



Neighborhood Notification

Open House Information

Citizen Comments

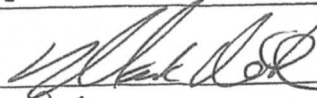
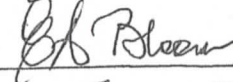


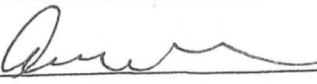
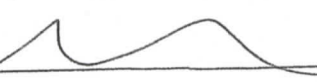
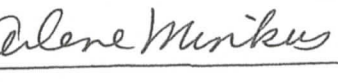
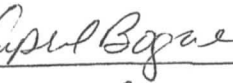
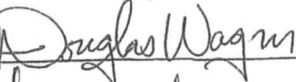
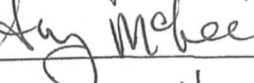
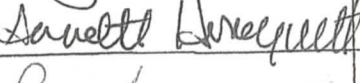


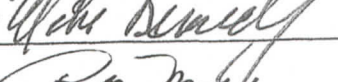

Affidavit of Posting

Site Sign

Legal Protest

Petition to oppose Construction of Kerry's Car Care #485-PA-2019

Petition from	Scottsdale Adobe Ranch
Action petitioned for	We, the undersigned, are concerned citizens who urge our city leaders to act now to oppose 485-PA-2019.

Printed Name	Signature	Address	Date
MARK P. ROTHMAN		10770 N. 117 th PL SCOTTSDALE AZ 85259	10/24/19
ESTELLE BLOOM		10750 N. 117 th Place	10/25/19
THOMAS JOHNSON		10740 N. 117 th PL SCOTTSDALE	10-25-19
FRANK CERESKA		10780 N. 117 th PL	10-25-19
AMY TROPP		10770 N. 117 th PL	10/25/19
DELORES TOMASCH		10770 N. 117 th PL	10/25/19
ARLENE MINKUS		10690 N. 117 th PL	10/25/19
APRIL BOGUE		10680 N. 117 th PL	10/25/19
DOUGLAS WAGNER		10790 N. 117 th PL	10/26/19
AMY MCILLEE		10760 N. 117 th PL	10/28/19
DANIELLE HUNTER		11761 E. Clinton St.	10/28/19
BOCKE MARTIN		11768 E. Clinton St.	10/29/19
CLIVE MARTIN		11768 E. CLINTON ST	10/29/19
MIKE KENDRICK		11773 Clinton St	10/29/19
ROSEMARY MOHR		11780 E. Clinton St	10/30/19

Petition to oppose Construction of Kerry's Car Care #485-PA-2019

Petition from	Scottsdale Adobe Ranch
Action petitioned for	We, the undersigned, are concerned citizens who urge our city leaders to act now to oppose 485-PA-2019.

Printed Name	Signature	Address	Date
JOHN HOLMGREN	<i>John Holmgren</i>	117 ⁵⁴ E. BECKER LANE	10/24/19
PATRICIA TITMON	<i>Patricia Titmon</i>	11759 E BECKER AVE.	10/25/19
MARCEA BROWN	<i>maria brown</i>	11754 E Becker Ln	10/25/19
PAUL BROWN	<i>Paul Brown</i>	11747 E Becker Ln	10/26/19
CHRISTINE HOLMGREN	<i>Christine Holmgren</i>	11454 E. Becker Ln.	10/26/19
SUSAN KING	<i>Susan King</i>	11750 E Becker	10/26/19
JEFF GEISER	<i>Jeff Geiser</i>	11750 E BECKER	10/27/19
NICK CANDELLA	<i>Nick Candella</i>	11771 E Becker	10/27/19
LINDA G. HAMBLEN	<i>Linda G. Hamblen</i>	11767 E Becker Ln	10/27/19
CYNDI STREFF	<i>Cyndi Streff</i>	11788 E Clinton	10/30/19
LINDA GELT	<i>Linda C. Gelt</i>	10735 N 117 th Hwy	10/31/19
GREG HUBB	<i>Greg Hubb</i>	11762 E BECKER	10-30-19
CLAUDE MILLER	<i>Claude Miller</i>	11750 E. Clinton	10/30/2019
MARY BETH AUSTIN	<i>Mary Beth Austin</i>	11753 E Clinton	10/30/19

Petition to oppose Construction of Kerry's Car Care #485-PA-2019

Petition from	Scottsdale Adobe Ranch
Action petitioned for	We, the undersigned, are concerned citizens who urge our city leaders to act now to oppose 485-PA-2019.

Printed Name	Signature	Address	Date
Ron Williams	Ron Williams	10812 N. 117th Pl.	10/27/19
Dana Vero	D Vero	10836 N 117 th Pl.	10/27/19
Vito Vero	Vito Vero	" " " "	10/27/19
THORSELL	Lynda Thorsell	10872 N. 117 th Pl	10/27/19
Paul J. Jurek	Paul J. Jurek	11754 E. Mercer	10/27/19
John Jurek	John Jurek	11766 E Mercer Lane	10/27/19
Sharon Wojcik-Hill	Sharon Wojcik-Hill	11770 E Mercer Lane	10/27/19
Kelli Sax-Pahl	Kelli Sax-Pahl	10860 N. 117th Way	10/27/19
Ken Pahl	Ken Pahl	10860 N. 117th Way	10/27/19
Rich Mercure	Rich Mercure	10839 N 117TH PL	10/29/19
Marge Mercure	Marge Mercure	10839 N 117TH PL	10/29/19
Mary Weed	Mary Weed	10899 W 117th Pl	10/29/19
Paula Jared	Paula Jared	11774 E Mercer Lane	10/29/19
PAOLA FRATANTONI	PAOLA FRATANTONI	10825 N. 117 WAY	10-24-19

Petition to oppose Construction of Kerry's Car Care #485-PA-2019

Petition from	Scottsdale Adobe Ranch
Action petitioned for	We, the undersigned, are concerned citizens who urge our city leaders to act now to oppose 485-PA-2019.

[illegible]

Petition to oppose Construction of Kerry's Car Care #485-PA-2019

Petition from	Scottsdale Adobe Ranch
Action petitioned for	We, the undersigned, are concerned citizens who urge our city leaders to act now to oppose 485-PA-2019.

[illegible]

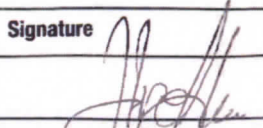
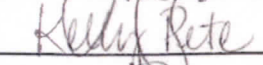
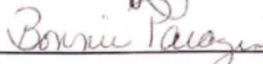
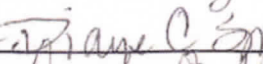
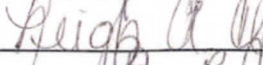
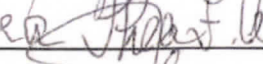

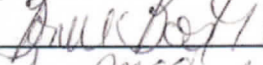
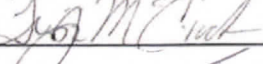
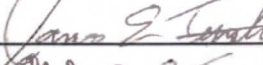
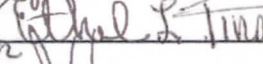
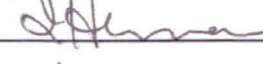
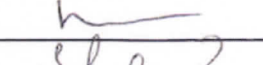
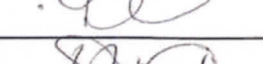

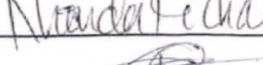

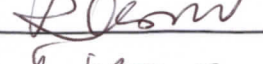
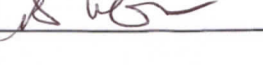
Petition to Oppose Construction of Kerry's Car Care -Pre-Application #485-PA-2019

Petition from:	Residents of the neighboring community
Action petitioned for:	We the undersigned, are concerned citizens who urge our city leaders to act now to appose #485-PA-201.

Printed Name	Signature	Address	Date
Suganya	[Signature]	11680 E. Sahara Dr 2008 Cottendale AZ 85259	9/27/19
Mike Ely	[Signature]	11680 E Sahara Dr 2011	9/27/19
RACHEL BLOOM	[Signature]	11680 E Sahara Dr 1050	9/27/19
John Bader	[Signature]	11680 E Sahara Dr 1042	9/27/19
L-TINE HIRSCHENBEIN	[Signature]	11680 E. SAHARA B. Hirsch	9/27/19
RANDY HIRSCHENBEIN	[Signature]	11680 E. SAHARA DR	9/27/19
Bill Nelson	[Signature]	11680 E Sahara Dr 1029	9/27/2019
Cheryl Lawrence	[Signature]	11680 E Sahara Dr 1049	9/27/2019
Jennifer Coda	[Signature]	11680 E Sahara Dr. 2027	9/27/19
GEORGE LIN	[Signature]	11680 E. SAHARA DR. 2003	9/27/19
11680 E. SAHARA DR	[Signature]	11680 E SAHARA DR 2056	9/27/19
John Saxen	[Signature]	11105 N 115th St #1083	9-27-19
Gabriella Wynn	[Signature]	11105 N 115th St. #1083	9/28/19
Linda Gage	[Signature]	11933 E Becker Ln	9.28.19
Gordon Gage	[Signature]	11933 E Becker Ln	9.28.19
V. Greenberg	[Signature]	10680 E. Sahara DR. #1014	9/30/19
EO SANTOS	[Signature]	10680 E. SAHARA DR #1013	9/30/19
AMBE SANTOS	[Signature]	10680 E. SAHARA DR #1013	9/30/19
Anthony F Ricci	[Signature]	11680 E SAHARA DR #1015	9/29/19
ELAINE M. RICCI	[Signature]	11680 E SAHARA DR #1015	9/29/19
Mike Bennett	[Signature]	11680 E. Sahara #1015	9/29
Bill Christensen	[Signature]	11680 E Sahara #2029	10/30/19
SHARON FASSETT	[Signature]	" " " #1011	10/30/19
A. Smyth	[Signature]	2041- 11680 E. Sahar.	10/29/19

Petition to Oppose Construction of Kerry's Car Care -Pre-Application #485-PA-2019

Petition from:	Residents of the neighboring community
Action petitioned for:	We the undersigned, are concerned citizens who urge our city leaders to act now to oppose ⁸ oppose #485-PA-201.

Printed Name	Signature	Address	Date
EDI HREGIC		11680 E. SAHUARO DR 2006	09/28/2019
Kelly Pete		11680 E. Sahuaro Dr 1004	9/28/2019
Bonnie Parazinski		11680 E. Sahuaro Dr #1008	9-28-19
Diane Smith		11680 E. Sahuaro Dr #1016	9-28-19
Reigh Clark		11680 #1 " #2043	9-27-19
Allen Trear		11680 Sahuaro Dr	9-27-18
Bloom		11680 E SAHUARO #1054	9.27.19
Bonnie Bastian		11680 E. Sahuaro Dr #1057	9-27-19
High McCracken		11680 E Sahuaro Dr #2038	9-27-19
Tim Tinstman		1168 E SAHUARO #1028	9/27/19
Ethel Tinstman		1168 E Sahuaro Dr #1028	9/27/19
Irwin Herman		11680 E Sahuaro Dr #1009	9/27/19
Reg Cuzco		11680 E Sahuaro Dr 1017	9/27/19
Lesacusan		11680 E Sahuaro Dr	9-27-19
Doug McCracken		11680 E Sahuaro Dr #2038	9-27-19
Rhonda Richardson		11680 E Sahuaro Dr #1005	9/27/19
FRANCH OBEDIA		11680 E Sahuaro Dr #2018	9/27/19
Ran Sun		11680 E Sahuaro Dr #1033	10/30/2019
Rick McCullough		" " Unit 2029	10/31/19

Petition to Oppose Construction of Kerry's Car Care -Pre-Application #485-PA-2019

Petition from:	Residents of the neighboring community <i>Talavera</i>
Action petitioned for:	We the undersigned, are concerned citizens who urge our city leaders to act now to appose #485-PA-201.

[illegible]

Petition to Oppose Construction of Kerry's Car Care -Pre-Application #485-PA-2019

Petition from:	Residents of the neighboring community
Action petitioned for:	We the undersigned, are concerned citizens who urge our city leaders to act now to appose #485-PA-201.

[illegible]

Petition to Oppose Construction of Kerry's Car Care -Pre-Application #485-PA-2019

Petition from:	Residents of the neighboring community
Action petitioned for:	We the undersigned, are concerned citizens who urge our city leaders to act now to appose #485-PA-201.

[illegible]



**Public Participation Plan
Kerry's Car Care
11653 E. Saguaro Drive
Scottsdale, AZ
APN: 217-28-986
485-PA-2019**

**Prepared By: Larson Associates Architects, Inc.
Date: 26 August 2019**

Lance Meinhold – Larson Associates Architects – 3807 N. 24th Street – Suite 100 –
Phoenix AZ 85016 – 602-955-9929 – lmeinhold@larson-architects.com

**10-UP-2019
09/26/2019**

Purpose: The purpose of this Final Report for the Public Participation Plan is to relate to the City of Scottsdale the communications between the Developer and Design Team to the citizens and property owners in the vicinity of the site of an application for the new Kerry's Car Care facility (485-PA-2019). This site is located at the northeast corner of 116th Street and Shea Boulevard and is an application for a new car repair facility on a site currently unoccupied. The address for the site is 11653 E. Saguaro Drive.

This plan demonstrates that those affected by this application will have an adequate opportunity to learn about and comment on the proposal. The Developer of this Kerry's Car Care Facility voluntarily has decided to hold a neighborhood meeting in the council district of the project at a site to be determined. The meeting will be held on a weekday at 6:00 in the evening. Property owners and Home Owners' Associations within 750' of the subject property will be informed of the meetings by first class mail sent a minimum of 15 days prior to the meeting. The mails will include the project narrative and site plan. The neighborhood meeting will occur a minimum of 15 days prior to the hearing date.

Owner and Design Team Contact:

Larson Associates Architects, Inc.
Lance Meinhold
3807 N. 24th Street, #100
Phoenix, AZ 85016
e-mail: lmeinhold@larson-architects.com

Neighborhood Meeting Presentations:

The meeting will start with a brief presentation about Kerry's Car Care as a locally owned and operated company. The architect will then give a brief walk through of the project design for site plan layout, site security and exterior elevation design.

The Development and Design Team will explain the criteria of allowing a vehicular repair facility on a property in the C-3 Zoning District. The team will explain how the site plan and operations of the business work to achieve the criteria. The meeting will then be opened to questions from the audience.

Notification:

In addition to the mailings, the neighborhood meeting will be announced via sign posted on the property a minimum of 10 days prior to the meeting in accordance with the City of Scottsdale requirements. A sign announcing the formal submittal of the project for Conditional Use Permit Hearing will be posted a minimum of 15 days prior to the formal submittal in accordance with the City of Scottsdale requirements.



**Public Participation Report
Kerry's Car Care
11653 E. Saguaro Drive
Scottsdale, AZ
APN: 217-28-986
485-PA-2019**

**Prepared By: Larson Associates Architects, Inc.
Date: 24 September 2019**

Lance Meinhold – Larson Associates Architects – 3807 N. 24th Street – Suite 100 –
Phoenix AZ 85016 – 602-955-9929 – lmeinhold@larson-architects.com

**10-UP-2019
09/26/2019**

Purpose: The purpose of this Report for the Public Participation is to relate to the City of Scottsdale the communications between the Developer and Design Team to the citizens and property owners in the vicinity of the site of an application for the new Kerry's Car Care facility (485-PA-2019). This site is located at the northeast corner of 116th Street and Shea Boulevard and is an application for a new car repair facility on a site currently unoccupied. The address for the site is 11653 E. Saguaro Drive.

This plan demonstrates that those affected by this application will have an adequate opportunity to learn about and comment on the proposal. The Developer of this Kerry's Car Care Facility voluntarily has decided to hold a neighborhood meeting at their offices. The meeting was held on Monday 23 October 2019 at 5:00 in the evening. Property owners and Home Owners' Associations within 750' of the subject property were informed of the meeting by first class mail sent on 13 September 2019. The mails will include the project narrative and site plan. The neighborhood meeting took place a minimum of 15 days prior to the hearing date.

Owner and Design Team Contact:

Larson Associates Architects, Inc.
Lance Meinhold
3807 N. 24th Street, #100
Phoenix, AZ 85016
e-mail: lmeinhold@larson-architects.com

Neighborhood Meeting Presentations:

The meeting started with a brief presentation about Kerry's Car Care as a locally owned and operated company. The architect will then gave a brief walk through of the project design for site plan layout, site security and exterior elevation design.

The Development and Design Team explained the criteria of allowing a vehicular repair facility on a property in the C-3 Zoning District. The team explained how the site plan and operations of the business work to achieve the criteria. The meeting then be opened to questions from the audience.

Notification:

In addition to the mailings, the neighborhood meeting was announced via sign posted on the property on 11 September 2019 in accordance with the City of Scottsdale requirements. A copy of the Affidavit of Posting and picture of the sign are included in the application documents.

Results:

E-mails were received from John Gallagher, Amy McKee and Estelle Bloom. Their concerns are included in the outline list below. The emails are attached to this report. Five neighbors / interested individuals attended the Public Participation Open House.

At the neighborhood meeting, several of the participants objected to the current zoning of the subject property. They were informed to change the existing zoning of the project a process would need to be started by the land owner and taken in front of the Mayor and City Council for approval of the new district. The developer has no plans to re-zone the property and believes it is properly zoned at this time.

One neighbor objected to allowing the Use based on leaving a portion of the site designated as a future development. This neighbor did not object to Kerry's Use itself, but rather the potential future use on the existing to remain portion of the lot.

The neighbors claimed the installation of a business on the property would lower their home values. They did not provide any studies supporting this claim at the meeting. One of the purposes of zoning is to protect land values by providing appropriate adjacent uses. Certainly, an occupied, legally operated business is will stabilize or improve the value of adjacent properties more than a vacant lot.

Neighbors expressed concern about potential future tenants of the building. Kerry himself runs these businesses. His son-in-law is a location manager and is interested in taking over the business when Kerry retires, sometime in the distant future. Kerry is slowing expanding his business in the Phoenix area to allow his customers to have easy access to his shop should they move around the valley. There are no plans in place to sell this location to another operator and the business plan is not based on a real estate sale in the future.

Neighbors objected to the storage of parts, non-operational vehicles, etc. outside the building. However, no parts or discarded items will be stored outside of the building or trash enclosure. Kerry does not store anything outside at his existing locations, so they know how to properly operate while keeping their materials inside the building.

Neighbors objected to the trash dumpster. The trash dumpster will be inside a solid walled enclosure per the City of Scottsdale's requirements. The enclosure is proposed along the "back alley" drive at the north side of the property. This is the same trash collection area as currently used by the building housing Mountain Side Fitness.

Neighbors asked questions about the lighting of the project. The lighting is not allowed to throw light into adjacent properties. The proposed lights are all fully shielded to prevent lights from shining into neighboring property. The project is designed to produce zero light trespass.

Neighbors objected to the perceived noise associated with the facility. There would be very little noise from this facility. Kerry's employees use almost all electrical tools, they are easier and much quieter than compressed air tools. The air compressor is used to fill tires. However, that compressor is located inside its own room within the building. The wall facing your building is a solid, concrete masonry wall (you can think of it as an 8" thick slab of concrete between your property and the work). That said, we did place fake windows on the wall to give the building a warmer, more inviting feel. The entrance bays to get vehicles into and out of the building all face Mountain Side Fitness and not the residential properties to the north and east. While tow trucks may be in the area at night. The parking lot is set up to allow a tow truck to drop off a vehicle without backing up (by pulling through the parking stalls). Therefore, a tow truck would make no more noise than any other vehicle in the parking lot.

Neighbors objected to "toxic" chemicals at the project and requested they be provided with EPA approvals on all chemicals at the facility. The chemicals present at Kerry's Car Care are the same chemicals present in automobiles, such as the one you likely park at your house every day. All of these chemicals comply with EPA regulations for such use. Theses oils and coolants are only toxic if ingested. The chemicals are collected and

stored per the requirements of the Arizona Department of Environmental Quality and the EPA. Each chemical that is placed into vehicle in the country is cleared by the EPA and Department of Transportation prior to being allowed to be sold by the manufacturer or importer. The disposal of these items will not be at the dumpster, but by hazardous material disposal from containers stored inside the building until the disposal removal is scheduled as required by law.

Neighbors asked questions about the landscaping. The proposal has provided trees and shrubs along the east side of Kerry's building to soften the appearance of the building from the east. This will result in a more controlled and manicured look than neighbors currently have of the wall of Mountain Side Fitness.

Neighbors questioned the height of the building as being obtrusive. The building is shorter than the existing Mountain Side Fitness building and will within the height requirements of the zoning ordinance. Additionally, the elevation and landscaping we are proposing to face the adjacent residential lots is more developed, inviting and landscaped than the existing buildings.



**Notice of Public Meeting for
Kerry's Car Care
11653 E. Saguaro Drive
Scottsdale, AZ
485-PA-2019**

Date: 12 September 2019

Larson Associates Architects, Inc.
Lance Meinhold, Architect
3807 N. 24th Street
Suite #1090
Phoenix, AZ 85016
lmeinhold@larson-architects.com

Subject: Neighborhood Meeting for the proposed Kerry's Car Care

Dear Neighbor:

This letter is to inform you that we are applying for a Conditional Use Permit application with the City of Scottsdale. The property is located at 11653 E. Saguaro Drive in the Mountainside Plaza Center.

The project is further described in the attached narrative. I have included a copy of the site plan, landscape plan and elevations with this letter for your information.

A neighborhood meeting will take place at:
5:00 pm to 6:00 pm on Monday, 23 September 2019
At the office of the developer, SimonCRE
6900 E. 2nd Street, Scottsdale, AZ 85251

Comments and questions will be accepted at the meeting. The property owner's representative and the architect will be in attendance.

If you are unable to attend, please write, email, or call me at the contact information above. In order for us to properly address any concerns you may have with minimal impact on our development, we ask that you contact us by 1 October 2019 at the latest.

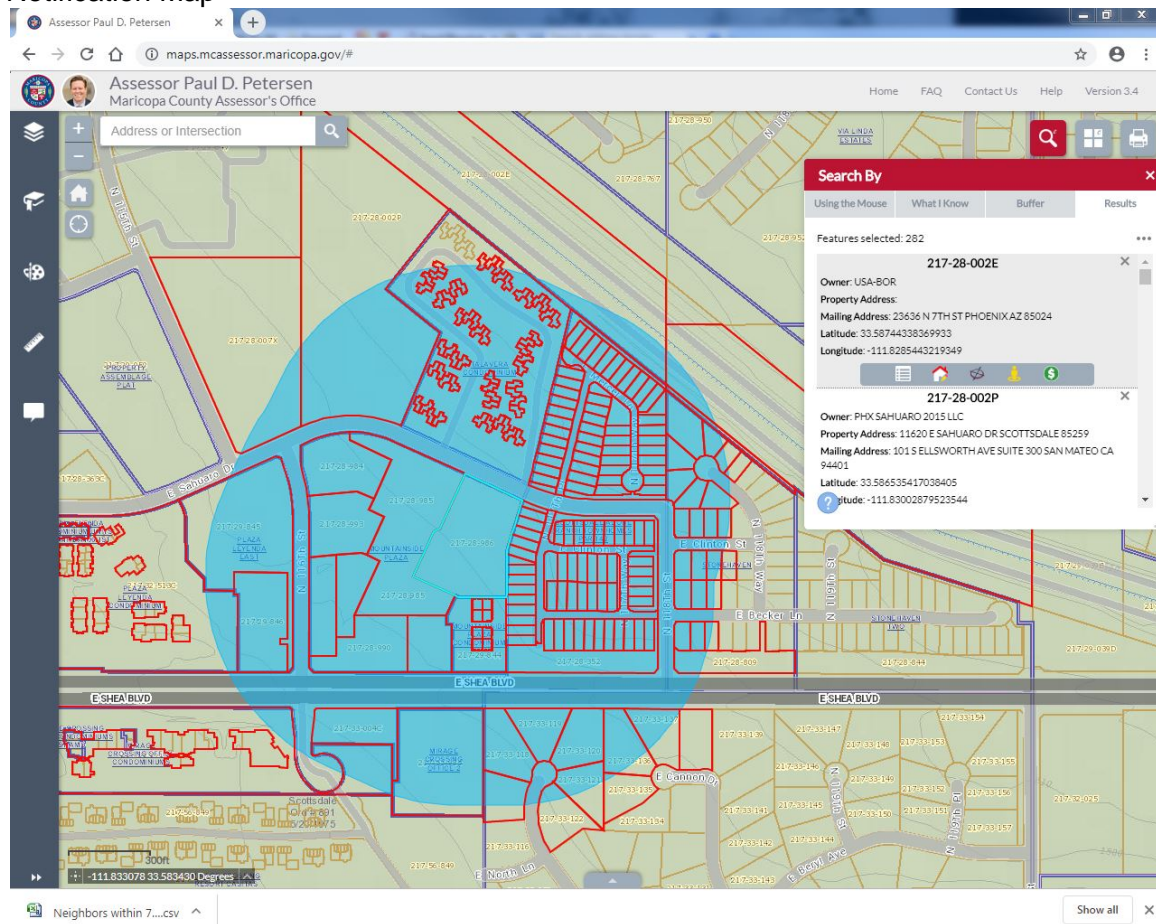
Sincerely,
Lance Meinhold
Larson Associates Architects, Inc.

Attachments:
Project Narrative, Site Plan, Landscape Plan, Elevations

Lance Meinhold – Larson Associates Architects – 3807 N. 24th Street – Suite 100 –
Phoenix AZ 85016 – 602-955-9929 – lmeinhold@larson-architects.com

**10-UP-2019
09/26/2019**

Notification Map



Lance Meinhold – Larson Associates Architects – 3807 N. 24th Street – Suite 100 –
Phoenix AZ 85016 – 602-955-9929 – lmeinhold@larson-architects.com

10-UP-2019
09/26/2019

Neighbors list:

Owner	Property Address
USA-BOR	
PHX SAHUARO 2015 LLC	11620 E SAHUARO DR SCOTTSDALE 85259
USA-BOR	
PICERNE SCOTTSDALE ADOBE LLC	10921 N 115TH ST SCOTTSDALE 85259
WILLIAMS THOMAS RONALD	10812 N 117TH PL SCOTTSDALE 85259
JOHN GIULIANO LIVING TRUST	10824 N 117TH PL SCOTTSDALE 85259
VERO VITO/DANA E	10836 N 117TH PL SCOTTSDALE 85259
DARROCH MARY	10848 N 117TH PL SCOTTSDALE 85259
MOREL PAUL C/HEATHER L TR	10860 N 117TH PL SCOTTSDALE 85259
THORSELL JUDITH L	10872 N 117TH PL SCOTTSDALE 85259
ROBERT DE LA TORRE LIVING TRUST	10884 N 117TH PL SCOTTSDALE 85259
HORNELAND CURTIS/SHELLY	10896 N 117TH PL SCOTTSDALE 85259
GROEN FAYE LAVONNE	10908 N 117TH PL SCOTTSDALE 85259
PATRASSO CARL J	10920 N 117TH PL SCOTTSDALE 85259
WELCH-VICTORS TAMMY/CLAUSEN ANN	10932 N 117TH PL SCOTTSDALE 85259
FROM DANA R	10944 N 117TH PL SCOTTSDALE 85259
FORD ELAINE E	11734 E MERCER LN SCOTTSDALE 85259
HIGHTON VALERIE A	11738 E MERCER LN SCOTTSDALE 85259
MARINER MORRIS W/MARY A	11742 E MERCER LN SCOTTSDALE 85259
PAVICH SOPHIE A TR	11746 E MERCER LN SCOTTSDALE 85259
MCLAUGHLIN MICHAEL R/JEAN M	11750 E MERCER LN SCOTTSDALE 85259
JANUCEVIC PAUL/CAROL	11754 E MERCER LN SCOTTSDALE 85259
COLLIE TOBIAS	11758 E MERCER LN SCOTTSDALE 85259
POE TREVA L TR	11762 E MERCER LN SCOTTSDALE 85259
PINCUS JACQUELINE ANN/BEACH RONALD CHARLES	11766 E MERCER LN SCOTTSDALE 85259
ROBERTS RICHARD/JEANNE	11770 E MERCER LN SCOTTSDALE 85259
PAULA JARED FAMILY TRUST	11774 E MERCER LN SCOTTSDALE 85259
LOVETT SCOTT DAVID/RENAE CYNTHIA	10875 N 117TH WY SCOTTSDALE 85259
GORMAN PATRICK R/CHERYL G	10865 N 117TH WY SCOTTSDALE 85259
FAABORG ERIC	10855 N 117TH WY SCOTTSDALE 85259
VITIELLO EILEEN M	10845 N 117TH WY SCOTTSDALE 85259
LOW HILLARY	10835 N 117TH WY SCOTTSDALE 85259
FRATANTONI MICHAEL/AMY	10825 N 117TH WY SCOTTSDALE 85259
CALCOTE RONALD/HYLA M	10815 N 117TH WY SCOTTSDALE 85259
CHAPIN WILLIAM S & VICKI F	10805 N 117TH WY SCOTTSDALE 85259
JANBAZ NOSSRATOLLA/MAHROKH	10810 N 117TH WY SCOTTSDALE 85259
BORAK JUDITH	10820 N 117TH WY SCOTTSDALE 85259
BOHLEN DEAN A/BONNIE L	10830 N 117TH WY SCOTTSDALE 85259
DONNA M WHITING SURVIVORS TRUST	10840 N 117TH WY SCOTTSDALE 85259
ZUMBRO CORNELIA	10850 N 117TH WY SCOTTSDALE 85259
SAX-PAHL KELLI	10860 N 117TH WY SCOTTSDALE 85259

PAVELICH JOSEPH A II/CAROLE L	10870 N 117TH WY SCOTTSDALE 85259
ROBERT W LAYHE REVOCABLE LIVING TRUST	10923 N 117TH PL SCOTTSDALE 85259
IVY ROBERT S/LAURETTA A TR	10911 N 117TH PL SCOTTSDALE 85259
WEED MARY LOU A	10899 N 117TH PL SCOTTSDALE 85259
BANDY GARRETT	10887 N 117TH PL SCOTTSDALE 85259
KANSHEPOLSKY LIODMILA	10875 N 117TH PL SCOTTSDALE 85259
SUBASIC NEDZIDA	10863 N 117TH PL SCOTTSDALE 85259
STILES JAMES E/BARBARA C	10851 N 117TH PL SCOTTSDALE 85259
MERCURE RICHARD K/MARGARET J TR	10839 N 117TH PL SCOTTSDALE 85259
PROBST NANCY G	10827 N 117TH PL SCOTTSDALE 85259
YOUNG CARLA L	10815 N 117TH PL SCOTTSDALE 85259
BUZZELLI LACI/ANDREW	10790 N 117TH PL SCOTTSDALE 85259
KATHLEEN WHITING TRUST	10780 N 117TH PL SCOTTSDALE 85259
ROTHMAN MARK P	10770 N 117TH PL SCOTTSDALE 85259
MCKEE AMY	10760 N 117TH PL SCOTTSDALE 85259
BLOOM ESTELLE A TR	10750 N 117TH PL SCOTTSDALE 85259
JOHNSON THOMAS M/ALBERTA J	10740 N 117TH PL SCOTTSDALE 85259
GORDON S JONES AND MARTHA PRASSE JONES REV TR	
TOMASEK DELORES E	10730 N 117TH PL SCOTTSDALE 85259
SCOTT LESLIE A TR	10720 N 117TH PL SCOTTSDALE 85259
PULIS REBECCA E/PARRECO EARL L/EILEEN S	10710 N 117TH PL SCOTTSDALE 85259
MINKUS DONALD/ARLENE TR	10700 N 117TH PL SCOTTSDALE 85259
MUJICA ANGELICA/BOGUE APRIL T	10690 N 117TH PL SCOTTSDALE 85259
KELLEY PATRICIA	10680 N 117TH PL SCOTTSDALE 85259
ALLEN NATHAN D	10670 N 117TH PL SCOTTSDALE 85259
KUNJI MOHAMMAD WASEEM/FATHIMA HANEENA	11747 E BECKER LN SCOTTSDALE 85259
WICKRAMASURIYA MICHELLE	11751 E BECKER LN SCOTTSDALE 85259
PITTMON PATRICIA A	11755 E BECKER LN SCOTTSDALE 85259
VAN PETTEN MATTHEW JAY TR	11759 E BECKER LN SCOTTSDALE 85259
HAMBLIN ROBERT LEE/LIBYA	11763 E BECKER LN SCOTTSDALE 85259
CANDELARIA GINA M/NICK V	11767 E BECKER LN SCOTTSDALE 85259
JOSLYNE LEE FAMILY TRUST	11771 E BECKER LN SCOTTSDALE 85259
KIMBERLY G BASH REV TR/RANDALL E BASH REV TR	11775 E BECKER LN SCOTTSDALE 85259
SIMMONS JULIE L	11779 E BECKER LN SCOTTSDALE 85259
KENNEDY WILLIAM MICHAEL/SHIRLEY LAURA	11783 E BECKER LN SCOTTSDALE 85259
KOLNIK CAROLYN M	11787 E BECKER LN SCOTTSDALE 85259
NELSON ANNE	10705 N 117TH WY SCOTTSDALE 85259
ISAACSON CATHERINE A	10715 N 117TH WY SCOTTSDALE 85259
DUPLISSE SPECTOR TRUST	10725 N 117TH WY SCOTTSDALE 85259
NEFF NANCY	10735 N 117TH WY SCOTTSDALE 85259
LEIS ROBERT T	10745 N 117TH WY SCOTTSDALE 85259
PINSKY SVETLANA	11774 E BECKER LN SCOTTSDALE 85259
GROGAN KRISTINA SUZANNE	11770 E BECKER LN SCOTTSDALE 85259
	11766 E BECKER LN SCOTTSDALE 85259

HUEBNER GREGORY/SUZANNE	11762 E BECKER LN SCOTTSDALE 85259
YUMIKO HOLDINGS LLC	11758 E BECKER LN SCOTTSDALE 85259
HOLMGREN JOHN W/CHRISTINE M	11754 E BECKER LN SCOTTSDALE 85259
KING SUSAN	11750 E BECKER LN SCOTTSDALE 85259
AUBIN MARY ELIZABETH	11753 E CLINTON ST SCOTTSDALE 85259
SUSAN C NIX 1995 TRUST	11757 E CLINTON ST SCOTTSDALE 85259
DE LEON ANNETTE H	11761 E CLINTON ST SCOTTSDALE 85259
MALKIN ANDREA	11765 E CLINTON ST SCOTTSDALE 85259
HEIMBACH WILLIAM/SORRELL KELLI	11769 E CLINTON ST SCOTTSDALE 85259
WILLIAM M AND SHIRLEY L KENNEDY FAMILY TRUST	11773 E CLINTON ST SCOTTSDALE 85259
STREET CYNTHIA LYNN	11788 E CLINTON ST SCOTTSDALE 85259
PALLOTTI REBEL T	11784 E CLINTON ST SCOTTSDALE 85259
3RD DEGREE TRUST	11780 E CLINTON ST SCOTTSDALE 85259
GALLAGHER JOHN B	11776 E CLINTON ST SCOTTSDALE 85259
JUKES REVOCABLE FAMILY TRUST	11772 E CLINTON ST SCOTTSDALE 85259
CHRISTENSEN BROOKE	11768 E CLINTON ST SCOTTSDALE 85259
CADWELL JOHN W/SUSAN ALLEN	11764 E CLINTON ST SCOTTSDALE 85259
STUMBO SCOTT A	11760 E CLINTON ST SCOTTSDALE 85259
GALLIOS FAMILY TRUST/GALLIOS ARIS J ETAL	11756 E CLINTON ST SCOTTSDALE 85259
MILLER CLAUDE	11752 E CLINTON ST SCOTTSDALE 85259
SCOTTSDALE ADOBE RANCH TH ASSN	
SCOTTSDALE ADOBE RANCH TH ASSN	
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SCOTTSDALE ADOBE RANCH TH ASSN	11747 E CLINTON ST SCOTTSDALE 85259
SCOTTSDALE ADOBE RANCH TH ASSN	
SCOTTSDALE ADOBE RANCH TH ASSN	
SCOTTSDALE ADOBE RANCH TH ASSN	
SCOTTSDALE ADOBE RANCH TH ASSN	
FLORES AMANDA/PAUL	11765 E MERCER LN SCOTTSDALE 85259
DIEP NHI THI BICH	11805 E BECKER LN SCOTTSDALE 85259
HUYNH LONG T/GREENLEE DAVID S/LUONG TRACY T	11813 E BECKER LN SCOTTSDALE 85259
REYNOLDS TODD L	11821 E BECKER LN SCOTTSDALE 85259
HILDERBRANDT ALLISON TAYLOR	10851 N 118TH WY SCOTTSDALE 85259
DWHITING LLC	10863 N 118TH WY SCOTTSDALE 85259
HOFFMAN ROBERT W	10875 N 118TH WY SCOTTSDALE 85259
HOMAD RICHARD/KAREN	10887 N 118TH WY SCOTTSDALE 85259
PARILLO MICHAEL P/MARY LOU	10884 N 118TH WY SCOTTSDALE 85259
HUNSAKER COLLEEN R	10872 N 118TH WY SCOTTSDALE 85259
HANSON BRIAN N	10860 N 118TH WY SCOTTSDALE 85259
	10848 N 118TH WY SCOTTSDALE 85259

UCAR BENJAMIN/TUBA TUNCER	11832 E CLINTON ST SCOTTSDALE 85259
GAGLIANO PAUL/WYCOFF SARA	11824 E CLINTON ST SCOTTSDALE 85259
SANTILLI JEFFREY V TR	11816 E CLINTON ST SCOTTSDALE 85259
EBERHART JACOB A/KELLI A	11808 E CLINTON ST SCOTTSDALE 85259
JOSEPH A SCHNEIDER LIVING TRUST	11807 E CLINTON ST SCOTTSDALE 85259
RAYIS PAUL J/SHAMON AOLIEVIA	11815 E CLINTON ST SCOTTSDALE 85259
TAUNT ANICA	11823 E CLINTON ST SCOTTSDALE 85259
ROCHA IRREVOCABLE TRUST	11831 E CLINTON ST SCOTTSDALE 85259
PAMELA KAYE SWIFT REVOCABLE TRUST	11822 E BECKER LN SCOTTSDALE 85259
SCOTT LIVING TRUST	11814 E BECKER LN SCOTTSDALE 85259
CHANG JOHN H/ZE L	11806 E BECKER LN SCOTTSDALE 85259
STONEHAVEN PROPERTY HOMEOWNERS ASSOCIATION	11812 E SHEA BLVD SCOTTSDALE 85259
STONEHAVEN PROPERTY HOMEOWNERS ASSOCIATION	
MOUNTAINSIDE PLAZA LLC	10855 N 116TH ST 110 SCOTTSDALE 85259
STORE MASTER FUNDING II LLC	11611 E SAHUARO DR SCOTTSDALE 85259
COLGEN INVESTMENTS LLC	11653 E SAHUARO DR SCOTTSDALE 85259
WALNUT PROPERTY HOLDINGS LLC	11624 E SHEA BLVD SCOTTSDALE 85259
KNUBIS JESS/GABRIELA	11612 E SHEA BLVD SCOTTSDALE 85259
116TH SCOTTSDALE AZ LLC	10683 N 116TH ST SCOTTSDALE 85259
116TH SCOTTSDALE AZ LLC	10687 N 116TH ST SCOTTSDALE 85259
BDRE HOLDINGS LLC	10767 N 116TH ST 125 SCOTTSDALE 85259
SHEA 101 LLC	11672 E SHEA BLVD 101 SCOTTSDALE 85259
SHEA 101 LLC	11672 E SHEA BLVD 105 SCOTTSDALE 85259
AJP COMMERCIAL LLC	11672 E SHEA BLVD 110 SCOTTSDALE 85259
AJP COMMERCIAL LLC	11672 E SHEA BLVD 115 SCOTTSDALE 85259
FRESH START-SHEA OFFICE LLC	11648 E SHEA BLVD 101 SCOTTSDALE 85259
FRESH START-SHEA OFFICE LLC	11648 E SHEA BLVD 105 SCOTTSDALE 85259
FRESH START-SHEA OFFICE LLC	11648 E SHEA BLVD 110 SCOTTSDALE 85259
FRESH START-SHEA OFFICE LLC	11648 E SHEA BLVD 115 SCOTTSDALE 85259
MOUNTAINSIDE PLAZA F & G LLC	11672 E SHEA BLVD SCOTTSDALE 85259
SH 781-796 LLC	10760 N 116TH ST SCOTTSDALE 85259
PLAZA LEYENDA LLC	11420 E SHEA BLVD SCOTTSDALE 85259
	10607 N FRANK LLOYD WRIGHT BLVD SCOTTSDALE 85259
FNBN PROPERTIES ARIZONA LLC	
STORAGEXPERTS LLC	
MAGARELLI FRANK V/MARLENE TR	10480 N 117TH PL SCOTTSDALE 85259
DANA K FALEN AND VICKIE A FALEN JOINT REVOCAB	10520 N 117TH PL SCOTTSDALE 85259
VALDES GERARDO OROZCO/OROZCO SARAH BETH	10550 N 117TH PL SCOTTSDALE 85259
DONALD AND JILL EDWARDS FAMILY TRUST	10541 N 117TH PL SCOTTSDALE 85259
MORRIS FAMILY INVESTMENT GROUP LLC	10511 N 117TH PL SCOTTSDALE 85259
JOHNSON FAMILY TRUST	10461 N 117TH PL SCOTTSDALE 85259
ULRIKSON JAMES T/DEBORAH ANN TR	11807 E CANNON DR SCOTTSDALE 85259

DUNNING JULIE A/JAMES D	11810 E CANNON DR SCOTTSDALE 85259
VAN COTT CHARLES C	11820 E CANNON DR SCOTTSDALE 85259
CRNKOVICH MATTHEW C	11830 E CANNON DR SCOTTSDALE 85259
STORAGEEXPERTS LLC	10105 N 116TH ST SCOTTSDALE 85259
MIRAGE OFFICE CROSSING CONDOMINIUM ASSOCIATION	10565 N 114TH ST SCOTTSDALE 85259
GRAY CHARLES THOMAS/JANET SUE	11680 E SAHUARO DR 1001 SCOTTSDALE 85259
GARY M WEINER AND LINDA A KRAYNK AB LIVING TRUST	11680 E SAHUARO DR 1002 SCOTTSDALE 85259
FRUMIN JONATHAN E	11680 E SAHUARO DR 1003 SCOTTSDALE 85259
PETE LIVING TRUST	11680 E SAHUARO DR 1004 SCOTTSDALE 85259
RICHARDSON RHONDA B	11680 E SAHUARO DR 1005 SCOTTSDALE 85259
LAURA M HENDERSON LIVING TRUST	11680 E SAHUARO DR 1006 SCOTTSDALE 85259
GUILAUME CINDY K	11680 E SAHUARO DR 1007 SCOTTSDALE 85259
PARAZINSKI BONNIE D	11680 E SAHUARO DR 1008 SCOTTSDALE 85259
IRWIN HERMAN TRUST	11680 E SAHUARO DR 1009 SCOTTSDALE 85259
DZURINKO JOSEPH J	11680 E SAHUARO DR 1010 SCOTTSDALE 85259
SHARON L FASSETT TRUST	11680 E SAHUARO DR 1011 SCOTTSDALE 85259
HORVATH MARK A/ROSEMARIE R	11680 E SAHUARO DR 1012 SCOTTSDALE 85259
CASAROSA LLLP	11680 E SAHUARO DR 1013 SCOTTSDALE 85259
MIDATLANTIC IRA LLC	11680 E SAHUARO DR 1014 SCOTTSDALE 85259
RICCI LIVING TRUST	11680 E SAHUARO DR 1015 SCOTTSDALE 85259
ORME JACK G/STACEY S	11680 E SAHUARO DR 1016 SCOTTSDALE 85259
CHARLSON FAMILY TRUST	11680 E SAHUARO DR 1017 SCOTTSDALE 85259
DOUGLAS V CALVET LIVING TRUST	11680 E SAHUARO DR 1018 SCOTTSDALE 85259
CAKMAK ASLIGUL TR	11680 E SAHUARO DR 1019 SCOTTSDALE 85259
WATKINS FAMILY TRUST	11680 E SAHUARO DR 1020 SCOTTSDALE 85259
KLYVER JOHN S/CAROL	11680 E SAHUARO DR 1021 SCOTTSDALE 85259

GOLDBERG HENRY M	11680 E SAHUARO DR 1022 SCOTTSDALE 85259
FEBBO ANTHONY J/MARY A	11680 E SAHUARO DR 1023 SCOTTSDALE 85259
RYBICKI DOROTHY	11680 E SAHUARO DR 1024 SCOTTSDALE 85259
SORAYA SOHEILA	11680 E SAHUARO DR 1025 SCOTTSDALE 85259
CULVER SCOTT R	11680 E SAHUARO DR 1026 SCOTTSDALE 85259
TRAFFICANTA STEVEN/COLEEN	11680 E SAHUARO DR 1027 SCOTTSDALE 85259
TINSTMAN FAMILY TRUST	11680 E SAHUARO DR 1028 SCOTTSDALE 85259
NELSON WILLIAM D	11680 E SAHUARO DR 1029 SCOTTSDALE 85259
JAMES E AND CAROLYN D TAYLOR REV LIVING TRUST	11680 E SAHUARO DR 1035 SCOTTSDALE 85259
SERELIS HELEN E	11680 E SAHUARO DR 1036 SCOTTSDALE 85259
GALATTE YVONNE MARIE TR	11680 E SAHUARO DR 1037 SCOTTSDALE 85259
DENNETT ROBERT E/MARJORIE A TR	11680 E SAHUARO DR 1038 SCOTTSDALE 85259
SHILLINGTON DARYL/LETA	11680 E SAHUARO DR 1039 SCOTTSDALE 85259
HOLLOWAY PATRICIA/MARK	11680 E SAHUARO DR 1040 SCOTTSDALE 85259
BANNOCHIE PETER H/PATRICE R	11680 E SAHUARO DR 1041 SCOTTSDALE 85259
CARLILE CATHERINE L/ROBERT J	11680 E SAHUARO DR 1042 SCOTTSDALE 85259
11680 E SAHUARO DRIVE LLC	11680 E SAHUARO DR 1043 SCOTTSDALE 85259
NEWCOMB REID	11680 E SAHUARO DR 1044 SCOTTSDALE 85259
SKEVINGTON CHARLOTTE	11680 E SAHUARO DR 1045 SCOTTSDALE 85259
ANDERSON KAROL M	11680 E SAHUARO DR 1046 SCOTTSDALE 85259
MARTIN MIKE/JANET	11680 E SAHUARO DR 1047 SCOTTSDALE 85259
THOMASON FAMILY TRUST	11680 E SAHUARO DR 1048 SCOTTSDALE 85259
LAWRENCE CHERYL L	11680 E SAHUARO DR 1049 SCOTTSDALE 85259
DOWNING JACK/KRISTY	11680 E SAHUARO DR 1050 SCOTTSDALE 85259

THEA F ALLEN FAMILY LIVING TRUST	11680 E SAHUARO DR 1051 SCOTTSDALE 85259
PURPLE MOUNTAIN LLC	11680 E SAHUARO DR 1052 SCOTTSDALE 85259
SAILER JON F/LINDA M	11680 E SAHUARO DR 1053 SCOTTSDALE 85259
BLOOM WILFRED/RACHEL	11680 E SAHUARO DR 1054 SCOTTSDALE 85259
SPEROPOULOS FRIEDA	11680 E SAHUARO DR 1055 SCOTTSDALE 85259
DAMATO FRANK D	11680 E SAHUARO DR 1056 SCOTTSDALE 85259
ZINK MARY J TR	11680 E SAHUARO DR 1057 SCOTTSDALE 85259
MULLIGAN THOMAS R/SUSAN A	11680 E SAHUARO DR 1058 SCOTTSDALE 85259
LJ RANCHES HOLDING CO LLC/ROBERT E COLSON IRREVOCABLE TRUST	11680 E SAHUARO DR 1059 SCOTTSDALE 85259
MARCIA PATRICK A	11680 E SAHUARO DR 1060 SCOTTSDALE 85259
ZARIAMIR LLC	11680 E SAHUARO DR 2001 SCOTTSDALE 85259
KALIL PARTNERS LLC	11680 E SAHUARO DR 2002 SCOTTSDALE 85259
LIN JUANG LU	11680 E SAHUARO DR 2003 SCOTTSDALE 85259
MORAN SIOBHAN	11680 E SAHUARO DR 2004 SCOTTSDALE 85259
SABER AHMED A	11680 E SAHUARO DR 2005 SCOTTSDALE 85259
HRELJIC ISLAM/ZELJKA	11680 E SAHUARO DR 2006 SCOTTSDALE 85259
CANETTA CHRISTOPHER J	11680 E SAHUARO DR 2007 SCOTTSDALE 85259
PHILIPOVITCH FAMILIY REVOCABLE TRUST	11680 E SAHUARO DR 2008 SCOTTSDALE 85259
BINZAK RICHARD P	11680 E SAHUARO DR 2009 SCOTTSDALE 85259
SONQUIST KELLI LYN	11680 E SAHUARO DR 2010 SCOTTSDALE 85259
ELY KEVIN/COLLEEN CONLEY	11680 E SAHUARO DR 2011 SCOTTSDALE 85259
BITZAS ANGELO N	11680 E SAHUARO DR 2012 SCOTTSDALE 85259
MILES SHAUN G/AGOSTINO ANGIE L	11680 E SAHUARO DR 2013 SCOTTSDALE 85259
PFEIFFER TINA	11680 E SAHUARO DR 2014 SCOTTSDALE 85259

BENNETT MICHAEL C	11680 E SAHUARO DR 2015 SCOTTSDALE 85259
ARUNACHALAM NARAYANAN/VALLI	11680 E SAHUARO DR 2016 SCOTTSDALE 85259
SOMANI FAUZIA	11680 E SAHUARO DR 2017 SCOTTSDALE 85259
GANGAVARAPU SREEKAR	11680 E SAHUARO DR 2018 SCOTTSDALE 85259
ROLFE GAVEN ANDREW/SHELBY A	11680 E SAHUARO DR 2019 SCOTTSDALE 85259
KEIL MICHAEL L	11680 E SAHUARO DR 2020 SCOTTSDALE 85259
GOSSE STEVE/LEANNE	11680 E SAHUARO DR 2021 SCOTTSDALE 85259
ELZEY FAMILY TRUST	11680 E SAHUARO DR 2022 SCOTTSDALE 85259
FELLOWS CHRISTOPHER	11680 E SAHUARO DR 2023 SCOTTSDALE 85259
JAMES ARNOLD AND KAREN CAMILLE MOTT JOINT TR	11680 E SAHUARO DR 2024 SCOTTSDALE 85259
KEITH DAUGHERTY LIVING TRUST	11680 E SAHUARO DR 2025 SCOTTSDALE 85259
NISSSEN AUGUST MICHAEL	11680 E SAHUARO DR 2026 SCOTTSDALE 85259
CODD JENNIFER	11680 E SAHUARO DR 2027 SCOTTSDALE 85259
MCCULLOUGH RICHARD P/WENDY L	11680 E SAHUARO DR 2028 SCOTTSDALE 85259
DR LAYTON D BURKART PROFESSIONAL CORP	11680 E SAHUARO DR 2029 SCOTTSDALE 85259
RADER MARSHA ANN	11680 E SAHUARO DR 2035 SCOTTSDALE 85259
DONNA L MULLIGAN TRUST/JAY A MULLIGAN TRUST	11680 E SAHUARO DR 2036 SCOTTSDALE 85259
MAURER LAWRENCE L TR/MAURER PATRICIA M TR	11680 E SAHUARO DR 2037 SCOTTSDALE 85259
MCCRACKEN DOUGLAS D/PATRICIA A	11680 E SAHUARO DR 2038 SCOTTSDALE 85259
CHRISTENSEN WILLIAM H	11680 E SAHUARO DR 2039 SCOTTSDALE 85259
MIKSCH REVOCABLE TRUST	11680 E SAHUARO DR 2040 SCOTTSDALE 85259
SHAMJI HANIF/ANAR	11680 E SAHUARO DR 2041 SCOTTSDALE 85259
BADER JOHN J	11680 E SAHUARO DR 2042 SCOTTSDALE 85259
CLARK MICHAEL J/LEIGH A	11680 E SAHUARO DR 2043 SCOTTSDALE 85259

GRAY GARY M/MARYANN	11680 E SAHUARO DR 2044 SCOTTSDALE 85259
OLEFSKY LES/JILL	11680 E SAHUARO DR 2046 SCOTTSDALE 85259
NOECKER CRYSTAL L	11680 E SAHUARO DR 2047 SCOTTSDALE 85259
MITCHELL THOAMS W/LINDA CALDWELL	11680 E SAHUARO DR 2048 SCOTTSDALE 85259
DOOL WADE K/TRUDY J	11680 E SAHUARO DR 2049 SCOTTSDALE 85259
AMUNDSON SANDRA L/POTTER MICHAEL B	11680 E SAHUARO DR 2050 SCOTTSDALE 85259
DTG VENTURES INC	11680 E SAHUARO DR 2051 SCOTTSDALE 85259
KWON ALEXANDER	11680 E SAHUARO DR 2052 SCOTTSDALE 85259
DAVIS MARGRIT	11680 E SAHUARO DR 2053 SCOTTSDALE 85259
MINSKY CRAIG FREDERICK/LYNN MARY	11680 E SAHUARO DR 2054 SCOTTSDALE 85259
BURKART KENNETH/YVONNE	11680 E SAHUARO DR 2055 SCOTTSDALE 85259
TANG VAY K	11680 E SAHUARO DR 2056 SCOTTSDALE 85259
BOSTIAN BONNI L	11680 E SAHUARO DR 2057 SCOTTSDALE 85259
TAKHAR SNEETA KAUR	11680 E SAHUARO DR 2058 SCOTTSDALE 85259
MCCORMICK JOHN M	11680 E SAHUARO DR 2059 SCOTTSDALE 85259
IVAN AND HELEN L BRAVERMAN LIVING TRUST	11680 E SAHUARO DR 2060 SCOTTSDALE 85259

Neighborhood Association Lists:

Nbhd Name	Last Name	First Name	Title	Address
Montana Ranch	Bell	Natasha	Property Manager	9000 E Pima Center Pkwy
Mirage Crossing Resort Casitas HOA	Hennick	Jeff	Property Manager	9000 E Pima Center Pkwy
Talavera Condos HOA	Speroulouse	Frieda	President	11680 E Sahuaro Dr
Stonehaven	Stump	Robert	President	11941 E Becker Ln
Scottsdale Adobe Ranch Townhomes Assn	Emele	Tom	Property Manager	3260 E Indian School Rd
Stonehaven	Thomas	Robin	Property Manager	16441 N 91st St
Talavera Condos HOA	Speas	Juliet	Property Manager	

Lance Meinhold – Larson Associates Architects – 3807 N. 24th Street – Suite 100 –
Phoenix AZ 85016 – 602-955-9929 – lmeinhold@larson-architects.com

10-UP-2019
09/26/2019

Interested Parties List:

Owner	Company	Address
Lance Meinhold	Larson Associates Archtiects, Inc	3807 N. 24th Str
Peter Krahenbuhl	SimonCRE	6900 E. 2nd Stre
Ali Fakih	City of Scottsdale Planning Commission	8280 E. Gelding
Annette Petrillo		1169 E. Clovefiel
		2525 E. Arizona
Audry Villaverde	Withey Morris, PLC	212
Bob Griffith		7127 E. Rancho V
Caroline Bissell		7231 E Cactus W
Carla		3420 N. 78th Str
Chris Schaffner		7346 E. Sunnysid
Christian C. Serena	City of Scottsdale Planning Commission	6929 North Hayo
Community Development Director	Town of Paradise Valley	6401 E Lincoln D
Constance Laub		10305 E. Via Linc
Dan Sommer		12005 N 84th St
David G. Gulino		5235 N. Woodm
Solange Whitehead	City of Scottsdale City Council	3939 N. Drinkwa
Director	Arizona Department of Water Resources	1110 W. Washin
Dr. Sonnie Kirtley	COGS	8507 East Highla
Ed Toschik, President		7657 E Mariposa
Edwin Bull	Burch & Cracchiolo PA	P.O. Box 16882
Eric Gold		25499 N. 104th V
Guy Phillips		7131 E. Cholla St
Guy Phillips	City of Scottsdale City Council	3939 N. Drinkwa
Howard Myers		6631 E Horned C
Jim Funk	Gainey Ranch Community Association	7720 Gainey Ran
Jim Haxby		7336 E. Sunnysid
Jim Lane, Mayor	City of Scottsdale	7666 E. El Ranch
John Berry/Michele Hammond	Berry Riddell, LLC	6750 E Camelba
John Washington		3518 N. Chambe
Kathy Littlefield	City of Scottsdale City Council	3939 N. Drinkwa
Kevin D. Bollinger	City of Scottsdale Planning Commission	8031 E. Sutton D
Kirste Kowalsky	Withey Morris, PLC	2525 E. Arizona
		212
Larry S. Kush	City of Scottsdale Planning Commission	7127 E. Rancho V
Leon Spiro		7814 E Oberlin V

Lance Meinhold – Larson Associates Architects – 3807 N. 24th Street – Suite 100 –
Phoenix AZ 85016 – 602-955-9929 – lmeinhold@larson-architects.com

10-UP-2019
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Linda Milhaven	City of Scottsdale City Council	3939 N. Drinkwater
Linda Whitehead		9681 E Chuckwalla
Lori Haye		P.O. Box 426
Marc Levye		10402 E Raintree
Maricopa County Superintendent of Schools		4041 N. Central
Michael Leary	Commercial Land Development Consulting	10278 East Hiller
Mike McNeal, Supervisor	AT&T	1231 W. University
Mike Ratzken		8725 E. Palo Verde
Patti Badenoch		5027 N. 71st Pl
Paul Alessio - Chair	City of Scottsdale Planning Commission	7527 E. Tailspin
Planning & Development Department	Maricopa County Planning & Development	501 N. 44th Street
Planning & Development Director	City of Phoenix	200 West Washi
Planning & Engineering Section Manager	Arizona State Land Department	1616 W. Adams
Planning and Zoning	Town of Carefree	8 Sundial Circle
Planning Department	Town of Cave Creek	37622 N Cave Cr
Planning Department	SRP-MIC	10005 E Osborn
Prescott Smith	City of Scottsdale Planning Commission	4350 E. Camelba
Project Management	Arizona Department of Transportation	205 S. 17th Aven
Randall P. Brown	Spring Creek Development	7144 E. Stetson
Marissa Moore, AICP	Town of Fountain Hills	16705 E. Avenue
Sherry Wagner/Right-of-Way Technician, SR.	Mail Station PAB348	P.O. Box 52025
Steve Tyrrell		7753 E. Catalina D
Superintendent	Cave Creek Unified School District	P.O. Box 426
Superintendent	Scottsdale Unified School District	8500 E. Jackrabb
Susan McGarry		8074 E. Theresa
Suzanne Klapp	City of Scottsdale City Council	3939 N. Drinkwater
Vickie Falen		10520 N 117th P
Virginia Korte	City of Scottsdale City Council	3939 N. Drinkwater
W.J. Jim Lane - Mayor	City of Scottsdale City Council	3939 N. Drinkwater
Wade Tinant		4614 E. Running
	Granite Reef Neighborhood Resource Center	1700 N Granite R
	Gammage & Burnham, PLC	2 N. Central Ave
	Southwest Gas Corporation	2200 N. Central
		2525 E. Arizona
	Withey Morris, PLC	212
	Paradise Valley Unified School District	15002 N. 32nd S
	Earl, Curley & Lagarde, P.C.	3101 N. Central
	Arizona Commerce Authority	333 N. Central A
Betty Janik		18490 N. 97th W

Maggie Keasler
Renee J. Higgs
Susan Kauffman
Patricia Van Cleave

City of Scottsdale Planning Commission

7127 E. 6th Ave.
15192 N. 104th V
11334 E. Desert
11378 E. Cavedale

E-mails Received from Neighbors

From: Gallagher Jack [jackbgallagher@gmail.com]
Sent: Tuesday, September 17, 2019 1:07 PM
To: Lance Meinhold
Cc: michael@apm-management.com
Subject: Kerry's Car Care

Dear Mr. Meinhold:

Thank you for your letter dated September 9, 2019 detailing your firms' application for a Conditional Use Permit at 11653 E. Saguaro Drive, Scottsdale, AZ 85259. As a resident of Scottsdale Adobe Ranch, the residential development directly to the east of your proposed construction site for Kerry's Car Care, I wish to register my opposition to said project.

My objection is based primarily upon the unspecified use of areas 22 as detailed on your enclosed site plan with keynotes. Your keynotes indicate these "open space areas are to be prepared for future building pad and future parking lot areas." As the eastern most boundary of these areas butts up against the western most boundary of Scottsdale Adobe Ranch, my concern is that with no detailed indication as to what type and/or number of structures may be constructed on these "future building pad and parking lot areas", there is no assurance that future proposed construction would not adversely effect the aforementioned residences and their existing sight lines.

Until more precise indications as to what type, size, and number of structures may be constructed on these areas I must withhold my support of your proposed plan. I have copied Scottsdale Adobe Ranch's HOA representative, Michael Farnsworth, on this email in the hopes that my concerns will be addressed at the upcoming neighborhood meeting on September 23, 2019. Again, I thank you for your letter and for your solicitation of comments from local residents. I shall await any future correspondence related to your proposal.

Sincerely,
John B. Gallagher
11776 E. Clinton Street
Scottsdale, AZ 85259

From: Amy Mac [amy@amymacjewelry.com]
Sent: Wednesday, September 18, 2019 4:05 PM
To: Lance Meinhold
Subject: Kerry's Car Care concerns

Hi Mr. Meinhold, I am a homeowner at Scottsdale Adobe Ranch. My home is located directly behind the proposed development at 11653 E Seguro Dr in the Mountainside Plaza Center.

My concerns are the location of the trash dumpsters or any oil or other waste materials.

Storage of any tires, pallets or other large items discarded after repairs.

Lighting or signage on the east side of the building that would potentially shine directly into my home.

Noise from repair equipment starting at 7 am and as late as 7pm. I have elderly parents who live with me and are not well.

I will be out of town and unable to attend the meeting on Monday.

Thank you in advance for addressing my concerns.

Thank you,

Amy McKee

Sent from my BlackBerry - the most secure mobile device

From: estelle bloom [sar201289@gmail.com]
Sent: Saturday, September 21, 2019 6:17 PM
To: Lance Meinhold; Holmgren; Amy Tropp
Subject: proposed Kerry's Car Care Center

Mr. Meinhold,

I am contacting you today regarding the proposed construction of this development at Saguaro Drive in Scottsdale. It is clear in your letter that this construction will be allowed with the acceptance of the conditional use permit within the C-3 zoning district. I hope this will NOT be allowed based on the health concerns of my community. I am only one of the many owners in the adjacent residential community who has an objection to this development due to the potential health hazards based on the toxic chemicals used in the operation of this business. Of course, if these chemicals are not toxic and each of the existing residential communities can be provided with verification from the EPA with documentation regarding the safety of said chemicals, it would be reassuring.

In the proposed drawing, hazardous chemicals will be disposed of in dumpsters placed near the backyards of those living on 117th Place. I believe we have a reasonable expectation of living in a clean and safe environment. For people with chronic illness, this deprives us of such an environment. This, of course, is my main concern but not my only concern. There is no mention of low lighting and plantings in areas so that the existing community is not disturbed by your business.

As mentioned earlier, this requires a conditional use permit within the zoning district. it is my hope, for my sake and that of my community, that this permit is denied.

Sincerely,
Dr. E. Bloom
10750 N 117th Place



23 September 2019

The Coalition of Greater Scottsdale

8924 E. Pinnacle Peak Road

Suite G-5 PMB 518

Scottsdale, AZ 85255

www.COGSaz.net

e: mails: cogsboard@cogsaz.net

Re: Mountainside Plaza Center-Kerry's Car Care

11653 E Saguaro Drive, Scottsdale

485-PA-2019

This letter is in support of Scottsdale case 485-PA-2019 known as Kerry's Car Care.

We have reviewed the Project Development description provided in your 12 September 2019 public outreach letter and find the project to be appropriate for the location. Additionally, we support the CUP within the C-3 zoning district. The shared access drives, new retaining and screening wall to match the existing adjacent wall are appreciated.

Thank you for building below the allowed height of 36 feet and for respecting the required setbacks.

For the COGS -The Coalition of Greater Scottsdale—Board of Directors,

Sonnie Kirtley, Executive Director

602 717 3886 cellular

10-UP-2019
09/26/2019

485-PA-2019
KERRY'S CAR CARE



Open House Sign-In Sheet

Date: 23 SEPTEMBER 2019

Location: 6900 E. 2ND STREET

This Sign-In Sheet is a Public Record

Name	BEN MYLICK	Business Name	SIMON CRE
Address & Zip	6900 E. 2ND ST. 85251	Phone	(208) 867-4677
E-mail	ben.myllick@simoncre.com		
Name	PETER KRAHENBUHL	Business Name	SIMON CRE
Address & Zip	6900 E 2ND STREET 85251	Phone	480-887-0644
E-mail	PETER.KRAHENBUHL@SIMONCRE.COM		
Name	JIM LARSON	Business Name	LARSON ASSOC. ARCHITECTS, INC.
Address & Zip	3807 N. 24TH ST. #100 PHX 85016	Phone	602-955-9929
E-mail	jlarson@larson-architects.com		
Name	Christopher Fellows	Business Name	Talavera BOD
Address & Zip	1680 E. Salvadore Dr #2023	Phone	
E-mail	talavera.vicepresident@gmail.com		
Name	Meryl Lawrence	Business Name	
Address & Zip	1680 E Salvadore Dr	Phone	
E-mail	Meryl.lawrence@ghood.com		
Name	Bonni Bostian	Business Name	
Address & Zip	1160 E. Salvadore Dr #2057	Phone	
E-mail			
Name	MARK P. POTEMAN	Business Name	
Address & Zip	11771 N. POTOSI AVE PHX 85257	Phone	480-203-2851
E-mail	mpoteman3@gmail.com		

485-PA-2019
KERRY'S CAR CARE



Open House Sign-In Sheet

Date: 23 SEPTEMBER 2019

Location: 6900 E. 2ND STREET

This Sign-In Sheet is a Public Record

Name <i>Donnie Kirkley</i>	Business Name <i>LOGS</i>		
Address & Zip <i>Don Lettichhead</i>	Phone <i>602 717 3886</i>	E-mail <i>LOGS@LOGS420.NET</i>	
Name <i>Louise Lamb</i>	Business Name		
Address & Zip <i>7608 E 4th St</i>	Phone <i>480-946-5658</i>	E-mail <i>lambkg628@gmail.com</i>	
Name	Business Name		
Address & Zip	Phone	E-mail	
Name	Business Name		
Address & Zip	Phone	E-mail	
Name	Business Name		
Address & Zip	Phone	E-mail	
Name	Business Name		
Address & Zip	Phone	E-mail	

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Monday September 23rd, 2019
Time: 5pm
Location: SimonCRE
6900 E. 2nd St. Scottsdale, AZ 85251

Location: 11653 East Sahuaro Drive, Scottsdale, AZ 85251

Project Overview:

- Request: Conditional Use Permit
- Description of Project & Proposed Use: Request by owner for approval of a conditional use permit to allow for a ground up 5,400 square foot auto repair/care user.
- Site Acreage: 2.52 Acres
- Site Zoning: C-3 & S-R

Applicant Contact:
Peter Krahenbuhl
(480) 887-0644
peter.krahenbuhl@simoncre.com
Pre-Application#: 485-PA-2019

City Contact:
Doris McClay / (480) 312-4214
dmccclay@scottsdaleaz.gov

Posting Date: 9/11/19

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

9/11/19 13:00:53



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: 485-PA-2019

Project Name: _____

Location: 11653 East Sahuaro Drive, Scottsdale, AZ 85251

Site Posting Date: September 11th, 2019

Applicant Name: Peter Krahenbuhl

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

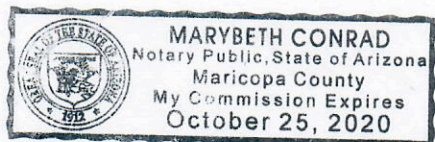
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Muller Helt
Applicant Signature

9/11/19
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 11th day of September 2019



Marybeth Conrad
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