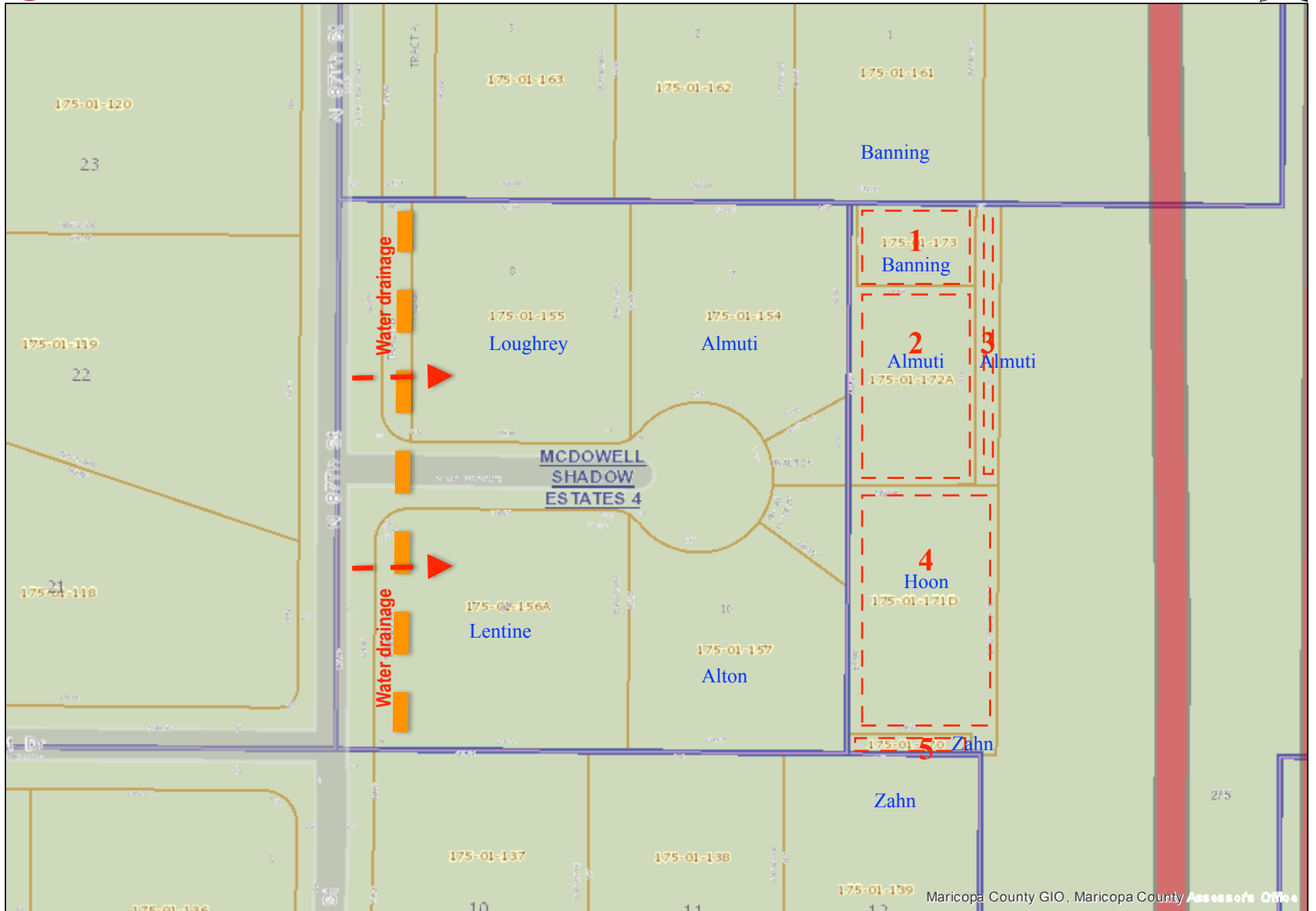




Map



LAND SOLUTIONS INC

Neighbors, My name is Dave Maguire. I am a land planner working with Hoon Koo who owns the parcel at the southeast end of your cul-de-sac. Hoon and his family purchased the lot some time ago with the intention of designing and building their family home on the lot. After meeting with the City of Scottsdale, it became apparent that there are several issues that need attention.

Excess ADOT land to the east of your cul-de-sac was purchased from ADOT after the Loop 101 was completed and was subsequently split into several parcels. Hoon purchased one of those parcels hoping to build his home there. The City of Scottsdale informed us that this was an illegal lot split and requires it to be rectified before moving forward. The City informed us of the following additional issues that need to be corrected:

1. Access to 87th Street from lots 8 (APN 175-01-172) and 9 (175-01-171D) have illegal driveways across Tracts.
2. Tract A to the west of lot 9 needs to be incorporated into lot 9 since the tract was dedicated as common area to the benefit of all lots within the subdivision.
3. Tract B to the west of lot 8 needs to be incorporated into lot 8 since the tract was dedicated as common area to the benefit of all lots within the subdivision.
4. The recorded plat for McDowell Shadow Estates IV shows a Vehicular non-access easement (VNAE) running along the eastern boundary of the subdivision. It is currently illegal to access the "storage lot" or Hoon's lot.
5. The "storage lot" east of lot 7 (APN 175-01-172) and the north half of Tract C need to be incorporated into lot 7 since the parcel was created outside of the City process and the tract was dedicated as common area to the benefit of all lots within the subdivision.
6. The southern half of Tract C needs to be combined with Hoon's lot (APN 175-01-171D) since the parcel was created outside of the City process and the tract was dedicated as common area.

The procedure to correct the issues listed above is a re-plat of all lots within the cul-de-sac. Since there is no active HOA to act with respect to the disposition of the tracts, the owners of all lots would need to consent to this re-plat. Once this re-plat occurs, the City of Scottsdale will no longer refuse to consider permits for the lots mentioned. It would rectify their existing 'non-conforming' status.

Hoon is willing to bear the expense of this re-plat that will benefit these lots as well as allow him the ability to move forward with process of building on his lot. There are additional steps required to accomplish the construction of his home beyond the re-plat including a re-zone.

Following are renderings depicting the proposed Koo family home and the recorded Plat of McDowell Shadow Estates IV. I would very much like to speak with you to answer any questions you might have.

Please contact me by phone at 602-841-1945 or email at dmaguire@landsolutionsinc.com

Also, please feel free to contact the City of Scottsdale. The City planner that we have met with is Doris McClay 480-312-4214 DMcClay@scottsdaleaz.gov

Thank you,

Dave Maguire



Hoon Koo
(480) 560-2233 | hoonHkoo@iCloud.com

Date: 3/5/2021

Walid Almuti
13667 N 87th Street
Scottsdale, AZ 85260

RE: Rezoning / Replat the nonconforming lots (13647 N. 87th Street)

Mr. Almuti

My name is Hoon Koo who owns the vacant lot south of your vacant lot. Dave Maguire (Planning Consultant) told me he has contacted you a few weeks ago.

I am in the pursuit of my future home in the lot. My lot is one of the five (5) lots that was the City of Scottsdale claimed as “nonconforming” to be occupied. Back in late 1980’s, ADOT sold the remanent land after Freeway 101 development to the surrounding neighbors. The lot was “illegally” split by the property owners without the City’s approval. The City demands to replat the lot (by combining to the adjacent property) and/or rezoned if they wish to develop.

Since you and I owned the largest lots, I would like to propose the joint effort in cleaning the map. I am certain it will help the value of the ownership. I am happy to bear the cost of replat and any necessary effort. Can we discuss about the detail in the near future? Please contact me at your earliest convenience.

Thank you,

Hoon Koo
(480) 560-2233
hoonHkoo@iCloud.com

Hoon Koo
(480) 560-2233 | hoonHkoo@iCloud.com

Date: 3/5/2021

Melissa Banning
8757 E. Sharon Drive
Scottsdale, AZ 85260

RE: Replat the nonconforming lots

Ms. Banning,
My name is Hoon Koo who owns the vacant lot south of your vacant lot (13647 N. 87th Street).

I am in the pursuit of my future home in the lot (13647 N. 87th Street). My lot is one of the five (5) lots that was the City of Scottsdale claimed as “nonconforming” to be occupied. Back in late 1980’s, ADOT sold the remanent land after Freeway 101 development to the surrounding neighbors. The lot was “illegally” split by the property owners without the City’s approval. The City demands to replat the lot (by combining to the adjacent property) and/or rezoned if they wish to develop.

I would like to propose the joint effort in cleaning the map. I am certain it will help the value of the ownership. I am happy to bear the cost of replat and any necessary effort. Can we discuss about the detail in the near future? Please contact me at your earliest convenience.

Thank you,

Hoon Koo
(480) 560-2233
hoonHkoo@iCloud.com

Hoon Koo
(480) 560-2233 | hoonHkoo@iCloud.com

Date: 3/5/2021

Bernard Zahn
8764 E. Celtic Drive
Scottsdale, AZ 85260

RE: Replat the nonconforming lots

Mr. Zahn,
My name is Hoon Koo who owns the vacant lot north of your home. I met you during the Rezoning Open House at my lot in 2017.

I am resuming the pursuit of my future home since I paused a few years ago. According to the City's record, my lot is one of the five (5) "nonconforming" lots that is ineligible for occupancy. As you may know, ADOT sold the remanent land after Freeway 101 development to the surrounding neighbors. The lot was "illegally" split by the property owners without the City's approval. The City demands to replat the lot (by combining to the adjacent property) and/or rezoned if they wish to develop.

I would like to propose the joint effort in cleaning the map. I am certain it will help the value of the ownership. I am happy to bear the cost of replat and any necessary effort. Can we discuss about the detail in the near future? Please contact me at your earliest convenience.

Thank you,

Hoon Koo
(480) 560-2233
hoonHkoo@iCloud.com

Date: 05/01/2017

RE: Early Notification of Project Consideration Neighborhood Open House Meeting
Zoning Variance (111-PA-2017)
13647 N. 87th Street, Scottsdale, AZ 85260

Cc: Doris McClay, Planner, City of Scottsdale

Dear Neighbors,

We would like to say hello as new owner of the lot in your neighborhood. We are excited to build our new home in the lot that we acquired recently. To become part of your community, the City of Scottsdale suggests us to get your blessing as part of our zoning variance application. We are hosting the Open House on May 15, 2017 between 11:00am – 12:00pm. Please come to the following address and feel free to make comments concerning our future home site in your neighborhood. We are looking forward to meeting you soon.

Thank you so much for your support in advance.

Hoon Koo,
480-560-2233 / E-mail: hoonHkoo@iCloud.com

Early Notification of Project Consideration Neighborhood Open House Meeting

Date: May 15, 2017 @ 11:00am

Location: 13647 N. 87th Street, Scottsdale, AZ 85260

Project Overview:

- Request: Zoning Variance
- Description of Project and Proposed Use: Single Family Residential Development
- Site Acreage: 0.36 Acre (13,581 @ main lot & 2,120 @ Track C)
- Site Zoning: R1-35 @ main lot & R1-18 @ Track C

City Contact: Doris McClay, Planner

- Phone Number: (480) 312-4214
- E-Mail: DMcClay@scottsdaleaz.gov

Early Notification of Project Consideration

Neighborhood Open House Meeting

Date: May 15, 2017 @ 11:00am

Location: 13647 N. 87th Street, Scottsdale, AZ 85260

Site Address: 13647 N. 87th Street, Scottsdale, AZ 85260

Project Overview:

Request: Zoning Variance

Description of Project and Proposed Use: Single Family Residence

Site Acreage: 0.36 Acre (13,581 sf. + 2,120 sf.)

Site Zoning: R1-35 (& R1-18 Track C)

Applicant/Contact: Hoon Koo
Phone Number: (480) 560-2233
E-Mail: hoonHkoo@iCloud.com

City Contact: Doris McClay
Phone Number: (480) 312-4214
E-Mail: DMcClay@scottsdaleaz.gov

Pre-Application #: 111-PA-2017 Available at City of Scottsdale: (480) 312-7000

Project information may be researched at:

<http://eservice.scottsdaleaz.gov/bldgresources/PreApp/Search>

Posting Date: 05/01/2017

Penalty for removing or defacing sign prior to posting hearing notification sign

Applicant responsible for sign removal



Affidavit of Posting

Office of the City Clerk

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

SS

I, _____, being first duly sworn, depose and say:

That on 5.01.2017, I posted notification poster(s) for the properties indicated below.

Site(s) must be posted on or before: 5.15.17

Case No.	Description and Location of Project	No. of Signs	Date Posted
111-PA-2017	13647 N. 87th St. SCOTTSDALE AZ	1	05/01/17

Date of 5/15/17 Public Meeting: ___/___/___, AT _____, IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.

(Signature)

Acknowledged this _____ day of _____ 2017.

(Notary Public)

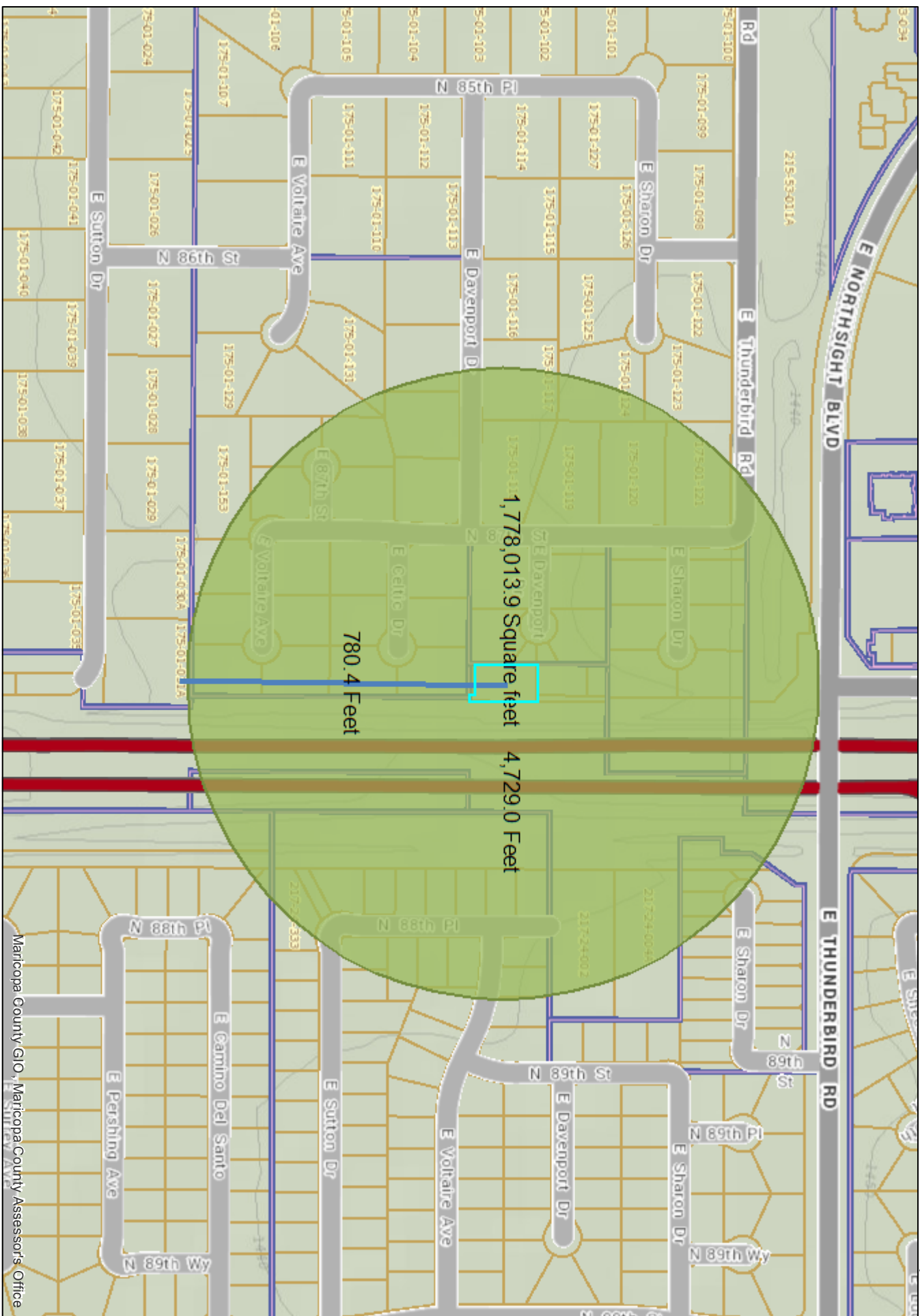
My commission expires _____

Planning and Development Services

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



Map



Early Notification of Project Consideration Neighborhood Open House Meeting Sign In Sheet
Zoning Variance (111-PA-2017)
13647 N. 87th St., Scottsdale, AZ 85260

Name	Address	Phone#	Email Address
Dana Dragon	8678 E Davenport Dr	480 6640464	ddragon@evgre.com
Mike Loughrey	13697 N. 87 th St	480-430-1035	Mtloughrey@gmail.com
MARK SPEND	8647 E DAVENPORT DR	480.694.6300	MARK SPEND@COX.NET
Jillie Jones	13667 N. 87 th St	602-618-5384	j.p.jones@cox.net
Bernie Zahn	8764 E. Celtic Dr	602° 321-5778	blzahn@Fastq.com

February 25, 2017

Brad Carr, Board of Adjustment Liaison

City of Scottsdale | Planning & Development Services

Phone: (480) 312-7713 | Email: bcarr@scottsdaleaz.gov

7447 E Indian School Rd. #105

Scottsdale, AZ 85251

Cc: Doris McLay & Tim Curtis, Planning Director

RE: **111-PA-2017 (la Casa KOO @ T-Bird87)**
13647 N. 87th Street, Scottsdale, AZ 85260

Dear City of Scottsdale,

I am a residence in the following address below. We will be happy to admit our new neighbor, KOO family, as long as the new home development incorporates our concerns stated below.

Thank you,

Name: Mary + David Alton
Address: 13637 N. 87th St., Scottsdale, AZ 85260
Tel: _____
E-mail: dca.mary@gmail.com

Comments:

3/19/17

We have no concerns - We're happy to have a family that will clean up the unsightly lot next door and add to the neighborhood.

Mary + David Alton

**Early Notification of Project Consideration Neighborhood Open House Meeting
Zoning Variance (111-PA-2017)
13647 N. 87th St., Scottsdale, AZ 85260**

Name Attended :

MARK SPENO

Comments, Issues and Concerns :

NO. PLEASE REFER TO MY
EMAILS TO DORE S McCLAY.

