



February 19, 2020

Re: 7117 E. Indian School Rd. Scottsdale, AZ – Case Number: 63-PA-2020

Dear Property Owner or Scottsdale Community Member,

Withey Morris, PLC represents PEG Companies (“PEG”) with regards to approximately 3.12 acres at or around 7117 East Indian School Road, which is located between 3rd Avenue and Indian School Road, near Marshall Way (the “Property”). See attached aerial map for your reference. The proposed mixed-use development for this site is a hotel and residential community, which will include ground level retail/restaurant space.

The site of this future development currently consists of three parcels and contains a Howard Johnson hotel, a 2-story office building, and an event center. The Property is currently zoned Central Business, Downtown Overlay (C-2, DO). PEG anticipates rezoning the Property to Downtown / Downtown Multiple Use Type-2, Planned Block Development, Downtown Overlay (D/DMU-2, PBD, DO). The proposed development is anticipated to consist of a 168-key AC Hotel by Marriott, which is expected to be 63 feet in height, a multi-family development, which is expected to be between 63 feet and 74 feet in height, and associated ground floor retail and restaurant uses. Attached is a preliminary site plan for reference.

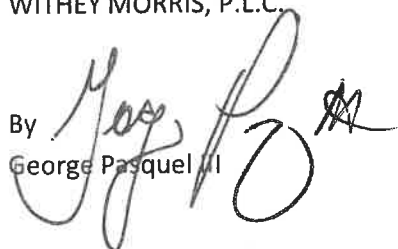
In order to discuss this application and any questions you might have, we have scheduled an open house for Monday, March 2, 2020 from 5:30 to 6:30pm, at the Hotel Valley Ho – Dunes Room, 6850 East Main Street, Scottsdale, AZ 85251. If this date and time are not convenient, we would be happy to speak with you individually. Please feel free to contact me at 602.230.0600 or George@WitheyMorris.com. Additionally, any questions and or comments can be directed to the city’s Project Coordinator Bryan Cluff at 480.312.2258 or BCluff@ScottsdaleAZ.gov.

We would also love to hear your preliminary feedback on this proposal and what you may consider most important when redeveloping this site. You can provide feedback by going to the following link and completing the survey: <https://www.surveymonkey.com/r/RT7PZNW> **Your input is greatly appreciated!**

In the future, you may receive notification postcards from the City regarding this case and its schedule for public hearings by the Planning Commission and City Council. Information can also be found on the City’s website at <https://www.scottsdaleaz.gov/planning-development/projects-in-process>. Thank you for your courtesy and consideration.

Regards,

WITHEY MORRIS, P.L.C.

By 
George Pasquel III

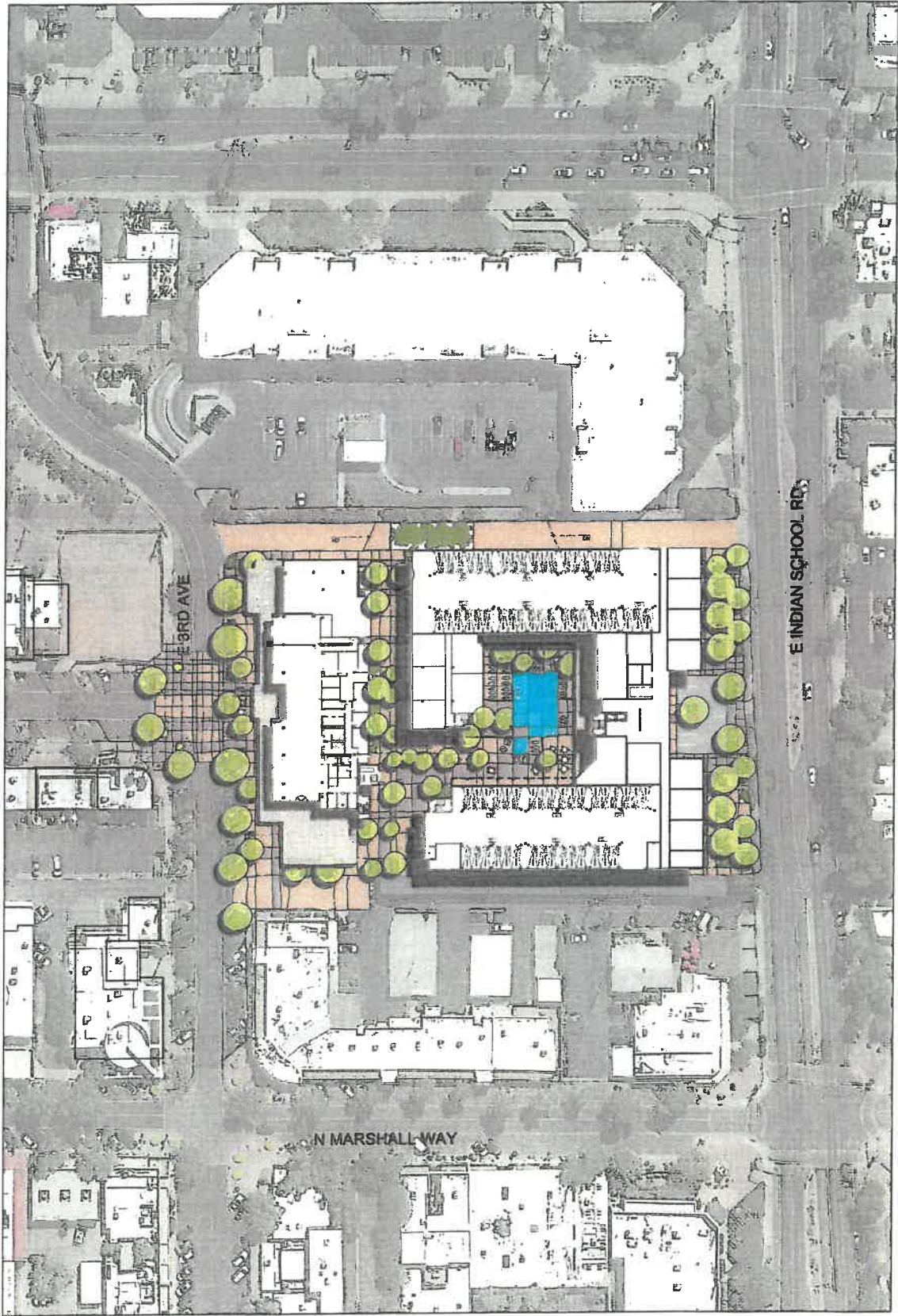
Enclosure: aerial, preliminary site plan

Aerial Map



7110 E. Indian School





Old Town Scottsdale - AC Hotel Mixed-Use Development

FFKR | LANDSCAPE & PLANNING



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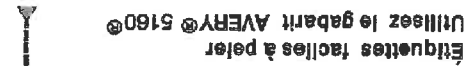
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10-ZN-2020
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Phoenix, AZ 85032

Southwest Gas Corporation
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Phoenix, AZ 85004

1ST AVE SCOTTSDALE LLC
1234 E 17TH ST
SANTA ANA, CA 92701

1ST BAPTIST CHURCH OF SCOTTSDALE
7025 E OSBORN
SCOTTSDALE, AZ 85251

20 PIMA PLAZA LLC
7220 E FIRST AVE
SCOTTSDALE, AZ 85251

4020 N SCOTTSDALE LLC
15844 N 51ST PL
SCOTTSDALE, AZ 85254

4141 NORTH SCOTTSDALE LLC
1437 7TH ST
SANTA MONICA, CA 90401

4161 CRAFTSMAN LLC
1830 E ELLIOT RD STE 104
TEMPE, AZ 85284

4200 MARSHALL WAY LLC
7240 N BROOKVIEW WY
SCOTTSDALE, AZ 85253

4211 MARSHALL LLC
PO BOX 16438
SEATTLE, WA 98116

4215 N WINFIELD SCOTT LLC
206 E PORTLAND ST
PHOENIX, AZ 85004

4221 - ASSOCIATES AZ LLC
PO BOX 546
OKOBOJI, IA 51355

4221-ASSOCIATES AZ LLC
11 S CENTRAL AVE UNIT 1408
PHOENIX, AZ 85004

4222 N MARSHALL WAY LLC
4167 N MARSHALL WAY
SCOTTSDALE, AZ 85251

4223 MARSHALL WAY LLC
3219 E CAMELBACK RD STE 838
PHOENIX, AZ 85018

4225 MARSHALL WAY LLC
3219 E CAMELBACK RD STE 838
PHOENIX, AZ 85018

4228 CRAFTSMAN COURT LLC
3219 E CAMELBACK RD STE 838
PHOENIX, AZ 85018

4234 CRAFTSMAN COURT LLC
3219 E CAMELBACK RD STE 838
PHOENIX, AZ 85018

4234 CRAFTSMAN COURT LLC
3219 E CAMELBACK RD STE 838
PHOENIX, AZ 85018

5TH & MARSHALL LLC
6831 E 5TH AVE
SCOTTSDALE, AZ 85251

7007 AND 7015 E 1ST AVE LLC
6831 E 5TH AVE
SCOTTSDALE, AZ 85251

7033 FIRST AVENUE LLC
7022 E MAIN ST
SCOTTSDALE, AZ 85251

7103 E MAIN LLC
7340 E MAIN ST SUITE 200
SCOTTSDALE, AZ 85251

7116 E FIRST AVE LLC
7116 E 1ST AVE STE 101
SCOTTSDALE, AZ 85251

7119 LLC
2201 E CAMELBACK RED STE 650
PHOENIX, AZ 85016

7150 HOLDINGS LLC
7150 E MAIN ST
SCOTTSDALE, AZ 85251

7165 MAIN LLC
7169 E MAIN ST
SCOTTSDALE, AZ 85251

ACT NINE LLC
10575 N 99TH PL
SCOTTSDALE, AZ 85258

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22228 CALLE ROYALE
SCOTTSDALE, AZ 85255

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620 THOMAS ST APT 289
KEY WEST, FL 33040

ARTS IN OLD TOWNE LLC
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P O BOX 1510
SCOTTSDALE, AZ 85252

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1240 CANDLERIDGE DR
BOISE, ID 83712

BBCH LLC
3861 N JAKAKE DR
SCOTTSDALE, AZ 85251

BENJAMIN M FUNKE BENEFICIARY
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810 W HOWE ST
TEMPE, AZ 85281

BISHOP ON MAIN HOLDINGS LLC
3523 N 70TH ST
SCOTTSDALE, AZ 85251

BRIDGE FINANCE LLC
8242 E DEL CADENA DR
SCOTTSDALE, AZ 85258

BROOKS BUILDING INC
2323 W UNIVERSITY DR
TEMPE, AZ 85281

BROWER JAMES G TR
3902 N 87TH ST
SCOTTSDALE, AZ 85251

C & S 7070 LLC
11215 N 74TH ST
SCOTTSDALE, AZ 85260

CAMELVIEW ADVENTURES INC
7121 E MAIN ST
SCOTTSDALE, AZ 85251

CARAZ PROPERTIES/THAJA
GLOBA/SCHUBERTH JEAN E
P O BOX 8271
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CBOT BUILDING LLC
7600 E CAMELBACK RD NO 1
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4064 COVENT GARDEN LN
FRISCO, TX 75034

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3939 CIVIC CENTER PLAZA
SCOTTSDALE, AZ 85251

COP PROPERTIES LLC
7022 E MAIN ST
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107 FOX RUN RD
BOLTON, MA 01740

CRAFTSMAN COURT LLC
9416 N 80TH PL
SCOTTSDALE, AZ 85258

CRAFTSMANS TABLE LLC
3523 N 70TH ST
SCOTTSDALE, AZ 85251

CRYSTAL PALACE ON MAIN LLC
3523 N 70TH ST
SCOTTSDALE, AZ 85251

CYPRESS OFFICE LLC
2415 E CAMELBACK RD STE 600
PHOENIX, AZ 85016

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LLC
7034 E 1ST AVE
SCOTTSDALE, AZ 85251

DAVIS RICHARD JAMES/JEVENS
THOMAS J/HEATHER A
737 OLIVE WY UNIT 2004
SEATTLE, WA 98101

DSV PROPERTIES LLC
5635 E LINCOLN DR 22
PARADISE VALLEY, AZ 85320

EAST MAIN STREET PROPERTIES LLC
4300 N MILLER RD SUITE 104
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ECKMANN JULI A
4020 N SCOTTSDALE RD UNIT 2007
SCOTTSDALE, AZ 85251

EDEN ROCK REALTY LLC
P O BOX 9787
SCOTTSDALE, AZ 85252

EDGCOMB CONNER/JOHN L
4020 N SCOTTSDALE RD NO 2005
SCOTTSDALE, AZ 85251

EG AND LARA SCOTT HOUSE LLC
3523 N 70TH ST
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EMPEROR FUNDING 92 LLC
5346 E CALLE DEL NORTE
PHOENIX, AZ 85018

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7041 E 1ST AVE
SCOTTSDALE, AZ 85251

FANATEL PROPERTIES INC
4555 E MAYO BLVD UNIT 3331
PHOENIX, AZ 85050

FARBOD GOLDWATER LLC
4501 N SCOTTSDALE RD STE 201
SCOTTSDALE, AZ 85251

FLOYD BUILDING L L C
6939 FIFTH AVE
SCOTTSDALE, AZ 85251

FLOYD INVESTMENTS LIMITED
PARTNERSHIP
6939 E 5TH AVE
SCOTTSDALE, AZ 85251

FOX FARM INVESTMENTS LLC
4400 N SCOTTSDALE RD STE 9-743
SCOTTSDALE, AZ 85251

GDO LIMITED PARTNERSHIP LLLP
3925 N SCOTTSDALE RD
SCOTTSDALE, AZ 85251

GE VENTURES LLC
1401 N CLIFFSIDE DR
GILBERT, AZ 85234

GIDDYUP PROPERTIES LLC
PO BOX 2055
EUGENE, OR 97402

GILLIGAN BYPASS TRUST UNDER
GILLIGAN FAMILY T
PO BOX 4280
SCOTTSDALE, AZ 85261

GOLDMAN MORRIS B/SHEILA M
CALVANO LIVING TR
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PHOENIX, AZ 85029

GOLDWATER PROPERTIES LLC
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EUGENE, OR 97402

GREGORY DEAN TR
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MESA, AZ 85211

H&B AZ PROPERTIES LLC
7130 E MAIN ST
SCOTTSDALE, AZ 85251

HARD CORNER LLC
5641 N 6TH ST
PHOENIX, AZ 85012

HAYSTACK HOLDINGS LLC
P O BOX 9787
SCOTTSDALE, AZ 85252

HMC SUITES LIMITED PARTNERSHIP
591 WEST PUTNAM
GREENWICH, CT 06830

IDALEE PLAZA LLC
3523 N 70TH ST
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IMPECCABLE ROCKING HORSE LLC
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LOS ANGELES, CA 90035

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6223 E CALLE REDONDA
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3004 N CIVIC CENTER PLZ
SCOTTSDALE, AZ 85251

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2000 S COLORADO BLVD SUITE 2-750
DENVER, AZ 80222

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PARTNERSHIP
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PHOENIX, AZ 85021

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KINGTOWN PROPERTIES LLC
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SCOTTSDALE, AZ 85260

KT MARSHALL WAY LLC
7340 E MAIN ST SUITE 200
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LPW LLC
PO BOX 39
MAJOR, SK S0L2H0
CANADA

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SCOTTSDALE, AZ 85267

MAIN STREET PROPERTIES 7149 LLC
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MARGE AND MAVIS LLC
11609 N 84TH ST
SCOTTSDALE, AZ 85260

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EUGENE, OR 97402

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4015 N MARSHALL WAY
SCOTTSDALE, AZ 85251

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BEND, OR 97703

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CHANDLER, AZ 85224

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SCOTTSDALE, AZ 85258

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SCOTTSDALE, AZ 85251

NUOVO ENTERPRISES LLC
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SCOTTSDALE, AZ 85251

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OLD TOWN RETAIL LLC
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LA JOLLA, CA 92037

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SCOTTSDALE, AZ 85253

PCL LLC
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FAIRBANKS, AK 99701

YGY PAVAROTTI LLC/YGY DOMINGO
LLC
1846 E INNOVATION PARK DR STE 100
ORO VALLEY, AZ 85755

PINK PLAZA L.L.C.
447 OCEAN POINT RD
EAST BOOTHBAY, ME 04544

PMC ENTERPRISES LLC
4414 N CIVIC CENTER PLZ STE 100
SCOTTSDALE, AZ 85251

PONDER LEVY PROPERTIES
7236 E 1ST AVE
SCOTTSDALE, AZ 85251

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7175 E CAMELBACK RD UNIT 102-2
SCOTTSDALE, AZ 85251

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1619 OVERLOOK DR
SALINA, KS 67401

PRANTCO LLC
130 W NORTHERN AVE
PHOENIX, AZ 85021

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SCOTTSDALE, AZ 85251

ROSS FASANO REVOCABLE TRUST
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MESA, AZ 85206

RUNDLE CENTER LLC
4160 N SCOTTSDALE RD
SCOTTSDALE, AZ 85251

RUPAL INVESTMENT LLC
1890 E FLORENCE BLVD NO 6
CASA GRANDE, AZ 85130

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7 PARLIAMENT PLACE
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SCOTTI BRIAN T
4020 N SCOTTSDALE RD UNIT 2003
SCOTTSDALE, AZ 85251

SCOTTSDALE CANAL PROJECT LLC
7144 E STETSON DR UNIT 425
SCOTTSDALE, AZ 85251

SCOTTSDALE CITY OF
3939 CIVIC CENTER BLVD
SCOTTSDALE, AZ 85251

SCOTTSDALE CITY OF
7447 E INDIAN SCHOOL RD STE 100
SCOTTSDALE, AZ 85251

SCOTTSDALE CITY OF
7447 E INDIAN SCHOOL RD STE 205
SCOTTSDALE, AZ 85251

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OWNER LLC
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SCOTTSDALE TOWN OF
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SCOTTSDALE, AZ 85251

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SCOTTSDALE, AZ 85254

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DALLAS, TX 75201

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SILVER/ROB TR
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SCOTTSDALE, AZ 85251

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PHOENIX, AZ 85018

SLADER LLC
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SCOTTSDALE, AZ 85251

SMJ PROPERTIES LLC
4242 B CRAFTSMAN CT
SCOTTSDALE, AZ 85251

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SCOTTSDALE, AZ 85261

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PHOENIX, AZ 85018

TELEKEY II INVESTMENTS LLC
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TEMPE, AZ 85281

THOSE GUYS LLC
8161 N 51ST PL
PARADISE VALLEY, AZ 85253

TRI-ZONE PROPERTIES LLC
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SCOTTSDALE, AZ 85251

VALLEY OF THE SUN ENTERTAINMENT
LLC
1345 S LEWIS ST
ANAHEIM, CA 92805

WHITE HOUSE ON 1ST LLC
3523 N 70TH ST
SCOTTSDALE, AZ 85251

WILLERT LAURA T
4020 N SCOTTSDALE RD UNIT 2011
SCOTTSDALE, AZ 85251

WILLIAMS CADEN/BUSH JENNIFER
4020 N SCOTTSDALE RD STE 3010
SCOTTSDALE, AZ 85251

www.avery.com
1-800-GO-AVERY

WINFIELD PROPERTY HOLDINGS LLC
10230 N 64TH PLAC
SCOTTSDALE, AZ 85253

Repliez à la hauteur afin de
révéler le rebord Pop-up^{MC}

Y G Y PAVAROTTI LLC
1846E INNOVATION PARK DR STE 100
ORO VALLEY, AZ 85755

Sens de
chargement

Étiquettes faciles à peeler
Utilisez le gabarit AVERY® 5160®

YGY DOMINGO LLC
1846 E INNOVATION PARK DR STE 100
ORO VALLEY, AZ 85755

AVERY® 5160®

Bend along line to
expose Pop-up EdgemTM

Feed Paper

Use Avery® Template 5160®

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7/2/2020