

COMMUNITY PLANNING & DESIGN

OCTOBER 18, 2021

Dear Neighbor:

We are pleased to tell you about an upcoming request to be filed with the City of Scottsdale (735-PA-2020) by H&S International to rezone the existing 1.22 acre site located at 7400 E. McCormick Parkway in the McCormick Ranch development from C-O to C-1 for a future residential use. The existing office complex consist of three buildings, parking, and open space. There are 2 one story buildings and 1 two story building in this complex.

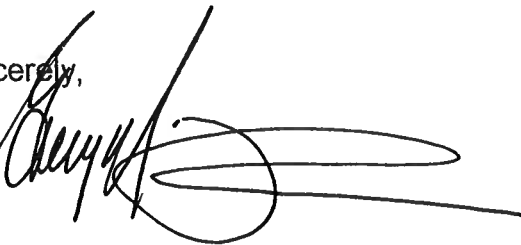
The change in zoning will be from CO to C-1, this is to allow for the creation of 4 residential units in the middle two story building of the existing three buildings. The C-1 zoning will allow 4 residential units in the middle building that is compatible with the residential uses bordering this property. There is no major plans to change the exterior facades of the buildings and minor esthetic changes have been approved by the McCormick Ranch Homeowners Association.

You are invited to attend an open house to discuss this Proposal. The open house will be held on Wednesday, November 17th from 6 pm to 7 pm at Building B100, 7400 E. McCormick Ranch Parkway, Scottsdale AZ. Entrance in the rear of the building.

If you have ant questions, please contact our team at 602-358-4362 or gwill2u@gmail.com. The City of Scottsdale Project Coordinator for this project is Jeff Barnes, who can be reached at 480-312-2376 or jbarnes@scottsdaleaz.gov.

Thank You.

Sincerely,



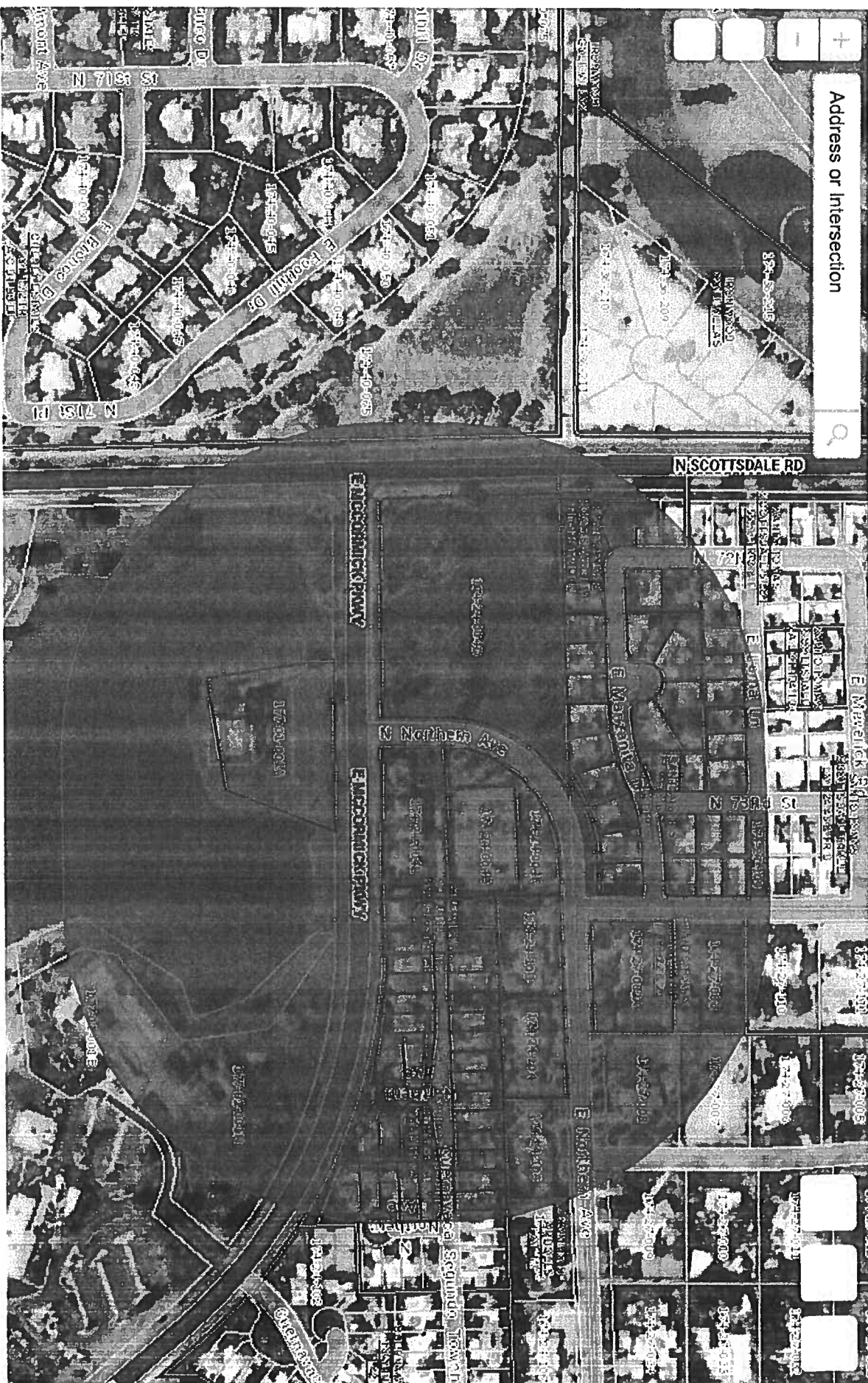
Greg Williams
Planning Consultant



Maricopa County Assessor's Office

Parcel Viewer

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Owner	MAIL_ADDR1	MAIL_CITY	MAIL_MAIL_ZIP
ARIZONA PUBLIC SERVICE CO	P O BOX 53999 MS 9565	PHOENIX	AZ 85072
MCCORMICK RANCH PROPERTY OWNERS ASSN INC	9248 N 94TH ST	SCOTTSDALE	AZ 85258
MCCORMICK RANCH PROPERTY OWNERS ASSN INC	9248 N 94TH ST	SCOTTSDALE	AZ 85258
PHOENIX DRAGON GE LLC	PO BOX 13720	SCOTTSDALE	AZ 85267
NUEVA VIDA INVESTMENTS LLC	7001 N SCOTTSDALE RD STE 1020	SCOTTSDALE	AZ 85253
WRIGHT CHRISTINE ANN/WALGER TIMOTHY BRUCE	440 GORDON AVE	WEST VANOVER	BC VTT1P3
EATON BRIAN J/LISA V	7500 E MCCORMICK PKWY NO 48	SCOTTSDALE	AZ 85258
ANDREW AND FRANCEEN MEBANE REVOCABLE TRUST	7500 E MCCORMICK PKWY LOT 49	SCOTTSDALE	AZ 85258
KENT DONNA JENNIE	7500 E MCCORMICK PKWY UNIT 50	SCOTTSDALE	AZ 85258
ROBERTT AAND PAULA SMALLEY JR AGREEMENT OF TRUST	50 CLUB HOUSE RD	KEY LARGO	FL 33037
HARLEY AND SANDRA BARNES TRUST	7500 E MCCORMICK PKWY NO 52	SCOTTSDALE	AZ 85258
TEMPLETON REVOCABLE LIVING TRUST	7500 E MCCORMICK PKWY UNIT 53	SCOTTSDALE	AZ 85258
THOMAS JOHN R/MARJORIE D	7500 E MCCORMICK PKWY LOT 54	SCOTTSDALE	AZ 85258-2914
JEAN ANN JENKINS REVOCABLE TRUST	7500 E MCCORMICK PKWY UNIT 55	SCOTTSDALE	AZ 85258
AUCH PATRICIA H	7500 E MCCORMICK PKWY NO 56	SCOTTSDALE	AZ 85253
DONNA ZOLLNER TRUST	7500 E MCCORMICK PKWY UNIT 57	SCOTTSDALE	AZ 85258
RONALD MCRAE TRUST/MARILYN MCRAE TRUST	7500 E MCCORMICK PKWY LOT 58	SCOTTSDALE	AZ 85258
GENTRY SUZANNE HARRIS	7500 E MCCORMICK PKWY UNIT 59	SCOTTSDALE	AZ 85258
FIORAMONTI JERRY MICHAEL/KNAPP IRENE A/SHILLINGTON KELLEY	7500 E MCCORMICK PKWY UNIT 60	SCOTTSDALE	AZ 85258
LILLA ABEGG-SWANSON REVOCABLE LIVING TRUST	1 SAINT FRANCES CT	DANA POINT	CA 92629
COOPER KIMBERLEE A/THOMAS J TR	7500 E MCCORMICK PKWY STE 64	SCOTTSDALE	AZ 85258
HAZELWOOD GAIL C	7500 E MCCORMICK PKWY NO 65	SCOTTSDALE	AZ 85258
SHANE C ALBERS TRUST	7500 E MCCORMICK PKWY LOT 66	SCOTTSDALE	AZ 85258
KOGI HAUSER TRUST	6510 S HAZELTON LN UNIT 108	TEMPE	AZ 85283
HAYE JOHN S	436 BOSTWICK AVE	JANESVILLE	WI 53545
ROBERT J DUNN FAMILY TRUST	4527 N 56TH ST	PHOENIX	AZ 85018
J RUSSELL SKELTON AND JILL C SKELTON TRUST	7500 E MCCORMICK PKWY LOT 70	SCOTTSDALE	AZ 85258
NELSON FAMILY TRUST	7500 E MCCORMICK PKWY NO 71	SCOTTSDALE	AZ 85258
FREDERICK K LUTGENS LIVING TRUST/NANCY L LUTGENS LIVING TR	7500 E MCCORMICK PKWY LOT 72	SCOTTSDALE	AZ 85258
RADTIKE CAROL A TR	7500 E MCCORMICK PKWY NO 73	SCOTTSDALE	AZ 85258
KENT BURNS RAMBLER INC	5602 E CHENEY DR	PARADISE VALLEY	AZ 85253
CAMP KAREN S/TERP DIANNE M	7500 E MCCORMICK PKWY	SCOTTSDALE	AZ 85258
COLONIA ENCANTADA HOMEOWNERS ASSN INC	7500 E MCCORMICK PKWY	SCOTTSDALE	AZ 85258

COLONIA ENCANTADA HOMEOWNERS ASSN INC	7500 E MCCORMICK PKWY	SCOTTSDALE	AZ	85258
GREGG CARO C TR	7500 E MCCORMICK PKWY #61	SCOTTSDALE	AZ	85258
COMPTON CAROLYN CORLIES	7500 E MCCORMICK PKWY VILLA 62	SCOTTSDALE	AZ	85258
COLONIA ENCANTADA HOMEOWNERS ASSN INC	1834 E BASELINE RD #102	TEMPE	AZ	85283
COLONIA ENCANTADA HOMEOWNERS ASSN INC	7500 E MCCORMICK PKWY	SCOTTSDALE	AZ	85258
COLONIA ENCANTADA HOMEOWNERS ASSN INC	7500 E MCCORMICK PKWY	SCOTTSDALE	AZ	85258
PEROTIN VERONICA PATRICIA	PO BOX 6289	SCOTTSDALE	AZ	85261
DANBOISE SCOTT/DEBORAH	7307 E MANZANITA DR	SCOTTSDALE	AZ	85258
MINKIN KELLY	7301 E MANZANITA DR	SCOTTSDALE	AZ	85258
PINO MICHELE MARIE	7269 E MANZANITA DR	SCOTTSDALE	AZ	85258
SULLIVAN BARBARA A (IMPS)	7263 E MANZANITA DR	SCOTTSDALE	AZ	85258
HATTAWAY STANLEY R/CATHERINE STEIN	7257 E MANZANITA DR	SCOTTSDALE	AZ	85258
JANA GOLDSICH REVOCABLE TRUST	7251 E MANZANITA DR	SCOTTSDALE	AZ	85258
BARKER ROBERT L/PAMELA L (LEASE)	7245 E MANZANITA DRIVE	SCOTTSDALE	AZ	85258
STEWART FAMILY LIVING TRUST	7239 E MANZANITA WY	SCOTTSDALE	AZ	85258
LALLEY TRUST	7240 E MANZANITA DR	SCOTTSDALE	AZ	85258
WELL-OFF LIVING TRUST	7246 E MANZANITA DR	SCOTTSDALE	AZ	85258
BEISSER LAURA F/BENOIT D/WILLIAM T/DEANNA D	11625 E CORTEZ DR	SCOTTSDALE	AZ	85259
ANDERSON PAUL KEITH/ILARIA BARION	7258 E MANZANITA DR	SCOTTSDALE	AZ	85258
SANDERS LIVING TRUST (LEASE)	2628 BOBWHITE TRL	EDMOND	OK	73025-2371
DENNY FAMILY TRUST	8012 N 73RD ST	SCOTTSDALE	AZ	85258
CECE CLAUDIO REVOCABLE LIVING TRUST	8019 N 73RD ST	SCOTTSDALE	AZ	85258
73RD STREET TRUST	8013 N 73RD ST	SCOTTSDALE	AZ	85258
SMITH TIMOTHY A/SARAH J	8002 E DEL JOYA	SCOTTSDALE	AZ	85258
SHINDLER SCOTT/TORGRIMSON PAMELA	11109 E CLINTON ST	SCOTTSDALE	AZ	85259
STRANSKY JOHN E/PAMELA	18084 WESTMINSTER DR	LAKE OSWEGO	OR	97034
LUBE ANTHONY T	8020 N 73RD PL	SCOTTSDALE	AZ	85258
ARIZONA TITLE INS & TR CO TR 6513	PO BOX 2270	GILBERT	AZ	85299
SHERMAN SCOTT A/TANIE M	8001 N 73RD PL	SCOTTSDALE	AZ	85258
ELLIS FRANCIS DOLAN (IMPROVEMENTS)	7269 E LOMA LN	SCOTTSDALE	AZ	85252
FOY MARIANN M (LEASE)	10273 N 107TH ST	SCOTTSDALE	AZ	85258
PAUL AND ELLEN FLEMING TRUST	7257 E LOMA LN	SCOTTSDALE	AZ	85258-2743
ARIZONA TITLE INS & TRUST CO	PO BOX 2270	GILBERT	AZ	85299
ZIESMAN CRAIG/SUMNER FRANCINE SUE	7251 E LOMA LN	SCOTTSDALE	AZ	85258

LOMA-BUSH TRUST (IMP)	7245 E LOMA LN	SCOTTSDALE	AZ	85258
JOHNSON DONNA L	8013 N 72ND PL	SCOTTSDALE	AZ	85258
BLAIR GEORGE I/GAYLE G	8007 N 72ND PL	SCOTTSDALE	AZ	85261
NAWAB STEFAN S	7233 E MANZANITA DR	SCOTTSDALE	AZ	85258
HSL SCOTTSDALE LLC	1834 E BASELINE RD SUITE 102	TEMPE	AZ	85283
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CHLN INC (LEASE UNTIL 7/31/2020)	1900 DALROCK RD	ROWLETT	TX	75088

Community Planning & Design

1226 W. Carol Ann Way

Phoenix, Arizona 85023

PHOENIX AZ 852

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NUEVA VIDA INVESTMENTS LLC
7001 N SCOTTSDALE RD STE 1020
SCOTTSDALE, AZ 85253

9-ZN-2022
7/27/2022

NIXIE 850 7E L 0210/26/21

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1226 W. Carol Ann Way

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COLONIA ENCANTADA
HOMEOWNERS ASSN INC
1834 E BASELINE RD #102
TEMPE, AZ 85283

NIXIE 850 7E 1 0210/23/21

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Phoenix, Arizona 85023

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1834 E BASELINE RD SUITE 102
TEMPE, AZ 85283

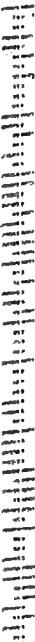
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KENT BURNS RAMBLER INC
5602 E CHENEY DR
PARADISE VALLEY, AZ 85253

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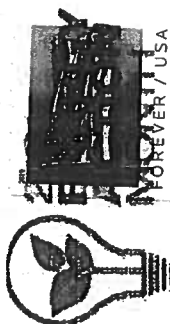
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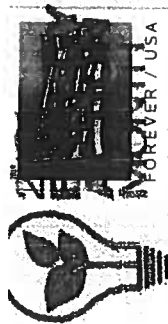
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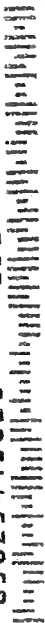
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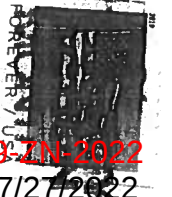
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KENT BURNS RAMBLER INC
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PARADISE VALLEY, AZ 85253

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850 7E 1

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SCOTTSDALE, AZ 85253

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850 7E 1

0219/26/21

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85023-4496

BC: 85023449626 *2314-01247-20-38
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OPEN HOUSE SIGN IN

PARKWAY PLAZA CONDOMINIUM 735-PA-2020

17-Nov-21

NAME

PHONE #

EMAIL

NO ONE ATTENDED