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Re: Shell Gas Station
8225 N Via Paseo Del Norte
Scottsdale, AZ 85258

June, 18, 2023

Re: Site Plan Approval to Existing Gas Station

Dear Sir / Ma'm

The project is to propose Remodeling and Addition to Existing 'Shell Gas Station' (Floor Area 1,560 Sq. Ft. approximately) on the Lot located at 8225 N Via Paseo Del Norte, Scottsdale, Arizona. The scope of work is to include the demolition of the existing Retail 'Kiosk' (180 Sq. Ft.) and to cut a portion of the existing canopy and construct a new Building "Convenience Store". The Owner is proposing this development to enhance the Site and to blend with the adjacent Retail Buildings surrounding the Gas Station and to the convenience catering to the customers' needs. Other Proposed changes to include:

- Additional Landscaping of approximately 627 Sq. Ft. is proposed along the North East Property Line adjacent to the Trash Enclosure. (See attached drawings).
- Replacing the Existing Site Lighting Fixtures with contemporary LED Fixture.
- Increasing the Height of the Dumpster Masonry Enclosure from 4'-0" high to 6'-4" high

The owner shall provide an Alta Survey and Alta Commitment for Title Insurance for the property at the above address. All Conditional Use Permit Applications to be submitted along with the Proposed Site Plan documents. Including an Open Space Plan too as described in the Checklist.

Respectfully;
Art Kalajian RA.

Imad Potres, Design Professional