PROJECT DATA	AS SHOWN IN SITE PLAN
EXISTING:	
PARCEL NUMBER = 175-33-093H	
PROPERTY SIZE = 2.55 ACRES	
SITE GROSS SQUARE FOOTAGE = ~ 110,904 S.F.	
EXISTING ZONING = C-2	
PARCEL ADDRESS = 7373 E. SHEA BLVD.	
PROPOSED:	
PROPOSED RE-ZONING = P.U.D.	
BUILDING HEIGHT = 48 FEET, 4 STORY OVER BSMT. GARAGE	
DU/ACRE = 62.7 (AS DRAWN)	
PROPOSED NUMBER OF UNITS:	
ASSISTED LIVING = 136	
MEMORY CARE = 24	
TOTAL = 160	
BUILDING GROSS S.F.:	
LEVELS 1-4 = 44,509 S.F. PER FLOOR	
PARKING	
= 133 REQUIRED	
PROVIDED = 32 SURFACE SPACES	
= 105 GARAGE SPACES	
TOTAL = 137 PARKING SPACES	



1 PROPOSED SITE PLAN
A050
1" = 30'-0"



Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
SEC SHEA SCOTTSDALE LLC	10441 N SCOTTSDALE RD	SCOTTSDALE	AZ	85253
MIA PROPERTIES LLC	7340 E MAIN ST	SCOTTSDALE	AZ	85251
RENEGADE PROPERTIES LLC	10255 N SCOTTSDALE RD NO 1	SCOTTSDALE	AZ	85258
BLUE MARLIN 10265 LLC	10632 N SCOTTSDALE RD STE B165	SCOTTSDALE	AZ	85254
GRESHAM SOPHIA ANDREOU POULCHERIOS TR	12602 N 62ND ST	SCOTTSDALE	AZ	85254
WESER EMIL J/LOIS M TR	14015 HAMPSTEAD	FOUNTAIN HILLS	AZ	85268
PETTA JOHN TR	1740 E KNOX RD	TEMPE	AZ	85284
DORADO 10305 LLC	10632 N SCOTTSDALE RD STE B165	SCOTTSDALE	AZ	85254
ROGER J JUSSEAUME FAMILY TRUST	6363 S KYRENE	TEMPE	AZ	85283
ROGER J JUSSEAUME FAMILY TRUST	6363 S KYRENE RD	TEMPE	AZ	85283
JMJ CORONADO LLC	2627 MANHATTAN BEACH BLVD STE 212	REDONDO BEACH	CA	90278
KEEP IT IN THE FAMILY LLC	6565 E PINNACLE VISTA DR	SCOTTSDALE	AZ	85266
WOLTHUIS MARLENE C TR	5450 E DEER VALLEY DR UNIT 4011	PHOENIX	AZ	85054
GREENLY CAROL A	10341 N SCOTTSDALE RD STE 1	PARADISE VALLEY	AZ	85253-4528
LORIA DEVELOPMENT LLC	7022 SENTINEL RD	ROCKFORD	IL	61107
MILLER ROGER P	10415 N SCOTTSDALE RD UNIT 68	SCOTTSDALE	AZ	85253
NAFTULE ROLAND	1643 MACADAMIA DR	FALLBROOK	CA	92028
ZICCARELLI ANTONIO & MIRELLA	12375 E POINSETTIA DR	SCOTTSDALE	AZ	85259
ANTONIO ZICCARELLI & MIRELLA	12375 E POINSETTIA DR	SCOTTSDALE	AZ	85260
FOUR HORSEMEN AND A ROSE INC	10678 E GOLD DUST AVE	SCOTTSDALE	AZ	85258
SABA BROTHERS RENTALS LLC	3270 N COLORADO ST	CHANDLER	AZ	85225
BRIANI GEORGE R/SIDNEY L TR	7227 E SHEA BLVD	SCOTTSDALE	AZ	85260
HODGES SHEA BLVD PROPERTY LLC	11251 E NORTH LAND	SCOTTSDALE	AZ	85259
CHOPKO PROPERTIES LLC	5616 N CAMELBACK CANYON DR	PHOENIX	AZ	85018
GREAT AMERICAN HAMBURGER CO	9491 E CALLE DE LAS BRISAS	SCOTTSDALE	AZ	85255-4340
GREAT AMERICAN HAMBURGER COMPANY	3831 N 54TH COURT	PHOENIX	AZ	85018
STANFAM ENTERPRISES LLC	139 W HELENA DR	PHOENIX	AZ	85023
C&T WINDMILL LLC	7125 E MERCER LN	SCOTTSDALE	AZ	85254
OLIVE TREE INVESTMENTS LLC	7373 E SHEA BLVD	SCOTTSDALE	AZ	85260
DENVER GARDENS COMPANY LLC	433 N CAMDEN DR STE 500	BEVERLY HILLS	CA	90210
ZAC MVC LLC	1855 OLYMPIC BLVD SUITE 300	WALNUT CREEK	CA	94596
SZR SCOTTSDALE PROPCO LLC	353 N CLARK ST STE 3300	CHICAGO	IL	60654
WADISON LLC	10450 N 74TH ST 200	SCOTTSDALE	AZ	85258
SH 781-796 LLC	6467 MAIN ST	BUFFALO	NY	14221
JAWS74 LLC	7552 E WETHERSFIELD RD	SCOTTSDALE	AZ	85260
PARADISE VALLEY PLAZA OWNERS ASSOCIATION	10405 N SCOTTSDALE RD	SCOTTSDALE	AZ	85253
ROSEMINA REAL ESTATE LLC	4826 W EL CORTEZ PL	PHOENIX	AZ	85083
WR A SHEA AND SCOTTSDALE LLC	1501 W BELL DRD	PHOENIX	AZ	85023
LEGGETT JEFFREY L/LISBETH	15261 DALE ROAD	CHAGRIN FALLS	OH	44022
SHERMAN JOHN MARK/TERRI LYN	7531 E BECKER LN	SCOTTSDALE	AZ	85260
HERBERGER ENTERPRISES INC	10881 N SCOTTSDALE RD NO 200	SCOTTSDALE	AZ	85254
HEMBERG MARGARET L	3844 NASH CREEK DR	OPELIKA	AL	36804
MASS REVOCABLE FAMILY TRUST	7510 E BECKER LN	SCOTTSDALE	AZ	85260
FORST BRADLEY P/TERESA D	7520 E BECKER LN	SCOTTSDALE	AZ	85260
GALE VALERIE C	7530 E BECKER LN	SCOTTSDALE	AZ	85260
WASSERMAN CHARLOTTE TR (LEASE)	7523 E CLINTON	SCOTTSDALE	AZ	85260
WHITE ROBERT L/ALICE TR	7513 CLINTON	SCOTTSDALE	AZ	85260
BRIARWOOD NORTH HMOWNERS ASSOC INC LEASE	5725 N SCOTTSDALE RD STE C100	SCOTTSDALE	AZ	85250
NOBRIGA JOHN R/CINDY L	4901 MULHOLLAND DR	LAKE OSWEGO	OR	97035
JOHN M AND TONI P H PRALL LIVING TRUST	40007 N 71ST ST	CAVE CREEK	AZ	85331
KAISER SHIRLEY	10757 N 74TH ST UNIT 1003	SCOTTSDALE	AZ	85260
BUNTING LYNN F	10757 N 74TH ST UNIT 1004	SCOTTSDALE	AZ	85260
BRYANT REVOCABLE TRUST	10757 N 74TH ST UNIT 1005	SCOTTSDALE	AZ	85260
SCHILTZ TODD M	10757 N 74TH ST UNIT 1006	SCOTTSDALE	AZ	85260
TRAYLOR MARGIE L	7650 E CHOLLA DR	SCOTTSDALE	AZ	85260
MMO LIVING TRUST	10757 N 74TH ST UNIT 1008	SCOTTSDALE	AZ	85260
HANSEN FAMILY TRUST	10757 N 74TH ST UNIT 1009	SCOTTSDALE	AZ	85260
IAGULLI JOSEPH WALTER/MARY ANN/MICHELLE	10279 E JASMINE DR	SCOTTSDALE	AZ	85255
MARKET JEFFREY A	10757 N 74TH ST UNIT 1011	SCOTTSDALE	AZ	85260
COLBY STONE MICHAEL	10757 N 74TH ST UNIT 1012	SCOTTSDALE	AZ	85260
GUDMUNDSON LYNN JR/SHELLEY	7208 FOUNTAIN VALLEY DR	BAKERSFIELD	CA	93308
GR AND KG NEELEY TRUST	1605 N CHACO AVE	FARMINGTON	NM	87401
SHENFIELD LEON/INNA	7199 E RIDGEVIEW PL UNIT 116	CAREFREE	AZ	85377
FAVELA C/FIGUEROA M/GALLEGOS CARLOS & MONICA	10757 N 74TH ST UNIT 1016	SCOTTSDALE	AZ	85260
CLASBY ROBERT	10757 N 74TH ST NO 1017	SCOTTSDALE	AZ	85260

PASHAYEVA ELMIRA R	10757 N 74TH ST NO 1018	SCOTTSDALE	AZ	85260
NIEBRUEGGE ZACHARY SCOTT/KARIJEANNE DAWN	9505 216TH ST SW	EDMONDS	WA	98020
HOWARD ROY LEE/BINGYOU JUDITH WEISMAN	10757 N 74TH ST UNIT 1020	SCOTTSDALE	AZ	85260
LEFF CAROLYN MELISSA	10757 N 74TH ST UNIT 1021	SCOTTSDALE	AZ	85260
SUGIMOTO PAMELA YUMI	30 ASPEN RIDGE CRESCENT SW	CALGARY	AB	T3H5J8
MCCALLISTER FAMILY LP	7701 E ONYX COURT	SCOTTSDALE	AZ	85258
HUSA FAMILY TRUST	10757 N 74TH ST UNIT 1024	SCOTTSDALE	AZ	85260
KUENSTER NICHOLAS	10757 N 74ST ST 1025	SCOTTSDALE	AZ	85260
BACCO KRISTINE DI/ROBERT DI/SALAS PAOLA LEYTO	10757 N 74TH ST UNIT 1026	SCOTTSDALE	AZ	85260
SNEED JAMES/SUSAN M	10757 N 74TH ST NO 1027	SCOTTSDALE	AZ	85260
JAMESON NANCY/MICHAEL	10757 N 74TH ST UNIT 1028	SCOTTSDALE	AZ	85260
CASPER LYNN T/STEVEN L	4719 WINSHIP CIRCLE	SHEBOYGAN	WI	53083-2174
MATZKE DEBRA F TR	10757 N 74TH ST UNIT 1031	SCOTTSDALE	AZ	85260
MARAOUI RANYIKA H	10757 N 74TH ST UNIT 1032	SCOTTSDALE	AZ	85260-6472
KUHN MATTHEW D	10757 N 74TH ST UNIT 1033	SCOTTSDALE	AZ	85260
BARTON BENJAMIN	10757 N 74TH ST UNIT 1034	SCOTTSDALE	AZ	85260
PETERSON PHILLIP O	1205 WOODLEY ST E	NORTHFIELD	MN	55057
SMG PROPERTIES OF ARIZONA LLC	6700 BLUE BIRD LN	PARADISE VALLEY	AZ	85253
VAIRAVAN KASIVISVANATHAN/ALAMELU TR	10757 N 74TH ST UNIT 1037	SCOTTSDALE	AZ	85260
YAKOOB SHAHID	6759 W LUCIA DR	PEORIA	AZ	85383
LUYENDYK ARIE JR	4702 E SAINT JOHN RD	PHOENIX	AZ	85032
QUAYLE CHRISTOPHER P TR	5850 E HARTFORD AVE	SCOTTSDALE	AZ	85284
MURPHY ROBERT F/DELORES A	10757 N 74TH ST	SCOTTSDALE	AZ	85260
10757 74TH 2003 LLC	10805 N 126TH WAY	SCOTTSDALE	AZ	85259
ROGAN ERNIE/WILLANS ANNE	1499 WELBOURM DRIVE NW	EDMONTON		T6M2M1
DANIELS ROBERT E	10757 N 74TH ST UNIT 2005	SCOTTSDALE	AZ	85260
MCNEELEY ANDREA L	10757 N 74TH ST 2006	SCOTTSDALE	AZ	85260
SHARMA PUNEET/RAJ JENNIFER A	10757 N 74TH ST UNIT 2007	SCOTTSDALE	AZ	85260
GUENTHER GORDON/BUISSON-GUENTHER MANON	815 BRAESIDE VIEW	SASKATOON	SK	S7V1A7
JCH ENTERPRISE LLC	14425 N 79TH ST SUITE C	SCOTTSDALE	AZ	85260
MILLAGE CURTIS/MONICA	10757 N 74TH ST UNIT 2010	SCOTTSDALE	AZ	85260
ORDELL DAVID J/ARLETTE	4003 78TH WAY SE	MERCER ISLAND	WA	98040
CERCONE JACOB G	10757 N 74TH ST UNIT 2012	SCOTTSDALE	AZ	85260
SCALES ALEX J	10757 N 74TH ST UNIT 2013	SCOTTSDALE	AZ	85260
LOCURZIO ENRICO/ANDREA	PO BOX 1798	PINETOP	AZ	85935
OLSEN KAYLA NICOLE	10757 N 74TH ST UNIT 2021	SCOTTSDALE	AZ	85260
GOMEZ CHRISTIAN H	10757 N 74TH ST UNIT 2022	SCOTTSDALE	AZ	85260
VINCENT GARY G/VIRGINIA M TR	9045 HAWKS RESERVE LN	VERONA	WI	53593
MILLIE A HALDEN LIVING TRUST	10757 N 74TH ST UNIT 2024	SCOTTSDALE	AZ	85260
MEILI LEE ALAN/JENNIFER KATHLEEN	10757 N 74TH ST UNIT 2025	SCOTTSDALE	AZ	85260
SIEB CHERYL A	10757 N 74TH ST UNIT 2026	SCOTTSDALE	AZ	85260
ROTANTE TONIANN	10757 N 74TH ST UNIT 2027	SCOTTSDALE	AZ	85260
MCCLOSKEY MAURICE W	10757 N 74TH ST UNIT 2028	SCOTTSDALE	AZ	85260
CARRANZA EDUARDO MACIAS/MACIAS DEMETRIO	9211 S 51ST ST	PHOENIX	AZ	85004
ELLEN K NELSON LIVING TRUST	7065 BROOKVIEW DR	URBANDALE	IA	50322
MICHAELSEN JENNIFER ANNE	10757 N 74TH ST UNIT 2038	SCOTTSDALE	AZ	85260
HERMAN BRADLEY/JUDITH	9121 FRANCIS LN	ORLAND PARK	IL	60462
ZAREMBA SCOTTSDALE LLC	14600 DETROIT AVE STE 1500	LAKEWOOD	OH	44107
EAST VILLAGE AT SHEA LLC	15475 N 84TH ST	SCOTTSDALE	AZ	85260
ARIZONA PUBLIC SERVICE CO	P O BOX 53999 MS 9565	PHOENIX	AZ	85072
SHEA MEDICAL PROPERTIES LP	2 SUMMIT PARK DRIVE SUITE 540	INDENPENDENCE	OH	44131
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205	SCOTTSDALE	AZ	85251
GAIL E WADE REVOCABLE TRUST	7520 E CANNON DR	SCOTTSDALE	AZ	85258
DENIGER TODD S/LAURA J	5824 E CHENEY DR	PARADISE VALLEY	AZ	85253
ROES THOMAS SCOTT	7521 E CANNON DR	SCOTTSDALE	AZ	85258
GOFF CHARLES	10420 N 75TH ST	SCOTTSDALE	AZ	85258
KUHNEL VIT/IVETA	10410 N 75TH ST	SCOTTSDALE	AZ	85258
BRIAN J BLANCHARD AND SABRINA F BLANCHARD TRUST	10400 N 75TH ST	SCOTTSDALE	AZ	85258
LEWSHAN PROPERTIES LLC	5728 E VIA LAS RANCHOS	PARADISE VALLEY	AZ	85253
LIVING TRUST OF STEVEN R GALL	32 WESTWOOD COUNTRY CLB	SAINT LOUIS	MO	63131
SEMIENIUK NICK/ANN E TR	7416 E BERYL AVE	SCOTTSDALE	AZ	85258
CHARLES R HIGGINS REVOCABLE TRUST	5506 N ELK SPGS	LAKESIDE	AZ	85929
LANGERMAN MARK J/WENDY	10272 W ROSEMARY LN	SCOTTSDALE	AZ	85255
HOWARD AND BARBARA BECKMAN REVOCABLE LIVING T	7417 E COSHISE RD	SCOTTSDALE	AZ	85258
MAXWELL JAMES N/LYNNE A	7429 E COCHISE RD	SCOTTSDALE	AZ	85258
SORG GARY D/PATRICIA A TR	7453 E COCHISE RD	SCOTTSDALE	AZ	85258

SURVIVORS TRUST	7465 E COCHISE RD	SCOTTSDALE	AZ	85258
MCLELLAN ROY E/DOREEN G	7477 E COCHISE RD	SCOTTSDALE	AZ	85258
BRUNO ROBERT V/DARCY J	7478 E COCHISE	SCOTTSDALE	AZ	85258
KNUDSEN BLAIR	7466 E COCHISE RD	SCOTTSDALE	AZ	85258
JOHN P DAVY TRUST	7454 E COCHISE RD	SCOTTSDALE	AZ	85258
CME QUALIFIED PERSONAL RESIDENCE TRUST ETAL	7430 E COCHISE RD	SCOTTSDALE	AZ	85258
GAIL S AND JAMES E GOODWIN JR REVOCABLE TRUST	13 CLOUDVIEW CT	SANTE FE	NM	87506
723220 ALBERTA LTD	1002 11826 100TH AVE	CANADA		
JOHNSTAN VENTURES LLC	10410 N 74TH PL	SCOTTSDALE	AZ	85258
JAG FAMILY TRUST	10424 N 74TH PL	SCOTTSDALE	AZ	85258
K J K TRUST	7451 E NORTH LN	SCOTTSDALE	AZ	85258
SERRA MIA COSTELLO	7463 E NORTH LN	SCOTTSDALE	AZ	85258
BLACK DAVID A/MELISSA WALLACE FRAMER	7475 E NORTH LN	SCOTTSDALE	AZ	85258
KULESH MORTON H/KAYE G TR	7487 E NORTH LANE	SCOTTSDALE	AZ	85258
JOHN L AND AGNES WALSH TRUST	7488 E NORTH LN	SCOTTSDALE	AZ	85258
PRICHER JAY K/CAROLINE A	8810 N 47TH ST	PHOENIX	AZ	85028
GREENFELD TRUST	7464 E NORTH LN	SCOTTSDALE	AZ	85258
CARE ROBERT A/JOANNE R	PO BOX 19546	RENO	NV	89511
LACROSSE MICHAEL S	7453 E CANNON DR	SCOTTSDALE	AZ	85258
WELNER ALAN S/CANDICE H	7465 E CANNON DR	SCOTTSDALE	AZ	85258
VALDES PADILLA MAURICIO A/RAO-VALDES ALISON	7477 E CANNON DR	SCOTTSDALE	AZ	85258
KELLING LINDA D TR	7489 E CANNON DR	SCOTTSDALE	AZ	85258
MOUNTAIN VIEW II HOMEOWNERS ASSOCIATION	9000 E PIMA CTR PKWY 300	SCOTTSDALE	AZ	85258

Nbhd Name	Last Name	First Name	Title	Address	Unit Number	City	State	Zip
Monterey at Mountain View II HOA	Hennick	Jeff	Property Manager	9000 E Pima Center Pkwy	300	Scottsdale	AZ	85258
Monterey at Mountain View II HOA	Levinsky	Lloyd	President	7465 E Cochise Rd		Scottsdale	AZ	85258
Monterey at Mountain View HOA	Thomas	Robin	Property Manager	16441 N 91st St	104	Scottsdale	AZ	85260
Monterey at Mountain View HOA	Goeld	Rick	President	7328 E Via Estrella		Scottsdale	AZ	85258
Casa Buena HOA	Black	David	President	7551 E Beryl Av		Scottsdale	AZ	85258
Briarwood North	Monty	Jackie	Property Manager	1901 E University Dr	440	Mesa	AZ	85203
Monterey at Mountain View HOA	Anglin	Tom	Executive Director	16441 N 91st St	104	Scottsdale	AZ	85260

Owner	Company	Address	City	State	Zip
Ali Fakih	City of Scottsdale Planning Commission	8280 E. Gelding Drive, Suite 101	Scottsdale	AZ	85260
Annette Petrillo		1169 E. Clovefield Street	Gilbert	AZ	85298
Audry Villaverde	Withey Morris, PLC	2525 E. Arizona Biltmore Circle; Suite A-212	Phoenix	AZ	85016
Bob Griffith		7127 E. Rancho Vista Dr. #4002	Scottsdale	AZ	85251
Carla		3420 N. 78th Street	Scottsdale	AZ	85251
Chris Schaffner		7346 E. Sunnyside Dr.	Scottsdale	AZ	85260
Christian C. Serena	City of Scottsdale Planning Commission	6929 North Hayden Road, Ste. C4194	Scottsdale	AZ	85250
Community Development Director	Town of Paradise Valley	6401 E Lincoln Drive	Paradise Valley	AZ	85253
Constance Laub		10105 E. Via Linda Suite 345	Scottsdale	AZ	85258
Dan Sommer		12005 N 84th Street	Scottsdale	AZ	85260
David G. Gulino		5235 N. Woodmere Fairway	Scottsdale	AZ	85250
Solange Whitehead	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Dr. Sonnie Kirtley	COGS	8507 East Highland Avenue	Scottsdale	AZ	85251-1822
Ed Toschik, President		7657 E Mariposa Grande Dr	Scottsdale	AZ	85255
Edwin Bull	Burch & Cracchiolo PA	P.O. Box 16882	Phoenix	AZ	85011
Eric Gold		25499 N. 104th Way	Scottsdale	AZ	85255
Guy Phillips		7131 E. Cholla St.	Scottsdale	AZ	85254
Guy Phillips	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Howard Myers		6631 E Horned Owl Trail	Scottsdale	AZ	85266
Jim Funk	Gainey Ranch Community Association	7720 Gainey Ranch Road	Scottsdale	AZ	85258
Jim Haxby		7336 E. Sunnyside Dr.	Scottsdale	AZ	85260
John Berry/Michele Hammond	Berry Riddell, LLC	6750 E Camelback Rd, Ste 100	Scottsdale	AZ	85251
John Washington		3518 N. Chambers Court	Scottsdale	AZ	85251
Kathy Littlefield	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Kevin D. Bollinger	City of Scottsdale Planning Commission	8031 E. Sutton Drive	Scottsdale	AZ	85260
Kirste Kowalsky	Withey Morris, PLC	2525 E. Arizona Biltmore Circle, Suite A-212	Phoenix	AZ	85016
Larry S. Kush	City of Scottsdale Planning Commission	7127 E. Rancho Vista Dr. #1001	Scottsdale	AZ	85251
Leon Spiro		7814 E Oberlin Way	Scottsdale	AZ	85266
Linda Milhaven	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Linda Whitehead		9681 E Chuckwagon Lane	Scottsdale	AZ	85262
Lori Haye		P.O. Box 426	Cave Creek	AZ	85327
Maricopa County Superintendent of Schools		4041 N. Central Avenue Suite 1200	Phoenix	AZ	85012
Michael Leary	Commercial Land Development Consulting	10278 East Hillery Drive	Scottsdale	AZ	85255
Mike McNeal, Supervisor	AT&T	1231 W. University Drive	Mesa	AZ	85201
Mike Ratzken		8725 E. Palo Verde Dr	Scottsdale	AZ	85250
Patti Badenoch		5027 N. 71st Pl	Scottsdale	AZ	85253
Paul Alessio - Chair	City of Scottsdale Planning Commission	7527 E. Tailspin Lane	Scottsdale	AZ	85255
Planning & Development Department	Maricopa County Planning & Development	501 N. 44th Street, Suite 200	Phoenix	AZ	85008

Revised 07-13-2017

Planning & Development Director	City of Phoenix	200 West Washington Street, 2nd Floor	Phoenix	AZ	85003
Planning & Engineering Section Manager	Arizona State Land Department	1616 W. Adams Street	Phoenix	AZ	85007
Planning and Zoning	Town of Carefree	8 Sundial Circle P.O. Box 740	Carefree	AZ	85377
Planning Department	Town of Cave Creek	37622 N Cave Creek Road	Cave Creek	AZ	85331
Planning Department	SRP-MIC	10005 E Osborn Road	Scottsdale	AZ	85256
Prescott Smith	City of Scottsdale Planning Commission	4350 E. Camelback Rd., Suite G-200	Phoenix	AZ	85018
Project Management	Arizona Department of Transportation	205 S. 17th Avenue MD 6012E	Phoenix	AZ	85007
Randall P. Brown	Spring Creek Development	7144 E. Stetson Dr. #425	Scottsdale	AZ	85251
Marissa Moore, AICP	Town of Fountain Hills	16705 E. Avenue of the Fountains	Fountain Hills	AZ	85268
Sherry Wagner/Right-of-Way Technician, SR.	Mail Station PAB348	P.O. Box 52025	Phoenix	AZ	85072-2025
Steve Tyrrell		7753 E. Catalina Drive	Scottsdale	AZ	85251
Superintendent	Cave Creek Unified School District	P.O. Box 426	Cave Creek	AZ	85327
Superintendent	Scottsdale Unified School District	8500 E. Jackrabbit Rd	Scottsdale	AZ	85250
Susan McGarry		8074 E. Theresa Drive	Scottsdale	AZ	85255
Suzanne Klapp	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Vickie Falen		10520 N 117th Pl	Scottsdale	AZ	85259
Virginia Korte	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
W.J. Jim Lane - Mayor	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Wade Tinant		4614 E. Running Deer Trail	Cave Creek	AZ	85331
	Granite Reef Neighborhood Resource Center	1700 N Granite Reef Road	Scottsdale	AZ	85257
	Gammage & Burnham, PLC	2 N. Central Avenue, 15th Floor	Phoenix	AZ	85004
	Southwest Gas Corporation	2200 N. Central Avenue Ste 101	Phoenix	AZ	85004
	Withey Morris, PLC	2525 E. Arizona Biltmore Circle; Suite A-212	Phoenix	AZ	85016
	Paradise Valley Unified School District	15002 N. 32nd Street	Phoenix	AZ	85032
	Earl, Curley & Lagarde, P.C.	3101 N. Central Avenue, Ste. 1000	Phoenix	AZ	85012
	Arizona Commerce Authority	333 N. Central Avenue, Suite 1900	Phoenix	AZ	85004
Maggie Keasler		7127 E. 6th Ave.	Scottsdale	AZ	85251
Renee J. Higgs	City of Scottsdale Planning Commission	15192 N. 104th Way	Scottsdale	AZ	85255
Susan Kauffman		11334 E. Desert Vista Rd.	Scottsdale	AZ	85255
Patricia Van Cleave		11378 E. Cavedale Drive	Scottsdale	AZ	85262
Andrea Keck		9719 E. West View Drive	Scottsdale	AZ	85255
Steve Perone		7474 E. Earll Dr. #108	Scottsdale	AZ	85251
Kurt Jones	Tiffany & Bosco P.A.	2525 E. Camelback Road	Phoenix	AZ	85016

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: April 6, 2020

Time: 8:00 A.M. - 5:00 P.M.

Location: Virtual Open House - Per federal and local public health requirements and guidelines for meetings and public gatherings, we intend to hold a virtual open house for the proposed project. The City of Scottsdale (City) requires an open house for potential development projects prior to submittal to the City. Since, we are in the midst of a virus pandemic, we have agreed with City staff to post information at the below website, which is information typically handed out or presented at real open houses. We will be available during the above time for phone calls and emails with questions on our proposal. We will be available the entire week, month and duration of the project to discuss the proposal with anyone who reaches out to us. Finally, when the federal and local health officials indicate that it is safe to meet in numbers, we will schedule an open house and notify stakeholders as required by the City. We appreciate your understanding and will make every effort to reach out to anyone interested in this proposed project. Website: www.TBDevelopmentprojects-acoya.com Phone # 602-452-2729 (Our website will be accessible on April 6, 2020) Site/Proposal Address: 7373 E. Shea Boulevard

Location: 7373 E. Shea Boulevard

Project Overview: Rezoning to allow change of use from car wash, gas station, vehicle service to residential health care facility (assisted living and memory care)

- Request: Minor general plan amendment from commercial to mixed-use and rezone property from Central Business District (C-2) to Planned Unit Development (PUD)
- Description of Project & Proposed Use: Ryan Companies builds high quality, desirable senior living communities. Since 2010, they've built over 2500 units of caring communities where seniors can live in a secure, healthy lifestyle, but remain a strong part of the community. The proposed assisted living community will replace the existing vehicle wash, fuel and service use.
- Site Acreage: Approximately 2.5 acres
- Site Zoning: Central Business District (C-2)

Pre-Application#: 118-PA-2020

Applicant Contact:

Kurt Jones 602-452-2729
kajones@tblaw.com

City Contact:

Jeff Barnes 480-312-2376
jbarnes@scottsdaleaz.gov

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

Posting Date: 3/27/2020

3/27/20 12:44:33



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: 118-PA-2020

Project Name: [Redacted]

Location: 7373 E. Shea Boulevard

Site Posting Date: March 27th, 2020

Applicant Name: Kurt Jones

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.

[Signature]
Applicant Signature

3/27/2020
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 27th day of March 2020



[Signature]
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

Denise Davis
Essential Family Health & Wellness
7425 E. Shea #100
Scottsdale, Az 85260
September 30, 2020

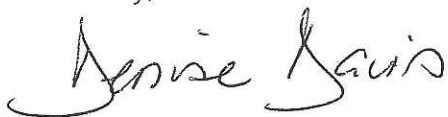
Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of the proposed senior living community located near 74th Street and Shea. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition and will help surrounding businesses. Replacing a car wash and gas station with a beautiful building like this just makes sense.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in cursive script that reads "Denise Davis". The signature is written in dark ink and is positioned below the word "Sincerely,".

Bridgette Eposito
Neurology Consultants of Arizona
7425 East Shea Blvd. #114
Scottsdale, Az 85260

October 1, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing to ask for your support for the proposed Ryan Companies' Senior Living project located at 74th Street and Shea Blvd. As our community grows, it is important for our surroundings to grow with it. This project will be a nice change compared to the current gas station and car wash. This project will be a welcomed boost to the businesses in the area as well. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely,

A handwritten signature in black ink that reads "Bridgette Eposito". The signature is written in a cursive style with a large initial "B".

Taylor Kaye
AZ Perio
7425 East Shea Blvd. #110
Scottsdale, Az 85260
September 30, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of the proposed senior living community located near 74th Street and Shea. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition and will help surrounding businesses. Replacing a car wash and gas station with a beautiful building like this just makes sense.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink that reads "Gayle Rose". The signature is written in a cursive, flowing style.

Kumari Ross
SVG Storm Ventures Group
10450 N. 74th St. #160
Scottsdale, Az 85258

October 2, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing to ask for your support for the proposed Ryan Companies' Senior Living project located at 74th Street and Shea Blvd. As our community grows, it is important for our surroundings to grow with it. This project will be a nice change compared to the current gas station and car wash. This project will be a welcomed boost to the businesses in the area as well. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely,

A handwritten signature in black ink, appearing to be 'Kumari Ross', with a horizontal line extending to the right.

Tim McQueen

T.J. McQueen & Associates

10450 N. 74th St. #120

Scottsdale, Az 85258

September 30, 2020

Mayor and City Council Members

City of Scottsdale

3939 N. Drinkwater

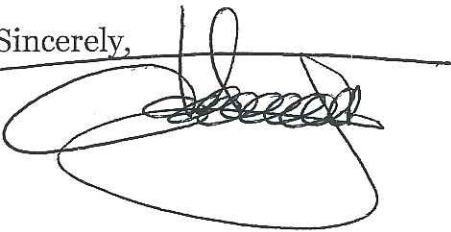
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of the proposed senior living community located at 74th Street and Shea. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition and will help surrounding businesses. Replacing a car wash and gas station with a beautiful building like this just makes sense.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tim McQueen', is written over a horizontal line. The signature is stylized and includes a large, sweeping flourish underneath.

Adam McQueen
T.J. McQueen & Associates
10450 N. 74th St. #120
Scottsdale, Az 85258

September 30, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of the proposed senior living community located at 74th Street and Shea. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition and will help surrounding businesses. Replacing a car wash and gas station with a beautiful building like this just makes sense.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in cursive script, appearing to read "Adam McQueen".

Mario Lanzo
Matrix Equities
10446 N. 74th St. #200
Scottsdale, AZ 85258

October 1, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing to ask for your support for the proposed Ryan Companies' Senior Living project located at 74th Street and Shea Blvd. As our community grows, it is important for our surroundings to grow with it. This project will be a nice change compared to the current gas station and car wash. This project will be a welcomed boost to the businesses in the area as well. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.


Sincerely,

Lauren Powell
D'Lite Healthy on the Go
7337 E. Shea Blvd. #100
Scottsdale, AZ 85260
October 1, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing to ask for your support for the proposed Ryan Companies' Senior Living project located at 74th Street and Shea Blvd. As our community grows, it is important for our surroundings to grow with it. This project will be a nice change compared to the current gas station and car wash. This project will be a welcomed boost to the businesses in the area as well. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely,

A handwritten signature in cursive script that reads "Lauren Powell". The signature is written in black ink and is positioned below the word "Sincerely,".

Holly Garcia
Coconuts
7366 E. Shea Blvd. #111
Scottsdale, AZ 85260

October 1, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing to ask for your support for the proposed Ryan Companies' Senior Living project located at 74th Street and Shea Blvd. As our community grows, it is important for our surroundings to grow with it. This project will be a nice change compared to the current gas station and car wash. This project will be a welcomed boost to the businesses in the area as well. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely,

A handwritten signature in black ink that reads "Holly Garcia". The signature is written in a cursive, flowing style.

Marley Smieszek
Unevolve
7366 E. Shea Blvd. #107
Scottsdale, AZ 85260

September 30, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of the proposed senior living community located at 74th Street and Shea. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition and will help surrounding businesses. Replacing a car wash and gas station with a beautiful building like this just makes sense.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink that reads "Marley Smieszek". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Nicole Falls

The Baked Bear

7366 E. Shea Blvd. #106

Scottsdale, AZ 85260

September 30, 2020

Mayor and City Council Members

City of Scottsdale

3939 N Drinkwater

Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed senior living facility located at 74th Street and Shea. An upscale, senior living community would be a well-received addition to this area and be much nicer than the car wash and gas station that is there now. The concept that has been envisioned for this site is one that certainly fits into this community and is welcomed by the nearby businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Falls". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Adam Pogue

Il Capo Pizzeria

7366 E. Shea Blvd. #102

Scottsdale, AZ 85260

October 2, 2020

Mayor and City Council Members

City of Scottsdale

3939 N. Drinkwater

Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed senior living facility located at 74th Street and Shea. An upscale, senior living community would be a well-received addition to this area and be much nicer than the car wash and gas station that is there now. The concept that has been envisioned for this site is one that certainly fits into this community and is welcomed by the nearby businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in cursive script that reads "Adam Pogue". The signature is written in dark ink and is positioned below the word "Sincerely,".

Ashley Knox
Il Capo Pizzeria
7366 E. Shea Blvd. #102
Scottsdale, AZ 85260

October 1, 2020

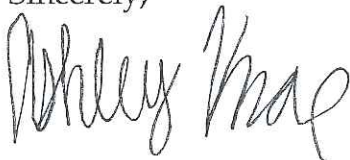
Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing to ask for your support for the proposed Ryan Companies' Senior Living project located at 74th Street and Shea Blvd. As our community grows, it is important for our surroundings to grow with it. This project will be a nice change compared to the current gas station and car wash. This project will be a welcomed boost to the businesses in the area as well. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely,

A handwritten signature in cursive script that reads "Ashley Knox". The signature is written in black ink and is positioned below the typed name "Ashley Knox".

Paul Toca
Esporta Fitness
7330 E. Shea Blvd. #101
Scottsdale, AZ 85260

October 2, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed senior living facility located at 74th Street and Shea. An upscale, senior living community would be a well-received addition to this area and be much nicer than the car wash and gas station that is there now. The concept that has been envisioned for this site is one that certainly fits into this community and is welcomed by the nearby businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink that reads "Paul Toca". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

Erik Vo
Luxe Nails & Spa
7342 E. Shea Blvd. #101
Scottsdale, AZ 85260
September 30, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of the proposed senior living community located at 74th Street and Shea. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition and will help surrounding businesses. Replacing a car wash and gas station with a beautiful building like this just makes sense.

I hope that you vote to approve this proposed project.


Sincerely,

Nick Nekcalov
Master Barbershop
7342 E. Shea Blvd. #102
Scottsdale, AZ 85260

October 2, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed senior living facility located at 74th Street and Shea. An upscale, senior living community would be a well-received addition to this area and be much nicer than the car wash and gas station that is there now. The concept that has been envisioned for this site is one that certainly fits into this community and is welcomed by the nearby businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "Nick Nekcalov", followed by a long horizontal line extending to the right.

Aaron Dlommim
Mephisto
7342 E. Shea Blvd. #104
Scottsdale, AZ 85260

September 30, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of the proposed senior living community located at 74th Street and Shea. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition and will help surrounding businesses. Replacing a car wash and gas station with a beautiful building like this just makes sense.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Dlommim', written over a horizontal line.

Scott Spiewak
Jenna Leurquin Patisserie
7342 E. Shea Blvd. #108
Scottsdale, AZ 85260

September 30, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed senior living facility located at 74th Street and Shea. An upscale, senior living community would be a well-received addition to this area and be much nicer than the car wash and gas station that is there now. The concept that has been envisioned for this site is one that certainly fits into this community and is welcomed by the nearby businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in cursive script, appearing to read "Scott Spiewak".

Aaren Nicks
AR Workshop Scottsdale
7342 E. Shea Blvd. #107
Scottsdale, AZ 85260

October 2, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

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I urge you to support this proposed project.

Sincerely, ~

A handwritten signature in black ink, appearing to read 'Aaren Nicks', with a long, sweeping flourish extending to the right.

Sarah Stevens
AR Workshop Scottsdale
7342 E. Shea Blvd. #107
Scottsdale, AZ 85260

October 2, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed senior living facility located at 74th Street and Shea. An upscale, senior living community would be a well-received addition to this area and be much nicer than the car wash and gas station that is there now. The concept that has been envisioned for this site is one that certainly fits into this community and is welcomed by the nearby businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "Sarah Stevens". The signature is written in a cursive style with a large initial "S".

Ed Miller
Crust Brothers Pizza
7342 E. Shea Blvd. #111
Scottsdale, AZ 85260

October 2, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed senior living facility located at 74th Street and Shea. An upscale, senior living community would be a well-received addition to this area and be much nicer than the car wash and gas station that is there now. The concept that has been envisioned for this site is one that certainly fits into this community and is welcomed by the nearby businesses.

I urge you to support this proposed project.

A handwritten signature in black ink that reads "Ed Miller". The signature is written in a cursive style with a large, stylized "E" and "M".

Sincerely,

Helena Carey
Pet Market
10667 N. Scottsdale Rd. #101
Scottsdale, AZ 85254

October 2, 2020

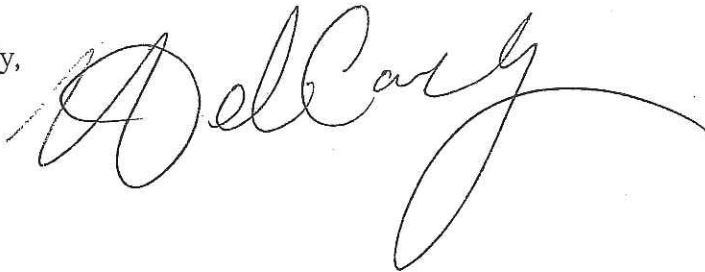
Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed senior living facility located at 74th Street and Shea. An upscale, senior living community would be a well-received addition to this area and be much nicer than the car wash and gas station that is there now. The concept that has been envisioned for this site is one that certainly fits into this community and is welcomed by the nearby businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in cursive script, appearing to read "Helena Carey". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Mariah Witt
Supercuts
10701 N. Scottsdale Rd. #101
Scottsdale, AZ 85254

October 2, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed senior living facility located at 74th Street and Shea. An upscale, senior living community would be a well-received addition to this area and be much nicer than the car wash and gas station that is there now. The concept that has been envisioned for this site is one that certainly fits into this community and is welcomed by the nearby businesses.

I urge you to support this proposed project.

Sincerely,



M.

Jordan Begay
GNC
10701 N. Scottsdale Rd. #105
Scottsdale, AZ 85254

September 30, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of the proposed senior living community located at 74th Street and Shea. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition and will help surrounding businesses. Replacing a car wash and gas station with a beautiful building like this just makes sense.

I hope that you vote to approve this proposed project.

Sincerely,



Casey Colton
Poke Bar
10701 N. Scottsdale Rd. #103
Scottsdale, AZ 85254

October 1, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing to ask for your support for the proposed Ryan Companies' Senior Living project located at 74th Street and Shea Blvd. As our community grows, it is important for our surroundings to grow with it. This project will be a nice change compared to the current gas station and car wash. This project will be a welcomed boost to the businesses in the area as well. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely,

Handwritten signature of Casey C.

Ashlee Kaye
Poke Bar
10701 N. Scottsdale Rd. #103
Scottsdale, AZ 85254

September 30, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed senior living facility located at 74th Street and Shea. An upscale, senior living community would be a well-received addition to this area and be much nicer than the car wash and gas station that is there now. The concept that has been envisioned for this site is one that certainly fits into this community and is welcomed by the nearby businesses.

I urge you to support this proposed project.

Sincerely, Ashlee K.

Leo Fuita
T Mobile
10701 N. Scottsdale Rd. #107
Scottsdale, AZ 85254

September 30, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of the proposed senior living community located at 74th Street and Shea. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition and will help surrounding businesses. Replacing a car wash and gas station with a beautiful building like this just makes sense.

I hope that you vote to approve this proposed project.

Sincerely,

A large, stylized handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the bottom.

Ben Mejia
T Mobile
10701 N. Scottsdale Rd. #107
Scottsdale, AZ 85254

October 2, 2020

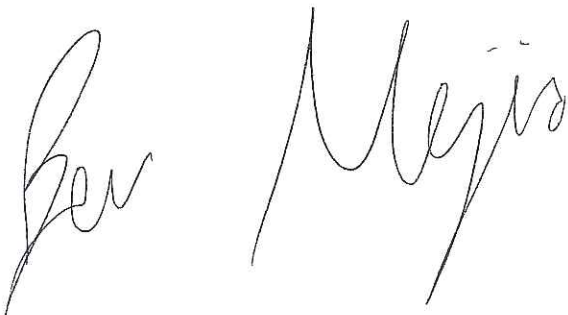
Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed senior living facility located at 74th Street and Shea. An upscale, senior living community would be a well-received addition to this area and be much nicer than the car wash and gas station that is there now. The concept that has been envisioned for this site is one that certainly fits into this community and is welcomed by the nearby businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink that reads "Ben Mejia". The signature is written in a cursive, flowing style.

Anyssa Kennedy
T Mobile
10701 N. Scottsdale Rd. #107
Scottsdale, AZ 85254

October 1, 2020

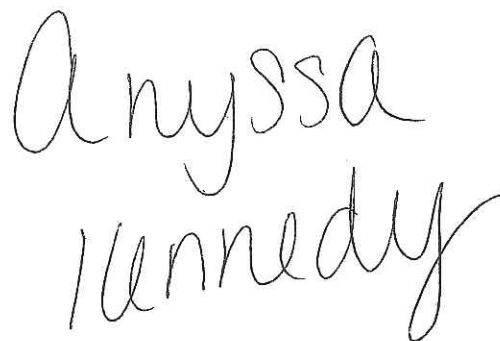
Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing to ask for your support for the proposed Ryan Companies' Senior Living project located at 74th Street and Shea Blvd. As our community grows, it is important for our surroundings to grow with it. This project will be a nice change compared to the current gas station and car wash. This project will be a welcomed boost to the businesses in the area as well. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely,

A handwritten signature in black ink that reads "Anyssa Kennedy". The signature is written in a cursive, flowing style.

David Todd

David Frank Salon

10869 N. Scottsdale Rd. #101

Scottsdale, AZ 85254
September 30, 2020

Mayor and City Council Members

City of Scottsdale

3939 N Drinkwater

Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed senior living facility located at 74th Street and Shea. An upscale, senior living community would be a well-received addition to this area and be much nicer than the car wash and gas station that is there now. The concept that has been envisioned for this site is one that certainly fits into this community and is welcomed by the nearby businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Todd", written in a cursive style.

Jordan Diaz
Sport Clips
10893 N. Scottsdale Rd. #117
Scottsdale, AZ 85254

October 2, 2020

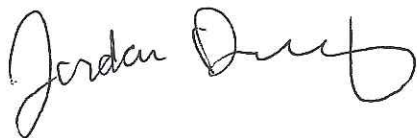
Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed senior living facility located at 74th Street and Shea. An upscale, senior living community would be a well-received addition to this area and be much nicer than the car wash and gas station that is there now. The concept that has been envisioned for this site is one that certainly fits into this community and is welcomed by the nearby businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink that reads "Jordan Diaz". The signature is written in a cursive style with a large, looped "D" at the end.

Alexis Curtisi
Sport Clips
10893 N. Scottsdale Rd. #117
Scottsdale, AZ 85254

October 1, 2020

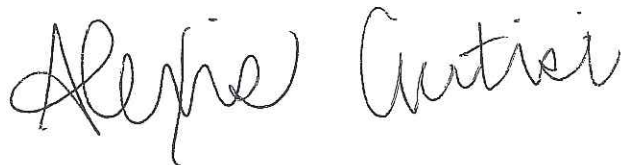
Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing to ask for your support for the proposed Ryan Companies' Senior Living project located at 74th Street and Shea Blvd. As our community grows, it is important for our surroundings to grow with it. This project will be a nice change compared to the current gas station and car wash. This project will be a welcomed boost to the businesses in the area as well. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely,

A handwritten signature in cursive script that reads "Alexis Curtisi". The signature is written in black ink and is positioned at the bottom of the letter, below the "Sincerely," text.

Evelyn Fox

CBD American Shaman

10893 N. Scottsdale Rd. #113

Scottsdale, AZ 85254

October 2, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing to ask for your support for the proposed Ryan Companies' Senior Living project located at 74th Street and Shea Blvd. As our community grows, it is important for our surroundings to grow with it. This project will be a nice change compared to the current gas station and car wash. This project will be a welcomed boost to the businesses in the area as well. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely,

A handwritten signature in cursive script that reads "Evelyn Fox". The signature is written in black ink and is positioned below the word "Sincerely,".

Kendall Miliotes
Spa 810
10893 N. Scottsdale Rd. #102
Scottsdale, AZ 85254

October 2, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing to ask for your support for the proposed Ryan Companies' Senior Living project located at 74th Street and Shea Blvd. As our community grows, it is important for our surroundings to grow with it. This project will be a nice change compared to the current gas station and car wash. This project will be a welcomed boost to the businesses in the area as well. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely,

A handwritten signature in black ink that reads "Kendall Miliotes". The signature is written in a cursive, flowing style.

Diane Cosano
The Clock Doctor
10610 N. 71st Place
Scottsdale, AZ 85254

October 4, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing to ask for your support for the proposed Ryan Companies' Senior Living project located at 74th Street and Shea Blvd. As our community grows, it is important for our surroundings to grow with it. This project will be a nice change compared to the current gas station and car wash. This project will be a welcomed boost to the businesses in the area as well. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely,

Diane Cosano

Trudy VanDusen
Bravo Salon
10614 N. 71st Place
Scottsdale, AZ 85254

October 3, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed senior living facility located at 74th Street and Shea. An upscale, senior living community would be a well-received addition to this area and be much nicer than the car wash and gas station that is there now. The concept that has been envisioned for this site is one that certainly fits into this community and is welcomed by the nearby businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in cursive script that reads "Trudy VanDusen". The signature is written in black ink and is positioned below the word "Sincerely,".

Taylor Mason
Mosaic Creative
10620 N. 71st Pl.
Scottsdale, AZ 85254

October 6, 2020

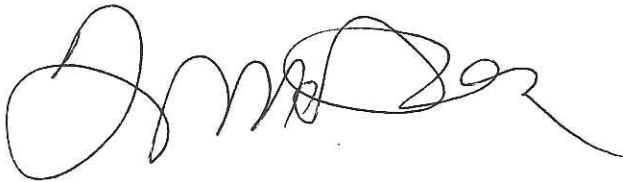
Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed senior living facility located at 74th Street and Shea. An upscale, senior living community would be a well-received addition to this area and be much nicer than the car wash and gas station that is there now. The concept that has been envisioned for this site is one that certainly fits into this community and is welcomed by the nearby businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Taylor Mason', written in a cursive style.

Jamie Munoz
Sweet Brew
10634 N. 71st Pl.
Scottsdale, AZ 85254

October 3, 2020

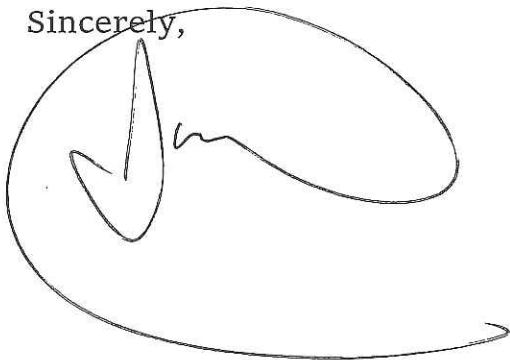
Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed senior living facility located at 74th Street and Shea. An upscale, senior living community would be a well-received addition to this area and be much nicer than the car wash and gas station that is there now. The concept that has been envisioned for this site is one that certainly fits into this community and is welcomed by the nearby businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jamie', enclosed within a large, loopy oval flourish.

Miranda Kuhn
Alula Hair Salon
10808 N. 71st Pl.
Scottsdale, AZ 85254

October 4, 2020

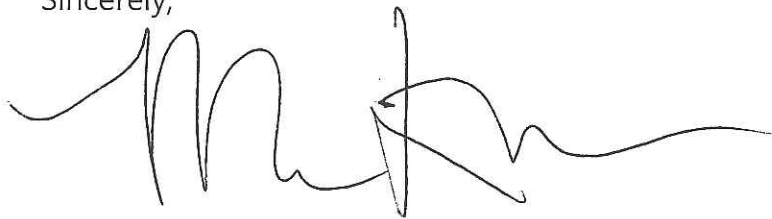
Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing to ask for your support for the proposed Ryan Companies' Senior Living project located at 74th Street and Shea Blvd. As our community grows, it is important for our surroundings to grow with it. This project will be a nice change compared to the current gas station and car wash. This project will be a welcomed boost to the businesses in the area as well. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Miranda Kuhn', with a long horizontal flourish extending to the right.

Christine Thornton
The Urge Salon
7116 E. Mercer Ln
Scottsdale, AZ 85254

October 5, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of the proposed senior living community located at 74th Street and Shea. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition and will help surrounding businesses. Replacing a car wash and gas station with a beautiful building like this just makes sense.

I hope that you vote to approve this proposed project.

Sincerely,

Christine Thornton

Noelle Nickerson
Tresseo Unlimited
7130A E. Mercer Ln
Scottsdale, AZ 85254

October 4, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing to ask for your support for the proposed Ryan Companies' Senior Living project located at 74th Street and Shea Blvd. As our community grows, it is important for our surroundings to grow with it. This project will be a nice change compared to the current gas station and car wash. This project will be a welcomed boost to the businesses in the area as well. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely,

A handwritten signature in cursive script, appearing to read "Noelle Nickerson", with a long horizontal flourish extending to the right.

Max Castro
Arizona iPhone & iPad Repair
7130B E. Mercer Ln
Scottsdale, AZ 85254

October 5, 2020

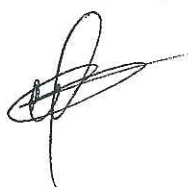
Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed senior living facility located at 74th Street and Shea. An upscale, senior living community would be a well-received addition to this area and be much nicer than the car wash and gas station that is there now. The concept that has been envisioned for this site is one that certainly fits into this community and is welcomed by the nearby businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to be 'Max Castro', written in a cursive style.

Arthur Zavurov
The Barbry
7132 E. Mercer Lane
Scottsdale, AZ 85254

October 5, 2020

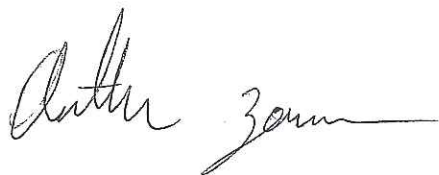
Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed senior living facility located at 74th Street and Shea. An upscale, senior living community would be a well-received addition to this area and be much nicer than the car wash and gas station that is there now. The concept that has been envisioned for this site is one that certainly fits into this community and is welcomed by the nearby businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in cursive script that reads "Arthur Zavurov". The signature is written in dark ink and is positioned below the "Sincerely," text.

Don Stubgen
Bug & Weed Mart
7132 E. Mercer Lane
Scottsdale, AZ 85254

October 3, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of the proposed senior living community located at 74th Street and Shea. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition and will help surrounding businesses. Replacing a car wash and gas station with a beautiful building like this just makes sense.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Stubgen", written over the word "Sincerely,".

DIANE DUBLIN
MY DOG'S HAIR SALON
7117 E. MERCER LANE
SCOTTSDALE, AZ 85254

October 3, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of the proposed senior living community located at 74th Street and Shea. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition and will help surrounding businesses. Replacing a car wash and gas station with a beautiful building like this just makes sense.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink that reads "Diane Dublin". The signature is written in a cursive style with a large, decorative initial "D".

Abraham Herrera
Maribello Salon
7115 E. Mercer Lane
Scottsdale, AZ 85254

October 4, 2020

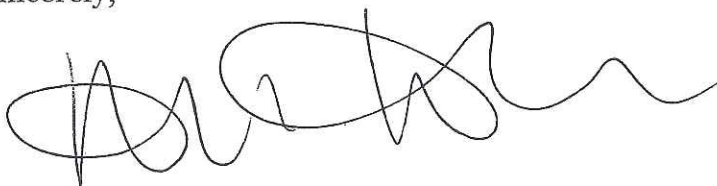
Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing to ask for your support for the proposed Ryan Companies' Senior Living project located at 74th Street and Shea Blvd. As our community grows, it is important for our surroundings to grow with it. This project will be a nice change compared to the current gas station and car wash. This project will be a welcomed boost to the businesses in the area as well. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Abraham Herrera', with a large, stylized initial 'A'.

Mike Charveux
Scottsdale Bead Supply
10636 N. 71st Way
Scottsdale, AZ 85254

October 6, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed senior living facility located at 74th Street and Shea. An upscale, senior living community would be a well-received addition to this area and be much nicer than the car wash and gas station that is there now. The concept that has been envisioned for this site is one that certainly fits into this community and is welcomed by the nearby businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Charveux". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Donna Elliott
Handlebar J BBQ Restaurant & Bar
7116 E. Becker Ln.
Scottsdale, AZ 85254

October 3, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of the proposed senior living community located at 74th Street and Shea. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition and will help surrounding businesses. Replacing a car wash and gas station with a beautiful building like this just makes sense.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink that reads "Donna Elliott". The signature is written in a cursive style with a large, stylized "D" and "E".

Jeff Carlberg
Il Bosco Pizza
7120 E. Becker Ln.
Scottsdale, AZ 85254
October 5, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed senior living facility located at 74th Street and Shea. An upscale, senior living community would be a well-received addition to this area and be much nicer than the car wash and gas station that is there now. The concept that has been envisioned for this site is one that certainly fits into this community and is welcomed by the nearby businesses.

I urge you to support this proposed project.

Sincerely,



Dottie Read
It's A Beautiful Day Salon
7130 E. Becker Ln.
Scottsdale, AZ 85254

October 3, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of the proposed senior living community located at 74th Street and Shea. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition and will help surrounding businesses. Replacing a car wash and gas station with a beautiful building like this just makes sense.

I hope that you vote to approve this proposed project.

Sincerely,

Dottie Read

Jessica Ashley

The Original Gyros Express

7132 E. Becker Lane

Scottsdale, AZ 85254

October 4, 2020

Mayor and City Council Members

City of Scottsdale

3939 N. Drinkwater

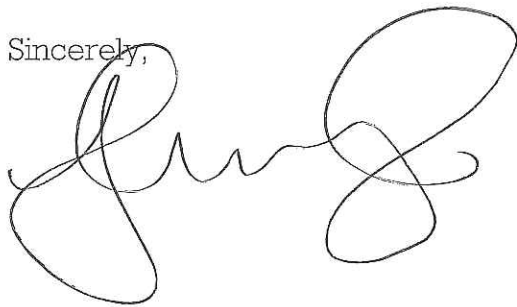
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

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Please vote yes for this wonderful project.

Sincerely,

A handwritten signature in black ink, appearing to read "Jessica Ashley". The signature is fluid and cursive, with a large loop at the end.

Mark Leggiene
Brake Masters
10620 N. Scottsdale Rd.
Scottsdale, AZ 85254

October 3, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of the proposed senior living community located at 74th Street and Shea. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition and will help surrounding businesses. Replacing a car wash and gas station with a beautiful building like this just makes sense.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Leggiene', with a long horizontal flourish extending to the right.

Markus Smith
Circle K
7140 E. Shea Blvd.
Scottsdale, AZ 85254

October 4, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing to ask for your support for the proposed Ryan Companies' Senior Living project located at 74th Street and Shea Blvd. As our community grows, it is important for our surroundings to grow with it. This project will be a nice change compared to the current gas station and car wash. This project will be a welcomed boost to the businesses in the area as well. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely,

A handwritten signature in black ink that reads "Markus Smith". The signature is written in a cursive style with a large, stylized initial "M".

David Vaughan
Happy Hamburgers
10435 B N.Scottsdale Rd.
Scottsdale, AZ 85253

October 4, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing to ask for your support for the proposed Ryan Companies' Senior Living project located at 74th Street and Shea Blvd. As our community grows, it is important for our surroundings to grow with it. This project will be a nice change compared to the current gas station and car wash. This project will be a welcomed boost to the businesses in the area as well. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Vaughan', followed by a long horizontal line extending to the right.

Perla Rios
Salon Centric
10303 N. Scottsdale Rd.
Scottsdale, AZ 85253

October 5, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of the proposed senior living community located at 74th Street and Shea. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition and will help surrounding businesses. Replacing a car wash and gas station with a beautiful building like this just makes sense.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in cursive script, appearing to read "Perla Rios".

October 5, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed senior living facility located at 74th Street and Shea. An upscale, senior living community would be a well-received addition to this area and be much nicer than the car wash and gas station that is there now. The concept that has been envisioned for this site is one that certainly fits into this community and is welcomed by the nearby businesses.

I urge you to support this proposed project.

Sincerely,



Jeff Lynn

October 5, 2020

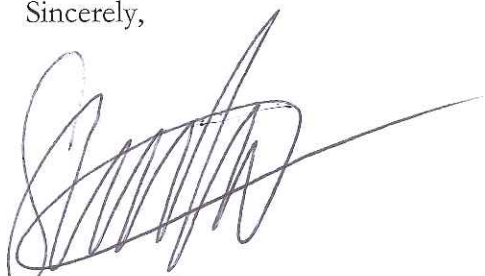
Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of the proposed senior living community located at 74th Street and Shea. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition and will help surrounding businesses. Replacing a car wash and gas station with a beautiful building like this just makes sense.

I hope that you vote to approve this proposed project.

Sincerely,



STEVEN LEWIS

October 4, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing to ask for your support for the proposed Ryan Companies' Senior Living project located at 74th Street and Shea Blvd. As our community grows, it is important for our surroundings to grow with it. This project will be a nice change compared to the current gas station and car wash. This project will be a welcomed boost to the businesses in the area as well. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely,

Rui Jan Zhu

10/05/2020

October 5, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of the proposed senior living community located at 74th Street and Shea. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition and will help surrounding businesses. Replacing a car wash and gas station with a beautiful building like this just makes sense.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in blue ink, appearing to read "H. Jones", written in a cursive style.

October 6, 2020

Mayor and City Council Members

City of Scottsdale

3939 N. Drinkwater

Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed senior living facility located at 74th Street and Shea. An upscale, senior living community would be a well-received addition to this area and be much nicer than the car wash and gas station that is there now. The concept that has been envisioned for this site is one that certainly fits into this community and is welcomed by the nearby businesses.

I urge you to support this proposed project.

Sincerely,

Chris J. [Signature] Le Salon Cache ^{MA}

October 5, 2020

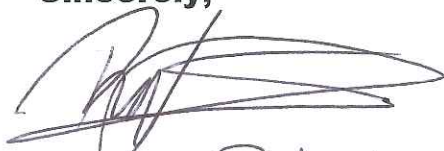
**Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251**

Dear Mayor and Council Members:

I am writing to ask for your support for the proposed Ryan Companies' Senior Living project located at 74th Street and Shea Blvd. As our community grows, it is important for our surroundings to grow with it. This project will be a nice change compared to the current gas station and car wash. This project will be a welcomed boost to the businesses in the area as well. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely,



Randy Pickens

October 6, 2020

Mayor and City Council Members

City of Scottsdale

3939 N. Drinkwater

Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed senior living facility located at 74th Street and Shea. An upscale, senior living community would be a well-received addition to this area and be much nicer than the car wash and gas station that is there now. The concept that has been envisioned for this site is one that certainly fits into this community and is welcomed by the nearby businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "Nick Olsen". The signature is fluid and cursive, with a long horizontal stroke at the end.

Nick Olsen

October 5, 2020


Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed senior living facility located at 74th Street and Shea. An upscale, senior living community would be a well-received addition to this area and be much nicer than the car wash and gas station that is there now. The concept that has been envisioned for this site is one that certainly fits into this community and is welcomed by the nearby businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Smith". The signature is written in a cursive style with a large, sweeping initial "R" and a long horizontal stroke extending to the right.

October 6, 2020

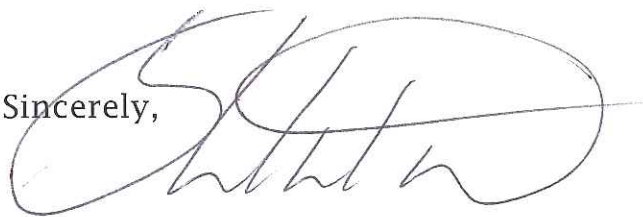
Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed senior living facility located at 74th Street and Shea. An upscale, senior living community would be a well-received addition to this area and be much nicer than the car wash and gas station that is there now. The concept that has been envisioned for this site is one that certainly fits into this community and is welcomed by the nearby businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to be "S. Lane", written over a large, light-colored oval scribble.

October 3, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of the proposed senior living community located at 74th Street and Shea. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition and will help surrounding businesses. Replacing a car wash and gas station with a beautiful building like this just makes sense.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris [unclear]".

October 4, 2020

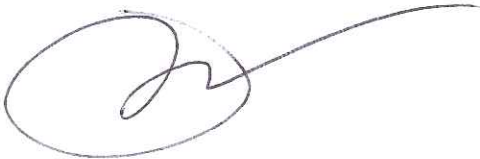
Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of the proposed senior living community located at 74th Street and Shea. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition and will help surrounding businesses. Replacing a car wash and gas station with a beautiful building like this just makes sense.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized initial 'J' followed by a long, sweeping horizontal line that extends to the right.

October 5, 2020

Mayor and City Council Members

City of Scottsdale

3939 N. Drinkwater

Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of the proposed senior living community located at 74th Street and Shea. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition and will help surrounding businesses. Replacing a car wash and gas station with a beautiful building like this just makes sense.

I hope that you vote to approve this proposed project.



Sincerely,

October 4, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of the proposed senior living community located at 74th Street and Shea. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition and will help surrounding businesses. Replacing a car wash and gas station with a beautiful building like this just makes sense.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in cursive script, appearing to read "John Harper". The signature is written in dark ink and is positioned below the "Sincerely," text.

October 5, 2020

Mayor and City Council Members

City of Scottsdale

3939 N. Drinkwater


Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of the proposed senior living community located at 74th Street and Shea. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition and will help surrounding businesses. Replacing a car wash and gas station with a beautiful building like this just makes sense.

I hope that you vote to approve this proposed project.

Sincerely,

SEAN WARRICH


October 5, 2020

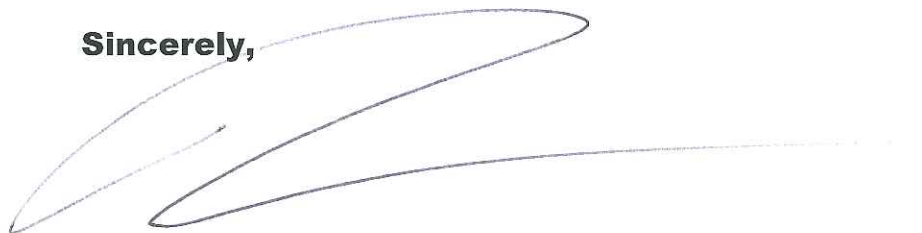
**Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251**

Dear Mayor and Council Members:

I am writing to ask for your support for the proposed Ryan Companies' Senior Living project located at 74th Street and Shea Blvd. As our community grows, it is important for our surroundings to grow with it. This project will be a nice change compared to the current gas station and car wash. This project will be a welcomed boost to the businesses in the area as well. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely,

A large, stylized handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.

October 5, 2020

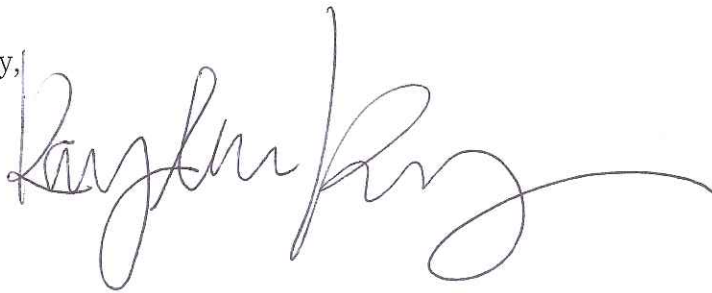
Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed senior living facility located at 74th Street and Shea. An upscale, senior living community would be a well-received addition to this area and be much nicer than the car wash and gas station that is there now. The concept that has been envisioned for this site is one that certainly fits into this community and is welcomed by the nearby businesses.

I urge you to support this proposed project.

Sincerely,

A handwritten signature in cursive script, appearing to read "Raylene King". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

October 5, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing to ask for your support for the proposed Ryan Companies' Senior Living project located at 74th Street and Shea Blvd. As our community grows, it is important for our surroundings to grow with it. This project will be a nice change compared to the current gas station and car wash. This project will be a welcomed boost to the businesses in the area as well. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely,

A handwritten signature in cursive script that reads "Chris Sharp". The signature is written in dark ink and is positioned to the right of the word "Sincerely,".

October 4, 2020

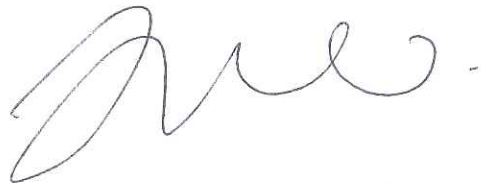
Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of the proposed senior living community located at 74th Street and Shea. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition and will help surrounding businesses. Replacing a car wash and gas station with a beautiful building like this just makes sense.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to be "M. Lane", written in a cursive style.

October 5, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing to ask for your support for the proposed Ryan Companies' Senior Living project located at 74th Street and Shea Blvd. As our community grows, it is important for our surroundings to grow with it. This project will be a nice change compared to the current gas station and car wash. This project will be a welcomed boost to the businesses in the area as well. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely, 

October 5, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing to ask for your support for the proposed Ryan Companies' Senior Living project located at 74th Street and Shea Blvd. As our community grows, it is important for our surroundings to grow with it. This project will be a nice change compared to the current gas station and car wash. This project will be a welcomed boost to the businesses in the area as well. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely,

A handwritten signature in blue ink, consisting of several fluid, connected strokes.

October 4, 2020

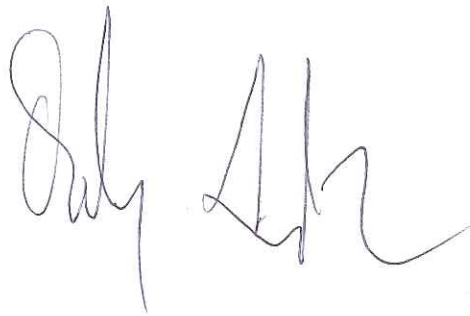
Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of the proposed senior living community located at 74th Street and Shea. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition and will help surrounding businesses. Replacing a car wash and gas station with a beautiful building like this just makes sense.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "Daly Ahr", written in a cursive style.

October 4, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of the proposed senior living community located at 74th Street and Shea. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition and will help surrounding businesses. Replacing a car wash and gas station with a beautiful building like this just makes sense.

I hope that you vote to approve this proposed project.

Sincerely,

A large, fluid handwritten signature in black ink, appearing to read 'Ron Domb'.

Ron Domb

October 5, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing to ask for your support for the proposed Ryan Companies' Senior Living project located at 74th Street and Shea Blvd. As our community grows, it is important for our surroundings to grow with it. This project will be a nice change compared to the current gas station and car wash. This project will be a welcomed boost to the businesses in the area as well. We should welcome projects of this caliber and support those who want to make an investment in our great city!

Please vote yes for this wonderful project.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kaye", followed by a horizontal line extending to the right.

September 30, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of the proposed senior living community located at 74th Street and Shea. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition and will help surrounding businesses. Replacing a car wash and gas station with a beautiful building like this just makes sense.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink that reads "Sharon Caffon". The signature is written in a cursive style with a large, looping flourish at the end of the name.

October 6, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

Please support the proposed senior living facility located at 74th Street and Shea. An upscale, senior living community would be a well-received addition to this area and be much nicer than the car wash and gas station that is there now. The concept that has been envisioned for this site is one that certainly fits into this community and is welcomed by the nearby businesses.

I urge you to support this proposed project.

Sincerely,

R. Attkisson

October 6, 2020

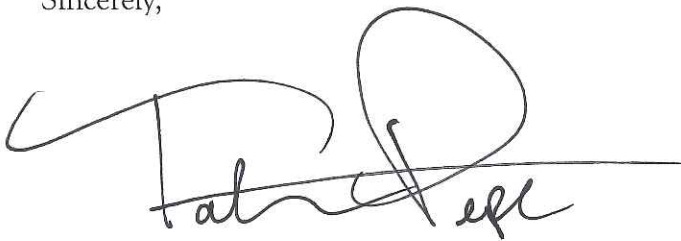
Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor Lane and Council Members:

I am writing today in support of the proposed senior living community located at 74th Street and Shea. This location would be a great spot for this type of development. I have seen the plans and think that an upscale senior residential community of this quality is the perfect addition and will help surrounding businesses. Replacing a car wash and gas station with a beautiful building like this just makes sense.

I hope that you vote to approve this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Lane" or similar, with a large loop at the top and a horizontal line extending across the bottom.

Barnes, Jeff

From: Linda Kelling <lindalek@msn.com>
Sent: Thursday, September 24, 2020 10:36 AM
To: Barnes, Jeff
Subject: RE: Case #118-PA-2020 (6-ZN-2020)

Follow Up Flag: Follow up
Flag Status: Completed

⚠ External Email: Please use caution if opening links or attachments!

Mr. Barnes,

Having listened to the live stream last evening regarding agenda item 6-ZN-2020, please advise when minutes of this meeting will be available. Sadly, the audio was quite sporadic. It was noted that, with the exception of Mr. Kush requesting the tabling of this item, none of the Commission members chose to actually define the comment concerns submitted. It appeared that only the number of comments were important, which was emphasized several times. Concentrating only on the C-O variance of a 4 story building and line of sight negates all of the other concerns and questions that were not discussed nor were they answered. In the presentation by Mr. Jones, he stated that there would be less odor, noise and light provided by the barrier of the building. He also vaguely referred to other C-O zoning which are not impacting our Community in any way because they are not anywhere near the location in question. It is my understanding that the graph presented by Mr. Jones on the lessening of traffic did not include the number of employees or services required to sustain the proposal as compared to Genie Carwash, let alone the difference in hours of operation; statistics are not always complete. Susan Bittersmith stated the proposal was within the Streetscape plan, adopted in 1994. Please advise where within the General Plan that 74th St./Gold Dust is designated. If Technical Solutions was meant to mediate the issues, it's efforts were lacking since contact was made with one single homeowner regarding only line of sight. Opening the door for a C-O when there are no others is very concerning to our residents. As stated in my comments, a similar facility on the curve is operable and was given no C-O designation. The Commissions laudatory comments of Ryan aside, two Healthcare facilities within less than a quarter mile will affect our property should the economy have a downturn. Also, there were no timeline construction details which were a concern of almost all of the comments submitted. The height will be 53 ft. including the roof parapet not 48 ft. as stated verbally. Mr. Jones also stated that the sign was installed long ago and they have not received calls/comments of any magnitude. That only may be accurate where he is concerned since we citizens follow the lawful process. As previously stated, contact was made by me and others as far back as April 2020 with both the Commission and the City Council since they are the appointed/elected decision makers.

Due to several of the Planning Commissions members seeming to rush this item before the City Council, they will be contacted to request an in-person comment period, preferably after elections. It was stated last evening that it would be difficult to get termed out members of the Commission “up to speed” if the issue was tabled. Although all volunteers are to be commended and very much appreciated, it is a disservice to the public to infer that replacements cannot grasp details in a timely manner. That, after all, will be their job, just as it is with all of us volunteers. I am hopeful that the Commissions suggestion of a two week time period to bring the matter to the Council will be deemed unacceptable. This issue is too important to those of us who reside here to be forced into the rushed timeline of those who do not, especially considering the restrictions at this time due to the virus.

All in all, as a taxpayer, it was disheartening to observe the lack of citizen representation electronically or otherwise at last night’s meeting. Following the rules, we expected more. Words are as important as numbers.

Regards,

Linda Kelling
Monterey Mountain View II
7489 E. Cannon Drive
Scottsdale, AZ 85258
lindalek@msn.com
480.200.4983

From: Barnes, Jeff <JBarnes@Scottsdaleaz.gov>
Sent: Tuesday, April 14, 2020 3:39 PM
To: Linda Kelling <lindalek@msn.com>
Subject: RE: Case #118-PA-2020

Thank you for reaching out. This proposal is in the preliminary applicant outreach stage of the process and if you have not already done so it would be recommended to provide your initial concerns to the applicant team, so that modifications can be possibly reflected in the official zoning case submittal they will be making to us for review. That contact person is Kurt Jones (at 602-452-2729 or kajones@tblaw.com) if you do not already have his information.

Once the zoning application submittal is made to the City for review, notification postcards will go out to property owners located within 750-feet of the application property and additional information about the submittal will be posted on our website. Comments can be provided to us at that time and during our staff review of that application. At the point in the process where an application is determined ready to proceed to public hearings it will be scheduled to Planning Commission and City Council meetings (which are additional opportunities for voices to be heard).

Although my information on the specific details of this proposal is limited at this time, please let me know if I can provide any additional process information.

Jeff Barnes
Senior Planner
City of Scottsdale

In the interest of limiting potential spread/exposure of COVID-19 we have closed our City Offices to public access for the safety of everyone in our community. Alternatively, we recommend the use of our Online resources where possible:
<https://www.scottsdaleaz.gov/planning-development>
<https://eservices.scottsdaleaz.gov/bldgresources>

From: Linda Kelling <lindalek@msn.com>
Sent: Tuesday, April 14, 2020 2:02 PM
To: Barnes, Jeff <JBarnes@Scottsdaleaz.gov>
Subject: Case #118-PA-2020

⚠ External Email: Please use caution if opening links or attachments!

Jeff Barnes
Project Coordinator
City of Scottsdale

Dear Mr. Barnes,

Several nearby Scottsdale residents have concerns regarding the proposed project for replacing the existing Genie Car Wash for a Senior Living Community by Ryan Companies. It is my understanding that this proposal will go before the City Council at some point, however, we would like to ensure that our voices be heard as you process this proposal.

If you would kindly keep us abreast of this issue, it would be much appreciated.

Thank you,

Linda Kelling
lindalek@msn.com
480.200.4983

Barnes, Jeff

From: Kuester, Kelli
Sent: Thursday, September 24, 2020 2:01 PM
To: Linda Kelling
Cc: City Council; Barnes, Jeff
Subject: RE: Planning Commission meeting

Good afternoon Ms. Kelling,

Thank you for emailing Mayor Lane and the City Councilmembers and for taking the time to share your input. This case is scheduled to be heard by the City Council on October 10, 2020. Please see the Case Info Sheet at this link for more information: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51014>

I hope this information is helpful and Senior Planner Jeff Barnes is copied on this email and can make sure your comments are included in the case file.

Kelli Kuester

Management Assistant to the Mayor
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-7977

From: Linda Kelling <lindalek@sw-tek.com>
Sent: Thursday, September 24, 2020 12:32 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Planning Commission meeting

⚠ External Email: Please use caution if opening links or attachments!

Council Members,

Last evening, September 23, the Planning Commission held an electronic meeting regarding a zoning variance from C-2 to C-O on proposed project 6-ZN-2020 (case number 27-DR-2020). The project is on the southwest corner of 74th Street and Shea to replace Genie Car Wash with a Residential Healthcare facility. The variance was approved and will now come before Council. I have contacted you previously regarding this and your response to address the Commission was very much appreciated.

This project will affect our Community and residents have presented comments to the Commission which we feel were not adequately addressed at the meeting. In fact, only 1 of our concerns were addressed. During the course of the meeting, the Commission expressed a need to get this issue before the Council within 2 weeks with the exception of Mr. Kush who expressed a desire to table it until they could actually hear our concerns.

As such, I kindly request the Council provide me with a timeline of when this issue is expected to be added to their agenda. Realizing that elections are forthcoming, I am

hoping that we can have more time to arrange an in-person agenda for residents to present their concerns.

In appreciation,

Linda Kelling
Monterey Mountain View II
7489 E. Cannon Drive
Scottsdale, AZ 85258
lindalek@msn.com
480.200.4983

From: PlanningCommission@ScottsdaleAZ.gov
To: [Castro, Lorraine](#)
Subject: Planning Commission Public Comment (response #183)
Date: Wednesday, September 23, 2020 3:41:54 PM

Planning Commission Public Comment (response #183)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	9/23/2020 3:40:40 PM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	Agenda Item #4 6-ZN-2020
COMMENT	
	<p>Concerning Ryan Companies Acoya Scottsdale at Shea Case 118-PA-2020</p> <hr/> <p>We request you Deny the Developer's Request for a Minor General Plan Amendment from Commercial use to Mixed-Use and Deny the request to Rezone from C-2 to PUD. The proposed development would compromise traffic safety and load, change the character of the neighborhood, and compromise the capacity of utility infrastructure. Our comments below refer to the Developer's "Minor General Plan & Rezoning Project Narrative" ("Narrative") submitted April 28, 2020.</p> <hr/> <p>TRAFFIC: The Developer's narrative fails to acknowledge the significance of the existing daily traffic load of neighborhood users along the 4-block area affected by the Developer's request. The proposed development would overburden the local traffic for this street. The Narrative - p2 accurately recites that the Gold Dust to 74th Street couplet serves as a traffic bypass between Shea and Scottsdale Road constructed in the 1980's. The street design, utility capacity and other infrastructure were engineered and constructed for the zoning affixed to this</p>

area at the time. This couplet is approximately 4 blocks in length. In addition to the bypass users this 4-block couplet serves as a primary traffic ingress/egress for: Commercial • Holiday Inn – 123 guest rooms; • Life Storage – 7245 E Gold Dust; • Life Storage – 10456 N 74th St.; • Sunrise of Scottsdale – Senior Living Facility; • Shea Medical Plaza – 42,000 Sq Ft. of medical offices including an Urgent Care Facility; • Gold Dust Commercial Center – 31,800 Sq Ft. of commercial office space; • 10450 N 74th St. – 20,034 Sq Ft. of Commercial office space. Residential • Camden Montierra Apartments – a substantial residential apartment complex. • Monterey at Mountain View I – 49 residential homes; • Monterey at Mountain View II – 42 residential homes.

Comment:

SAFETY The commercial and residential properties of this neighborhood call for safety vehicles including fire, EMT, and police. The Narrative – p21 notes that this Development would utilize the existing internal roadway network and ingress/egress points. They proposed Development would add nothing to the existing structure. This will compromise the heavily loaded street structure.

4-STORY STRUCTURE IS NOT SUITED TO NEIGHBORHOOD The Narrative – p18 acknowledges the proposed 178,036 Sq Ft., 4 story height and density of the Development is not allowed under the current zoning. This is an area with a substantial number of residential homes. These were sited in the neighborhood specifically because of the current zoning. This structure would not be a welcome addition to the area and would compromise the character of the neighborhood which relies on existing zoning.

BAIT-AND-SWITCH The Narrative – p18 lays a path for the Developer to abandon the proposed senior living facility but retain the PUD zoning. For the reasons noted above we urge that the PUD zoning change be denied.

NEIGHBORHOOD OUTREACH & COMMENT The Narrative – p13 & p21 acknowledges there were no meetings held for neighborhood communication and feedback. They recite holding a “virtual” open house April 6, 2020 and acknowledge it was a first of its kind and cannot point to effective results or follow-up. Requirements for neighborhood involvement and communication have not been met and, regardless of circumstances beyond the Developer’s control, this requirement should not be waived.

IF CONSTRUCTION IS PERMITTED UNDER EXISTING ZONE If the Development is scaled to fit within existing zoning, we urge that permitting contain conditions to

protect the traffic safety and capacity of the neighborhood including: • Prohibit any construction traffic from stacking, staging, or parking on the street. • Any construction vehicle more than 24 feet in length is permitted ingress and egress for the construction only with a right-turn-in and right-turn-out traffic pattern. Left-hand turns across lanes should be prohibited. • Construction activities that create noise and dust should be restricted to appropriate hours to accommodate the existing residential neighborhood properties.

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:	stephen greer
--------------------	---------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	sgreer@insightsaz.com
--------	--

Phone:	(541) 510-0860
--------	----------------

Address:	7489 E Cochise Rd, Scottsdale, AZ 85258
----------	---

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: Jerry Grossman
To: Projectinput
Subject: Case 6-zn—2020, 2GP-2020
Date: 9/23/2020

Dear Mr. Barnes,

I am a resident of Monterey II and my home is the closest home to the proposed development. I have the following concerns:

1. Changing the zoning which is not consistent with the height of other properties in the neighborhood.
2. A major concern of mine is the positioning of the residents living facility.

I hope I will have the opportunity to have input in this decision as it will adversely impact my home value. Of further concern is the disruption of our neighborhood due to the construction and the eyesore of a tall building which is being proposed.

Thank you for your consideration.

Kindest regards

Jerry Grossman
Monterey Mountain View II
10424 N. 74th Place
Scottsdale, AZ

602-751-6714
jergro60@aol.com

From: [Curtis, Tim](#)
To: [Barnes, Jeff](#); [Castro, Lorraine](#)
Subject: FW: Planning Commission Public Comment (response #177)
Date: Monday, September 21, 2020 11:11:27 AM

From: PlanningCommission@ScottsdaleAZ.gov <PlanningCommission@ScottsdaleAZ.gov>
Sent: Monday, September 21, 2020 5:55 AM
To: Curtis, Tim <tcurtis@scottsdaleaz.gov>
Subject: Planning Commission Public Comment (response #177)

Planning Commission Public Comment (response #177)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	9/21/2020 5:54:24 AM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	6-ZN-2020
COMMENT	
Comment:	<p>My comments / concerns are as follows: The proposed 4 story (48') building will not only look out of place there but will make our neighborhood look more commercial than residential and, I believe, be a detriment to our property values. Ground water contamination due to the removal of the fuel tanks and the potential for that to leach into our neighborhood water tables. Traffic issues. With that many more people using the streets around our neighborhood, we will be subject to that many more traffic issues and the noise associated with it. Again, the concern is a negative impact on our property values. Noise,</p>

dust and general construction debris left in the road. Will water and or sewer updates need to be made to accommodate that many residents in a single location? If so, will that construction take place at the same time?

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:

Michael Lacrosse

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:

mlacrosse@gmail.com

Phone:

(480) 922-1838

Address:

7453 E Cannon Dr, Scottsdale 85258

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: PlanningCommission@ScottsdaleAZ.gov
To: [Castro, Lorraine](#)
Subject: Planning Commission Public Comment (response #178)
Date: Tuesday, September 22, 2020 12:03:06 PM

Planning Commission Public Comment (response #178)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	9/22/2020 12:01:36 PM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	6-ZN-2020
COMMENT	
Comment:	<p>With regard to Ryan Development's request for zoning variance on 74th St. & Shea, the impact on Monterey Mountain View II, a community of 40 homes nestled within the 300 yd. scope, would be significant. My main concern is the granting of a zoning variance from C-2 to C-O in this particular location. There are no 4 story buildings on the curve of Gold Dust and 74th St. to Shea and height restrictions should remain intact. 74th St. is not a main thoroughfare, but rather a conduit to busy Scottsdale Rd. and Shea Blvd. Sunrise, a similar facility, is also just over 300 yards to the south of MVII and is within the established height limits. It is concerning that two similar facilities are in such close proximity considering today's economy. Zoning variances should not be given to large development companies simply because their plans depend on height to remain profitable. The impact of the construction period, including length of time, dirt, traffic, debris & any remediation necessary to remove the Genie Car Wash tanks would negatively affect the value & sale of our homes as well as living</p>

conditions. Ongoing issues with ingress & egress would continue to be increased by the occupancy volume of the proposed development. Due to past experience, we are concerned about water/sewer issues as well. Lastly, may I ask if the city has given or intends to give this proposal any financial incentives? I kindly request that the Commission deny this zoning variance application so that our Community can remain a non-commercial area and therefore not be required to attend a City Council meeting in the future to reiterate our valid concerns. Thank you.

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name: Linda Kelling

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email: lindalek@msn.com

Phone: (480) 200-4983

Address: 7489 E Cannon Dr., Scottsdale, AZ 85258

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: PlanningCommission@ScottsdaleAZ.gov
To: [Castro, Lorraine](#)
Subject: Planning Commission Public Comment (response #179)
Date: Tuesday, September 22, 2020 12:44:40 PM

Planning Commission Public Comment (response #179)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	9/22/2020 12:43:27 PM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	6-ZN-2020
COMMENT	
Comment:	I object to the request of resining from C-2 to C-O. A 4 story building in this location would be a variance from all other buildings on 74 street south. Due to the volume of increased traffic by the proposed occupancy both during and after construction, our community would be negatively affected. Why is the city even considering this?
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Diane I. Ingrassia
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	dianeingrassia@icloud.com
Phone:	(480) 998-4744
Address:	7464 E. Beryl Ave, Scottsdale 85258
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: PlanningCommission@ScottsdaleAZ.gov
To: [Castro, Lorraine](#)
Subject: Planning Commission Public Comment (response #182)
Date: Wednesday, September 23, 2020 2:50:00 PM

Planning Commission Public Comment (response #182)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	9/23/2020 2:48:48 PM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	6-ZN-2020
COMMENT	
Comment:	<p>For 23 years I have owned and lived in my single family home about two blocks S. of this proposed 4 story Senior Living Complex to replace the car wash @ Shea & 74th St. Many HO's in this area between Shea & Mt. View and E. of Scottsdale Rd. to Hayden call me the local "Mayor". (1) a 4 story bldg. is totally out of place in this expanded area, and this proposed bldg. cannot exceed the maximum height of Camden Montierra Apts. off 73rd St.; (2) increased traffic to this already busy Gold Dust-74th St. bypass would be very unacceptable, and increased pedestrian risk must be considered; (3) Our City Planning Commission must firmly reject the 4 story/48' height to this proposal & deny builder from his idealistic plan. I accept a high-end Senior Living facility replacement of the car wash only with the restrictions on height and traffic as per above. Thank you!</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Dr. Bob Saeger
--------------------	----------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	pbunyan44@cox.net
--------	--

Phone:	(480) 794-0169
--------	----------------

Address:	7336 E. IRONWOOD CT., Scottsdale 85258
----------	---

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: [Linda Kelling](#)
To: [Projectinput](#)
Subject: Case 6-ZN-2020, 2-GP-2020
Date: Tuesday, May 12, 2020 10:48:14 AM

External Email: Please use caution if opening links or attachments!

Dear Mr. Barnes,

I have been in touch with the City Council regarding this project and today received a new card that it was moving forward in the planning stage. The Council suggested contacting you.

As a neighbor of the proposed project, I, as well as my neighbors, have some urgent concerns. Both the height of the project as well as traffic control are of utmost importance as both will impact the value of our Community. May I ask that you consider these issues as the proposal moves forward as well as allow us the opportunity to voice our concern before the Council should the process continue.

Thank you very much for your consideration.

Linda Kelling
Monterey Mountain View II
7489 E. Cannon Drive
Scottsdale, AZ 5258
480.948.1935

Ruenger, Jeffrey

From: Mike Lacrosse <mike.lacrosse@sw-tek.com>
Sent: Wednesday, May 13, 2020 6:58 PM
To: Projectinput
Subject: New residential healthcare facility (Shea & 74th St.) 6-ZN-2020 & 2-GP-2020

Categories: Jeff

⚠ External Email: Please use caution if opening links or attachments!

Hello,

I am writing with a few concerns regarding the proposed new 4 story building on the location of the current gas station / car wash at Shea and 74th Street. Here are my concerns:

Concern 1:

Several years ago as an officer at Grand Canyon University, we purchased a similar space with the intent of converting it to new classroom / dorm buildings. What we found out after the purchase was that the ground and ground water had been contaminated with all the run off from the car wash chemicals and several previously unknown fuel tank leaks. For GCU, we had to have the area fenced and a ground water extraction system running 24/7 for over three years until the third party testing companies came back with an all clear. How do the city and builders plan to handle any similar issues with this space? Will independent testers be brought in to ensure the demolition and digging will not push any chemicals further out into our neighborhoods or into our ground water?

Concern 2:

The documentation states the building will be 4 stories tall, dwarfing everything else in our area. Is the four story build within the existing height limitations or would this be a special easement to allow this height. My concern is this will have a negative value on our homes in the Monterrey Mountain View II community and increase traffic on a road that has been getting busier sans this proposed new building.

Thank you,

Mike Lacrosse
C 602-803-5052
E mike.lacrosse@sw-tek.com



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT
Acoya Shea Senior Living Community
April 30, 2020

Overview

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment from C-2 (Central Business) to PUD (Planned Unit Development) on an approximately 2.55+/- acre site located at the southwest corner of 74th Street and Shea Blvd. The proposed project would result in a new senior living community. This proposal also includes a minor General Plan Amendment to City's General Plan land use designation from Commercial to Mixed-Use. This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling a list of impacted and interested stakeholders and neighborhood outreach began prior to the application filing and will also continue throughout the process. Communication with impacted and interested parties has taken place with verbal, written, and electronic contact.

Community Involvement

Surrounding property owners, HOA's, and other interested parties were noticed via first class mail regarding the project. The distribution of this notification met the City's 750' radius mailing requirements as specified in the Citizen Review Checklist. This notification contained information about the project, as well as contact information. That contact person will continue to provide, as needed, additional information and the opportunity to give feedback. In addition, all of the members of the outreach team will be available via telephone and/or email to answer any questions about the project.

In light of the COVID-19 outbreak, the development team opted to do a virtual neighborhood Open House to inform neighboring property owners, HOA's and community members about the proposal. This notification also

contained information regarding the virtual Open House for those who wished to learn more about the project. This virtual Open House took place on **April 6, 2020** and provided an opportunity for neighbors to submit comments through multiple mediums to the development team and ask questions. The website and its accessibility were also posted on an Early Notification Sign on the property. Two residents contacted the development team with questions. One individual wanted information on the timing of the project, while the other expressed concerns about traffic. These questions were all addressed by the development team to the best of their ability.

The development team anticipates holding an in-person Open House meeting at a future date, when public gatherings are deemed safe. The development team will continue to be accessible by phone and email subsequent to the virtual Open House to ensure that surrounding property owners and neighbors have ongoing opportunities to comment and ask questions.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. Again, the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

Attachments:

Notification Letter
Notification List
Affidavit of Posting



March 27, 2020

RE: 7373 E. Shea Boulevard – Proposed Senior Living Community – Virtual Open House

Dear Neighbor:

Ryan Companies is seeking input for their proposed redevelopment of the property located at the southwest corner of 74th Street and Shea Boulevard (Property). Ryan builds high quality, desirable senior living communities where people feel safe, supported, connected and cared for. Since 2010, we've built over 2500 units of caring senior communities. Because of the federal and local public health requirements and guidelines for meetings and public gatherings, we intend to hold a virtual open house for the proposed project. The City of Scottsdale (City) requires an open house for potential development projects prior to submittal to the City. Since, we are in the midst of a virus pandemic, we have agreed with City staff to post information at the below website, which is information typically handed out or presented at real open houses. We will be available during the date and time slot designated below for phone calls and emails with any questions you may have on our proposal. Also, we will be available the entire week, month and duration of the project to discuss the proposal with anyone who reaches out to us.

Please go to www.TBDevelopmentprojects-Acoya.com to learn more about our proposal. **Our site will be accessible on April 6, 2020.**

Finally, when federal and local health officials indicate that it is safe to meet in numbers, we will schedule an open house and notify stakeholders as required by the City. We appreciate your understanding and will make every effort to reach out to anyone interested in this proposed project.

The proposal is to remove the existing vehicle car wash, gasoline and vehicle service station and redevelop the Property with a senior living community. The City's General Plan land use map has the property designated as 'commercial.' A minor general plan amendment will be needed to identify the property as mixed-use. A rezoning from Central Business District (C-2) to Planned Unit Development (PUD) would allow for the senior living community. Although a residential health care facility is an allowed use in the existing C-2 zoning, the proposed PUD zoning would allow for flexible development standards and create a high quality senior living community and contribute to the mixture of uses at this intersection.

You are invited to attend via telephone or email the virtual open house to discuss this proposal and learn more about Ryan and their development proposal for the Property. Attached to this letter is a proposed site plan and information on our





proposal. The open house will be held on Monday, April 6, 2020 from 5:30 P.M. to 7:00 P.M. During that time, please feel free to call or email questions/comments to the below number and email address.

(602) 452-2729 or kajones@tblaw.com.

Ryan, along with their representatives at Tiffany & Bosco and Technical Solutions, will have people available to discuss the proposal over the phone or respond to your emails. The City's Project Coordinator is Jeff Barnes, who can be reached at 480-312-2376 or jbarnes@scottsdaleaz.gov. Please reference case #118-PA-2020 when contacting the City.

Sincerely,

A handwritten signature in green ink that reads "Tyler Wilson". The signature is written in a cursive style.

Tyler Wilson,
Vice President of Real Estate Development

ACOYA SHEA & SCOTTSDALE SENIOR LIVING

7373 E SHEA BLVD.
SCOTTSDALE, AZ 85260

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Minnesota

Name

REGISTRATION NO. DATE
Number Date

© 2017 RYAN A+E, INC.

DRAWN BY CHECKED BY
SG SG
JOB NO. DATE
700-889 02-12-2020

ISSUE RECORD
ISSUE # | DATE | DESCRIPTION

PRELIMINARY
NOT FOR CONSTRUCTION

CITY PRE-APP.
02.12.2020

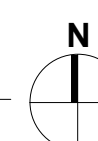
ARCHITECTURAL
SITE PLAN

A050

PROJECT DATA		AS SHOWN IN SITE PLAN
EXISTING:		
PARCEL NUMBER =	175-33-093H	
PROPERTY SIZE =	2.55 ACRES	
SITE GROSS SQUARE FOOTAGE =	~ 110,904 S.F.	
EXISTING ZONING =	C-2	
PARCEL ADDRESS = 7373 E. SHEA BLVD.		
PROPOSED:		
PROPOSED RE-ZONING =	P.U.D.	
BUILDING HEIGHT =	48 FEET, 4 STORY OVER BSMT. GARAGE	
DU/ACRE = 62.7 (AS DRAWN)		
PROPOSED NUMBER OF UNITS:		
ASSISTED LIVING =	136	
MEMORY CARE =	24	
TOTAL =	160	
BUILDING GROSS S.F.:		
LEVELS 1-4 =	44,509 S.F. PER FLOOR	
PARKING		
	= 133 REQUIRED	
PROVIDED =	32 SURFACE SPACES	
	= 105 GARAGE SPACES	
TOTAL =	137 PARKING SPACES	



1 PROPOSED SITE PLAN
A050
1" = 30'-0"



Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
SEC SHEA SCOTTSDALE LLC	10441 N SCOTTSDALE RD	SCOTTSDALE	AZ	85253
MIA PROPERTIES LLC	7340 E MAIN ST	SCOTTSDALE	AZ	85251
RENEGADE PROPERTIES LLC	10255 N SCOTTSDALE RD NO 1	SCOTTSDALE	AZ	85258
BLUE MARLIN 10265 LLC	10632 N SCOTTSDALE RD STE B165	SCOTTSDALE	AZ	85254
GRESHAM SOPHIA ANDREOU POULCHERIOS TR	12602 N 62ND ST	SCOTTSDALE	AZ	85254
WESER EMIL J/LOIS M TR	14015 HAMPSTEAD	FOUNTAIN HILLS	AZ	85268
PETTA JOHN TR	1740 E KNOX RD	TEMPE	AZ	85284
DORADO 10305 LLC	10632 N SCOTTSDALE RD STE B165	SCOTTSDALE	AZ	85254
ROGER J JUSSEAUME FAMILY TRUST	6363 S KYRENE	TEMPE	AZ	85283
ROGER J JUSSEAUME FAMILY TRUST	6363 S KYRENE RD	TEMPE	AZ	85283
JMJ CORONADO LLC	2627 MANHATTAN BEACH BLVD STE 212	REDONDO BEACH	CA	90278
KEEP IT IN THE FAMILY LLC	6565 E PINNACLE VISTA DR	SCOTTSDALE	AZ	85266
WOLTHUIS MARLENE C TR	5450 E DEER VALLEY DR UNIT 4011	PHOENIX	AZ	85054
GREENLY CAROL A	10341 N SCOTTSDALE RD STE 1	PARADISE VALLEY	AZ	85253-4528
LORIA DEVELOPMENT LLC	7022 SENTINEL RD	ROCKFORD	IL	61107
MILLER ROGER P	10415 N SCOTTSDALE RD UNIT 68	SCOTTSDALE	AZ	85253
NAFTULE ROLAND	1643 MACADAMIA DR	FALLBROOK	CA	92028
ZICCARELLI ANTONIO & MIRELLA	12375 E POINSETTIA DR	SCOTTSDALE	AZ	85259
ANTONIO ZICCARELLI & MIRELLA	12375 E POINSETTIA DR	SCOTTSDALE	AZ	85260
FOUR HORSEMEN AND A ROSE INC	10678 E GOLD DUST AVE	SCOTTSDALE	AZ	85258
SABA BROTHERS RENTALS LLC	3270 N COLORADO ST	CHANDLER	AZ	85225
BRIANI GEORGE R/SIDNEY L TR	7227 E SHEA BLVD	SCOTTSDALE	AZ	85260
HODGES SHEA BLVD PROPERTY LLC	11251 E NORTH LAND	SCOTTSDALE	AZ	85259
CHOPKO PROPERTIES LLC	5616 N CAMELBACK CANYON DR	PHOENIX	AZ	85018
GREAT AMERICAN HAMBURGER CO	9491 E CALLE DE LAS BRISAS	SCOTTSDALE	AZ	85255-4340
GREAT AMERICAN HAMBURGER COMPANY	3831 N 54TH COURT	PHOENIX	AZ	85018
STANFAM ENTERPRISES LLC	139 W HELENA DR	PHOENIX	AZ	85023
C&T WINDMILL LLC	7125 E MERCER LN	SCOTTSDALE	AZ	85254
OLIVE TREE INVESTMENTS LLC	7373 E SHEA BLVD	SCOTTSDALE	AZ	85260
DENVER GARDENS COMPANY LLC	433 N CAMDEN DR STE 500	BEVERLY HILLS	CA	90210
ZAC MVC LLC	1855 OLYMPIC BLVD SUITE 300	WALNUT CREEK	CA	94596
SZR SCOTTSDALE PROPCO LLC	353 N CLARK ST STE 3300	CHICAGO	IL	60654
WADISON LLC	10450 N 74TH ST 200	SCOTTSDALE	AZ	85258
SH 781-796 LLC	6467 MAIN ST	BUFFALO	NY	14221
JAWS74 LLC	7552 E WETHERSFIELD RD	SCOTTSDALE	AZ	85260
PARADISE VALLEY PLAZA OWNERS ASSOCIATION	10405 N SCOTTSDALE RD	SCOTTSDALE	AZ	85253
ROSEMINA REAL ESTATE LLC	4826 W EL CORTEZ PL	PHOENIX	AZ	85083
WR A SHEA AND SCOTTSDALE LLC	1501 W BELL DRD	PHOENIX	AZ	85023
LEGGETT JEFFREY L/LISBETH	15261 DALE ROAD	CHAGRIN FALLS	OH	44022
SHERMAN JOHN MARK/TERRI LYN	7531 E BECKER LN	SCOTTSDALE	AZ	85260
HERBERGER ENTERPRISES INC	10881 N SCOTTSDALE RD NO 200	SCOTTSDALE	AZ	85254
HEMBERG MARGARET L	3844 NASH CREEK DR	OPELIKA	AL	36804
MASS REVOCABLE FAMILY TRUST	7510 E BECKER LN	SCOTTSDALE	AZ	85260
FORST BRADLEY P/TERESA D	7520 E BECKER LN	SCOTTSDALE	AZ	85260
GALE VALERIE C	7530 E BECKER LN	SCOTTSDALE	AZ	85260
WASSERMAN CHARLOTTE TR (LEASE)	7523 E CLINTON	SCOTTSDALE	AZ	85260
WHITE ROBERT L/ALICE TR	7513 CLINTON	SCOTTSDALE	AZ	85260
BRIARWOOD NORTH HMOWNERS ASSOC INC LEASE	5725 N SCOTTSDALE RD STE C100	SCOTTSDALE	AZ	85250
NOBRIGA JOHN R/CINDY L	4901 MULHOLLAND DR	LAKE OSWEGO	OR	97035
JOHN M AND TONI P H PRALL LIVING TRUST	40007 N 71ST ST	CAVE CREEK	AZ	85331
KAISER SHIRLEY	10757 N 74TH ST UNIT 1003	SCOTTSDALE	AZ	85260
BUNTING LYNN F	10757 N 74TH ST UNIT 1004	SCOTTSDALE	AZ	85260
BRYANT REVOCABLE TRUST	10757 N 74TH ST UNIT 1005	SCOTTSDALE	AZ	85260
SCHILTZ TODD M	10757 N 74TH ST UNIT 1006	SCOTTSDALE	AZ	85260
TRAYLOR MARGIE L	7650 E CHOLLA DR	SCOTTSDALE	AZ	85260
MMO LIVING TRUST	10757 N 74TH ST UNIT 1008	SCOTTSDALE	AZ	85260
HANSEN FAMILY TRUST	10757 N 74TH ST UNIT 1009	SCOTTSDALE	AZ	85260
IAGULLI JOSEPH WALTER/MARY ANN/MICHELLE	10279 E JASMINE DR	SCOTTSDALE	AZ	85255
MARKET JEFFREY A	10757 N 74TH ST UNIT 1011	SCOTTSDALE	AZ	85260
COLBY STONE MICHAEL	10757 N 74TH ST UNIT 1012	SCOTTSDALE	AZ	85260
GUDMUNDSON LYNN JR/SHELLEY	7208 FOUNTAIN VALLEY DR	BAKERSFIELD	CA	93308
GR AND KG NEELEY TRUST	1605 N CHACO AVE	FARMINGTON	NM	87401
SHENFIELD LEON/INNA	7199 E RIDGEVIEW PL UNIT 116	CAREFREE	AZ	85377
FAVELA C/FIGUEROA M/GALLEGOS CARLOS & MONICA	10757 N 74TH ST UNIT 1016	SCOTTSDALE	AZ	85260
CLASBY ROBERT	10757 N 74TH ST NO 1017	SCOTTSDALE	AZ	85260

PASHAYEVA ELMIRA R	10757 N 74TH ST NO 1018	SCOTTSDALE	AZ	85260
NIEBRUEGGE ZACHARY SCOTT/KARIJEANNE DAWN	9505 216TH ST SW	EDMONDS	WA	98020
HOWARD ROY LEE/BINGYOU JUDITH WEISMAN	10757 N 74TH ST UNIT 1020	SCOTTSDALE	AZ	85260
LEFF CAROLYN MELISSA	10757 N 74TH ST UNIT 1021	SCOTTSDALE	AZ	85260
SUGIMOTO PAMELA YUMI	30 ASPEN RIDGE CRESCENT SW	CALGARY	AB	T3H5J8
MCCALLISTER FAMILY LP	7701 E ONYX COURT	SCOTTSDALE	AZ	85258
HUSA FAMILY TRUST	10757 N 74TH ST UNIT 1024	SCOTTSDALE	AZ	85260
KUENSTER NICHOLAS	10757 N 74ST ST 1025	SCOTTSDALE	AZ	85260
BACCO KRISTINE DI/ROBERT DI/SALAS PAOLA LEYTO	10757 N 74TH ST UNIT 1026	SCOTTSDALE	AZ	85260
SNEED JAMES/SUSAN M	10757 N 74TH ST NO 1027	SCOTTSDALE	AZ	85260
JAMESON NANCY/MICHAEL	10757 N 74TH ST UNIT 1028	SCOTTSDALE	AZ	85260
CASPER LYNN T/STEVEN L	4719 WINSHIP CIRCLE	SHEBOYGAN	WI	53083-2174
MATZKE DEBRA F TR	10757 N 74TH ST UNIT 1031	SCOTTSDALE	AZ	85260
MARAOUI RANYIKA H	10757 N 74TH ST UNIT 1032	SCOTTSDALE	AZ	85260-6472
KUHN MATTHEW D	10757 N 74TH ST UNIT 1033	SCOTTSDALE	AZ	85260
BARTON BENJAMIN	10757 N 74TH ST UNIT 1034	SCOTTSDALE	AZ	85260
PETERSON PHILLIP O	1205 WOODLEY ST E	NORTHFIELD	MN	55057
SMG PROPERTIES OF ARIZONA LLC	6700 BLUE BIRD LN	PARADISE VALLEY	AZ	85253
VAIRAVAN KASIVISVANATHAN/ALAMELU TR	10757 N 74TH ST UNIT 1037	SCOTTSDALE	AZ	85260
YAKOUB SHAHID	6759 W LUCIA DR	PEORIA	AZ	85383
LUYENDYK ARIE JR	4702 E SAINT JOHN RD	PHOENIX	AZ	85032
QUAYLE CHRISTOPHER P TR	5850 E HARTFORD AVE	SCOTTSDALE	AZ	85284
MURPHY ROBERT F/DELORES A	10757 N 74TH ST	SCOTTSDALE	AZ	85260
10757 74TH 2003 LLC	10805 N 126TH WAY	SCOTTSDALE	AZ	85259
ROGAN ERNIE/WILLANS ANNE	1499 WELBOURM DRIVE NW	EDMONTON		T6M2M1
DANIELS ROBERT E	10757 N 74TH ST UNIT 2005	SCOTTSDALE	AZ	85260
MCNEELEY ANDREA L	10757 N 74TH ST 2006	SCOTTSDALE	AZ	85260
SHARMA PUNEET/RAJ JENNIFER A	10757 N 74TH ST UNIT 2007	SCOTTSDALE	AZ	85260
GUENTHER GORDON/BUISSON-GUENTHER MANON	815 BRAESIDE VIEW	SASKATOON	SK	S7V1A7
JCH ENTERPRISE LLC	14425 N 79TH ST SUITE C	SCOTTSDALE	AZ	85260
MILLAGE CURTIS/MONICA	10757 N 74TH ST UNIT 2010	SCOTTSDALE	AZ	85260
ORDELL DAVID J/ARLETTE	4003 78TH WAY SE	MERCER ISLAND	WA	98040
CERCONE JACOB G	10757 N 74TH ST UNIT 2012	SCOTTSDALE	AZ	85260
SCALES ALEX J	10757 N 74TH ST UNIT 2013	SCOTTSDALE	AZ	85260
LOCURZIO ENRICO/ANDREA	PO BOX 1798	PINETOP	AZ	85935
OLSEN KAYLA NICOLE	10757 N 74TH ST UNIT 2021	SCOTTSDALE	AZ	85260
GOMEZ CHRISTIAN H	10757 N 74TH ST UNIT 2022	SCOTTSDALE	AZ	85260
VINCENT GARY G/VIRGINIA M TR	9045 HAWKS RESERVE LN	VERONA	WI	53593
MILLIE A HALDEN LIVING TRUST	10757 N 74TH ST UNIT 2024	SCOTTSDALE	AZ	85260
MEILI LEE ALAN/JENNIFER KATHLEEN	10757 N 74TH ST UNIT 2025	SCOTTSDALE	AZ	85260
SIEB CHERYL A	10757 N 74TH ST UNIT 2026	SCOTTSDALE	AZ	85260
ROTANTE TONIANN	10757 N 74TH ST UNIT 2027	SCOTTSDALE	AZ	85260
MCCLOSKEY MAURICE W	10757 N 74TH ST UNIT 2028	SCOTTSDALE	AZ	85260
CARRANZA EDUARDO MACIAS/MACIAS DEMETRIO	9211 S 51ST ST	PHOENIX	AZ	85004
ELLEN K NELSON LIVING TRUST	7065 BROOKVIEW DR	URBANDALE	IA	50322
MICHAELSEN JENNIFER ANNE	10757 N 74TH ST UNIT 2038	SCOTTSDALE	AZ	85260
HERMAN BRADLEY/JUDITH	9121 FRANCIS LN	ORLAND PARK	IL	60462
ZAREMBA SCOTTSDALE LLC	14600 DETROIT AVE STE 1500	LAKEWOOD	OH	44107
EAST VILLAGE AT SHEA LLC	15475 N 84TH ST	SCOTTSDALE	AZ	85260
ARIZONA PUBLIC SERVICE CO	P O BOX 53999 MS 9565	PHOENIX	AZ	85072
SHEA MEDICAL PROPERTIES LP	2 SUMMIT PARK DRIVE SUITE 540	INDENPENDENCE	OH	44131
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205	SCOTTSDALE	AZ	85251
GAIL E WADE REVOCABLE TRUST	7520 E CANNON DR	SCOTTSDALE	AZ	85258
DENIGER TODD S/LAURA J	5824 E CHENEY DR	PARADISE VALLEY	AZ	85253
ROES THOMAS SCOTT	7521 E CANNON DR	SCOTTSDALE	AZ	85258
GOFF CHARLES	10420 N 75TH ST	SCOTTSDALE	AZ	85258
KUHNEL VIT/IVETA	10410 N 75TH ST	SCOTTSDALE	AZ	85258
BRIAN J BLANCHARD AND SABRINA F BLANCHARD TRUST	10400 N 75TH ST	SCOTTSDALE	AZ	85258
LEWSHAN PROPERTIES LLC	5728 E VIA LAS RANCHOS	PARADISE VALLEY	AZ	85253
LIVING TRUST OF STEVEN R GALL	32 WESTWOOD COUNTRY CLB	SAINT LOUIS	MO	63131
SEMIENIUK NICK/ANN E TR	7416 E BERYL AVE	SCOTTSDALE	AZ	85258
CHARLES R HIGGINS REVOCABLE TRUST	5506 N ELK SPGS	LAKESIDE	AZ	85929
LANGERMAN MARK J/WENDY	10272 W ROSEMARY LN	SCOTTSDALE	AZ	85255
HOWARD AND BARBARA BECKMAN REVOCABLE LIVING T	7417 E COSHISE RD	SCOTTSDALE	AZ	85258
MAXWELL JAMES N/LYNNE A	7429 E COCHISE RD	SCOTTSDALE	AZ	85258
SORG GARY D/PATRICIA A TR	7453 E COCHISE RD	SCOTTSDALE	AZ	85258

SURVIVORS TRUST	7465 E COCHISE RD	SCOTTSDALE	AZ	85258
MCLELLAN ROY E/DOREEN G	7477 E COCHISE RD	SCOTTSDALE	AZ	85258
BRUNO ROBERT V/DARCY J	7478 E COCHISE	SCOTTSDALE	AZ	85258
KNUDSEN BLAIR	7466 E COCHISE RD	SCOTTSDALE	AZ	85258
JOHN P DAVY TRUST	7454 E COCHISE RD	SCOTTSDALE	AZ	85258
CME QUALIFIED PERSONAL RESIDENCE TRUST ETAL	7430 E COCHISE RD	SCOTTSDALE	AZ	85258
GAIL S AND JAMES E GOODWIN JR REVOCABLE TRUST	13 CLOUDVIEW CT	SANTE FE	NM	87506
723220 ALBERTA LTD	1002 11826 100TH AVE	CANADA		
JOHNSTAN VENTURES LLC	10410 N 74TH PL	SCOTTSDALE	AZ	85258
JAG FAMILY TRUST	10424 N 74TH PL	SCOTTSDALE	AZ	85258
K J K TRUST	7451 E NORTH LN	SCOTTSDALE	AZ	85258
SERRA MIA COSTELLO	7463 E NORTH LN	SCOTTSDALE	AZ	85258
BLACK DAVID A/MELISSA WALLACE FRAMER	7475 E NORTH LN	SCOTTSDALE	AZ	85258
KULESH MORTON H/KAYE G TR	7487 E NORTH LANE	SCOTTSDALE	AZ	85258
JOHN L AND AGNES WALSH TRUST	7488 E NORTH LN	SCOTTSDALE	AZ	85258
PRICHER JAY K/CAROLINE A	8810 N 47TH ST	PHOENIX	AZ	85028
GREENFELD TRUST	7464 E NORTH LN	SCOTTSDALE	AZ	85258
CARE ROBERT A/JOANNE R	PO BOX 19546	RENO	NV	89511
LACROSSE MICHAEL S	7453 E CANNON DR	SCOTTSDALE	AZ	85258
WELNER ALAN S/CANDICE H	7465 E CANNON DR	SCOTTSDALE	AZ	85258
VALDES PADILLA MAURICIO A/RAO-VALDES ALISON	7477 E CANNON DR	SCOTTSDALE	AZ	85258
KELLING LINDA D TR	7489 E CANNON DR	SCOTTSDALE	AZ	85258
MOUNTAIN VIEW II HOMEOWNERS ASSOCIATION	9000 E PIMA CTR PKWY 300	SCOTTSDALE	AZ	85258

Owner	Company	Address	City	State	Zip
Ali Fakih	City of Scottsdale Planning Commission	8280 E. Gelding Drive, Suite 101	Scottsdale	AZ	85260
Annette Petrillo		1169 E. Clovefield Street	Gilbert	AZ	85298
Audry Villaverde	Withey Morris, PLC	2525 E. Arizona Biltmore Circle; Suite A-212	Phoenix	AZ	85016
Bob Griffith		7127 E. Rancho Vista Dr. #4002	Scottsdale	AZ	85251
Carla		3420 N. 78th Street	Scottsdale	AZ	85251
Chris Schaffner		7346 E. Sunnyside Dr.	Scottsdale	AZ	85260
Christian C. Serena	City of Scottsdale Planning Commission	6929 North Hayden Road, Ste. C4194	Scottsdale	AZ	85250
Community Development Director	Town of Paradise Valley	6401 E Lincoln Drive	Paradise Valley	AZ	85253
Constance Laub		10105 E. Via Linda Suite 345	Scottsdale	AZ	85258
Dan Sommer		12005 N 84th Street	Scottsdale	AZ	85260
David G. Gulino		5235 N. Woodmere Fairway	Scottsdale	AZ	85250
Solange Whitehead	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Dr. Sonnie Kirtley	COGS	8507 East Highland Avenue	Scottsdale	AZ	85251-1822
Ed Toschik, President		7657 E Mariposa Grande Dr	Scottsdale	AZ	85255
Edwin Bull	Burch & Cracchiolo PA	P.O. Box 16882	Phoenix	AZ	85011
Eric Gold		25499 N. 104th Way	Scottsdale	AZ	85255
Guy Phillips		7131 E. Cholla St.	Scottsdale	AZ	85254
Guy Phillips	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Howard Myers		6631 E Horned Owl Trail	Scottsdale	AZ	85266
Jim Funk	Gainey Ranch Community Association	7720 Gainey Ranch Road	Scottsdale	AZ	85258
Jim Haxby		7336 E. Sunnyside Dr.	Scottsdale	AZ	85260
John Berry/Michele Hammond	Berry Riddell, LLC	6750 E Camelback Rd, Ste 100	Scottsdale	AZ	85251
John Washington		3518 N. Chambers Court	Scottsdale	AZ	85251
Kathy Littlefield	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Kevin D. Bollinger	City of Scottsdale Planning Commission	8031 E. Sutton Drive	Scottsdale	AZ	85260
Kirste Kowalsky	Withey Morris, PLC	2525 E. Arizona Biltmore Circle, Suite A-212	Phoenix	AZ	85016
Larry S. Kush	City of Scottsdale Planning Commission	7127 E. Rancho Vista Dr. #1001	Scottsdale	AZ	85251
Leon Spiro		7814 E Oberlin Way	Scottsdale	AZ	85266
Linda Milhaven	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Linda Whitehead		9681 E Chuckwagon Lane	Scottsdale	AZ	85262
Lori Haye		P.O. Box 426	Cave Creek	AZ	85327
Maricopa County Superintendent of Schools		4041 N. Central Avenue Suite 1200	Phoenix	AZ	85012
Michael Leary	Commercial Land Development Consulting	10278 East Hillery Drive	Scottsdale	AZ	85255
Mike McNeal, Supervisor	AT&T	1231 W. University Drive	Mesa	AZ	85201
Mike Ratzken		8725 E. Palo Verde Dr	Scottsdale	AZ	85250
Patti Badenoch		5027 N. 71st Pl	Scottsdale	AZ	85253
Paul Alessio - Chair	City of Scottsdale Planning Commission	7527 E. Tailspin Lane	Scottsdale	AZ	85255
Planning & Development Department	Maricopa County Planning & Development	501 N. 44th Street, Suite 200	Phoenix	AZ	85008

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Planning & Development Director	City of Phoenix	200 West Washington Street, 2nd Floor	Phoenix	AZ	85003
Planning & Engineering Section Manager	Arizona State Land Department	1616 W. Adams Street	Phoenix	AZ	85007
Planning and Zoning	Town of Carefree	8 Sundial Circle P.O. Box 740	Carefree	AZ	85377
Planning Department	Town of Cave Creek	37622 N Cave Creek Road	Cave Creek	AZ	85331
Planning Department	SRP-MIC	10005 E Osborn Road	Scottsdale	AZ	85256
Prescott Smith	City of Scottsdale Planning Commission	4350 E. Camelback Rd., Suite G-200	Phoenix	AZ	85018
Project Management	Arizona Department of Transportation	205 S. 17th Avenue MD 6012E	Phoenix	AZ	85007
Randall P. Brown	Spring Creek Development	7144 E. Stetson Dr. #425	Scottsdale	AZ	85251
Marissa Moore, AICP	Town of Fountain Hills	16705 E. Avenue of the Fountains	Fountain Hills	AZ	85268
Sherry Wagner/Right-of-Way Technician, SR.	Mail Station PAB348	P.O. Box 52025	Phoenix	AZ	85072-2025
Steve Tyrrell		7753 E. Catalina Drive	Scottsdale	AZ	85251
Superintendent	Cave Creek Unified School District	P.O. Box 426	Cave Creek	AZ	85327
Superintendent	Scottsdale Unified School District	8500 E. Jackrabbit Rd	Scottsdale	AZ	85250
Susan McGarry		8074 E. Theresa Drive	Scottsdale	AZ	85255
Suzanne Klapp	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Vickie Falen		10520 N 117th Pl	Scottsdale	AZ	85259
Virginia Korte	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
W.J. Jim Lane - Mayor	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Wade Tinant		4614 E. Running Deer Trail	Cave Creek	AZ	85331
	Granite Reef Neighborhood Resource Center	1700 N Granite Reef Road	Scottsdale	AZ	85257
	Gammage & Burnham, PLC	2 N. Central Avenue, 15th Floor	Phoenix	AZ	85004
	Southwest Gas Corporation	2200 N. Central Avenue Ste 101	Phoenix	AZ	85004
	Withey Morris, PLC	2525 E. Arizona Biltmore Circle; Suite A-212	Phoenix	AZ	85016
	Paradise Valley Unified School District	15002 N. 32nd Street	Phoenix	AZ	85032
	Earl, Curley & Lagarde, P.C.	3101 N. Central Avenue, Ste. 1000	Phoenix	AZ	85012
	Arizona Commerce Authority	333 N. Central Avenue, Suite 1900	Phoenix	AZ	85004
Maggie Keasler		7127 E. 6th Ave.	Scottsdale	AZ	85251
Renee J. Higgs	City of Scottsdale Planning Commission	15192 N. 104th Way	Scottsdale	AZ	85255
Susan Kauffman		11334 E. Desert Vista Rd.	Scottsdale	AZ	85255
Patricia Van Cleave		11378 E. Cavedale Drive	Scottsdale	AZ	85262
Andrea Keck		9719 E. West View Drive	Scottsdale	AZ	85255
Steve Perone		7474 E. Earll Dr. #108	Scottsdale	AZ	85251
Kurt Jones	Tiffany & Bosco P.A.	2525 E. Camelback Road	Phoenix	AZ	85016

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: April 6, 2020

Time: 8:00 A.M. - 5:00 P.M.

Location: Virtual Open House - Per federal and local public health requirements and guidelines for meetings and public gatherings, we intend to hold a virtual open house for the proposed project. The City of Scottsdale (City) requires an open house for potential development projects prior to submittal to the City. Since, we are in the midst of a virus pandemic, we have agreed with City staff to post information at the below website, which is information typically handed out or presented at real open houses. We will be available during the above time for phone calls and emails with questions on our proposal. We will be available the entire week, month and duration of the project to discuss the proposal with anyone who reaches out to us. Finally, when the federal and local health officials indicate that it is safe to meet in numbers, we will schedule an open house and notify stakeholders as required by the City. We appreciate your understanding and will make every effort to reach out to anyone interested in this proposed project. Website: www.TBDevelopmentprojects-acoya.com Phone # 602-452-2729 (Our website will be accessible on April 6, 2020) Site/Proposal Address: 7373 E. Shea Boulevard

Location: 7373 E. Shea Boulevard

Project Overview: Rezoning to allow change of use from car wash, gas station, vehicle service to residential health care facility (assisted living and memory care)

- Request: Minor general plan amendment from commercial to mixed-use and rezone property from Central Business District (C-2) to Planned Unit Development (PUD)
- Description of Project & Proposed Use: Ryan Companies builds high quality, desirable senior living communities. Since 2010, they've built over 2500 units of caring communities where seniors can live in a secure, healthy lifestyle, but remain a strong part of the community. The proposed assisted living community will replace the existing vehicle wash, fuel and service use.
- Site Acreage: Approximately 2.5 acres
- Site Zoning: Central Business District (C-2)

Pre-Application#: 118-PA-2020

Applicant Contact:

Kurt Jones 602-452-2729
kajones@tblaw.com

City Contact:

Jeff Barnes 480-312-2376
jbarnes@scottsdaleaz.gov

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

Posting Date: 3/27/2020

3/27/20 12:44:33



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: 118-PA-2020

Project Name: [Redacted]

Location: 7373 E. Shea Boulevard

Site Posting Date: March 27th, 2020

Applicant Name: Kurt Jones

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.

[Signature]
Applicant Signature

3/27/2020
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 27th day of March 2020



[Signature]
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