

CITY COUNCIL REPORT



Meeting Date: December 3, 2024
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Downtown District Health and Fitness Studio Text Amendment 2-TA-2024

Adopt Ordinance No. 4654 to amend the Zoning Ordinance (Ordinance No. 455), Article V., Section 5.3004 (Downtown District Sub-districts - Use Regulations) to allow health and fitness studios as a permitted land use in the Downtown Core (DC) Sub-district.

Goal/Purpose of Request

The applicant's request is to allow health and fitness studio as a permitted land use to the Downtown Core (DC) Sub-district.

Key Items for Consideration

- Property owner-initiated text amendment
- City-wide text amendment - Affects all properties in the City with Downtown District Downtown Core (D/RS and D/DC) zoning (23 parcels with Downtown Core zoning, 270 parcels within Downtown Core boundary)
- Conformance with the Scottsdale General Plan 2035
- Proposed text amendment includes tenant size limitation of 3,000 square feet and that all fitness activities occur indoors
- Public comment received
- Planning Commission heard this case on October 23, 2024 and recommended approval with a 7-0 vote.

OWNER

5th & Marshall LLC, John Vatistas
(917) 822-5398

APPLICANT CONTACT

Whitney Goodwin
(480) 370-6309

LOCATION

City Wide (7045 E. 3rd Avenue - Catalyst site for text amendment)

BACKGROUND

In 1985, the City Council adopted Ordinance 1692 authorizing the creation of the Downtown (D) District. The purpose of the D District is to provide use regulations and development standards to implement the Old Town Plan and Old Town Scottsdale Urban Design & Architectural Guidelines. The Old Town Area is planned as a concentration of a variety of uses in a small geographic area.

Earlier this year, on February 20, 2024, the City Council adopted Resolution 13008, Ordinance 4629, and Resolution 13058, to update the Old Town Scottsdale Character Area Plan and applicable Zoning Ordinance sections related to Old Town development. The general purpose of this update was to address development types (designations, locations, transitions), base and bonus development standards, consideration of development flexibility in the Zoning Ordinance, and the Scottsdale Urban Design & Architectural Guidelines.

Other Related Policies, References:

Scottsdale General Plan 2035, as amended
Old Town Scottsdale Character Area Plan
Zoning Ordinance

APPLICANT'S PROPOSAL

The applicant is proposing to allow the health and fitness studio land use as a permitted use to the Downtown Core Subdistrict in Table 5.3004.D. Currently, health and fitness studio is not a permitted land use in the Downtown Core Sub-district and Downtown Civic Center Sub-district, but is allowed in the Downtown Medical Sub-district, Downtown Multiple Use Sub-district, and Downtown Regional Use Sub-district - all of which make up the majority of the Old Town Area. *As a note, the Retail Specialty Sub-district was converted in 2012 to the Downtown Core Sub-district. All properties with the Retail Specialty Sub-district now adhere to the Downtown Core Sub-district zoning requirements.*

The applicant wishes to operate a health and fitness studio, called PVOLVE, at a specific location, 7045 E. 3rd Avenue, which is zoned Downtown/ Downtown Core Downtown Overlay. To help maintain the core character, the applicant has included two limitations associated with the proposed permitted use of health and fitness studio. The first is that health and fitness studios in the Downtown Core be limited to 3,000 square feet, to match the existing small-scale character and make-up of the Downtown Core area. The second proposed limitation on the land use is

that any health and fitness studio operating in the Downtown Core must have all activities occur within the building. This second limitation is to help avoid activities taking place in parking lots or surrounding street areas that could disturb traffic patterns and create an unsafe interface between pedestrians and vehicles.

IMPACT ANALYSIS

General Plan 2035 & Old Town Character Area Plan

The General Plan promotes land uses and land use patterns that support opportunities for business expansion (Land Use Element Goal LU 6). The proposed text amendment aligns with such by enabling properties within the Downtown/ Downtown Core District to include a new business use of health and fitness studios, while limiting the new use to no more than 3,000 square feet for any one tenant. By allowing the new use to the Downtown Core in a limited fashion, the proposed text amendment would minimize the parking impacts of the use, while encouraging a greater mix of land uses to support a walkable downtown, satisfying the Old Town Scottsdale Character Area Plan.

Land Use

The proposed zoning text amendment would allow for health and fitness studios to operate in the Downtown District's Downtown Core Sub-district within the City. With this text amendment, the land use would be permitted in the Downtown Core, but with two land use limitations to help match the existing small-scale character and make-up of the Downtown Core area.

The first land use limitation would limit tenant space to 3,000 square feet, to align with the compact and lower scale development found in the Downtown Core. Additionally, the 3,000 square-foot limitation aligns with the Downtown Area parking ratio cohort, as the ratio changes after the initial 3,000 square feet for health and fitness studios. The second land use limitation, to contain health and fitness activities within the building, to avoid conflicts between pedestrians and cars, parking, and general traffic in the busy Downtown Core area.

Housing Cost

The approval of the zoning district map amendment proposed by the applicant provides an opportunity for different commercial uses for certain existing commercial properties. In conjunction with state law, staff has considered the scope of the zoning district map amendment, as well as aspects which would affect the cost of construction of housing for sale or rent. Staff has not identified any factors that would substantially impact the cost to construct housing for sale or rent.

Community Involvement

The City of Scottsdale promotes public participation in the development of the built environment and uses multiple public outreach methods. The applicant has complied with the city's suggested best practices for public outreach. Notification regarding the proposed text amendment included 1/8 page ads in the newspaper, postcard notification to properties within 1,250 feet and the City's interested parties list, sign posting at the subject site, and notification through the Planning and Zoning links.

The applicant held two Open House meetings to inform and solicit comment from the public. The Open House meetings were held on May 28, 2024, from 4:45-5:45pm, and May 30, 2024, from 4:55-5:45pm, at the Civic Center Library. Per the applicant's report, there were no attendees at the first open house, and three attendees at the second open house, two of which expressed concern and comments. One citizen expressed concern with the parking requirements of the proposed land use and one citizen was curious about how parking requirements would be met, the building occupancy type, and proposed business hours. Staff has received two phone calls, from the same citizen in attendance at the open house, with concerns on how parking requirements will be met at this site and affected sites by the proposed text amendment.

Required parking for a property in the Downtown District can be fulfilled in a variety of ways. Some examples include parking spaces provided on the subject parcel, remote parking agreements, previous improvement district credits, or through leasing parking in-lieu credits.

For the subject site located at 7045 E. 3rd Avenue, the property owner will need to meet the increased parking requirement via one or a combination of those options. From a practical standpoint, there are 18 parking spaces on site, street parking available adjacent to the site, and the 5th Avenue parking garage, which is near to the site, as listed in the Applicant's Narrative.

Community Impact

The proposed text amendment does not fundamentally change the mixed-use nature of the Downtown Core Sub-district, nor does it affect any of the property development standards of the overall Downtown District. The text amendment is not anticipated to impact properties within or surrounding the Downtown Core Sub-district and is consistent with the purpose of the Downtown District to preserve the diverse collection of vibrant mixed-use districts, support economic vitality, and to continue to have Old Town Scottsdale recognized as a premier destination. Approval of this text amendment will affect all properties in the city with Downtown District Downtown Core Sub-district zoning.

Policy Implications

Approval of the proposed text amendment will allow for health and fitness studios to be a permitted land use in the Downtown Core Sub-district, with land use limitations. The proposal is consistent with the Mixed-Use Neighborhood General Plan Land Use Designation and Old Town Scottsdale Character Area Plan to encourage new development and redevelopment to enhance the Downtown Core as a tourist destination, while respecting patterns of small lot development and ground level land uses.

OTHER BOARDS AND COMMISSIONS

Planning Commission:

Planning Commission heard this case on October 23, 2024 and recommended approval with a 7-0 vote. There were two public speakers. The first speaker had concerns with the proposed land use of health and fitness studios and associated parking and the second speaker, also the building owner of the subject site, spoke to the variety of uses in the building and how the various business hours did not result in a parking concern.

Staff's Recommendation to Planning Commission

Staff recommended that the Planning Commission determine that the proposed text amendment is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval.

STAFF RECOMMENDATION

Recommended Approach:

Adopt Ordinance No. 4654 to amend the Zoning Ordinance (Ordinance No. 455), Article V., Section 5.3004 (Downtown District Sub-districts - Use Regulations) to allow health and fitness studios as a permitted land use in the Downtown Core (DC) Sub-district.

RESPONSIBLE DEPARTMENT

Planning and Development Services

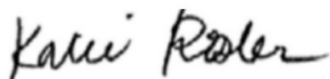
Current Planning Services & Long Range Planning Services

STAFF CONTACTS

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APPROVED BY



Katie Posler, Senior Planner, Report Co-Author

11/6/2024

Date



Ben Moriarity, Senior Planner, Report Co-Author

11/7/2024

Date



Tim Curtis, AICP, Current Planning Director
Planning Commission Liaison
Phone: 480-312-4210 Email: tcurtis@scottsdaleaz.gov

11/14/2024

Date



Erin Perreault, AICP, Executive Director
Planning and Development Services
Phone: 480-312-7093 Email: eperreault@scottsdaleaz.gov

11/15/2024

Date

ATTACHMENTS

1. Ordinance No. 4654
Exhibit A: Downtown Core Use Regulations Text Amendment
2. Applicant's Narrative
3. Community Involvement Report
4. Old Town Future Land Use Map
5. Downtown Core Map
6. City Notification Map
7. October 23, 2024 Planning Commission Meeting Minutes
8. Public Comments (Request to speak cards from Planning Commission)

ORDINANCE NO. 4654

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, FOR THE PURPOSE OF AMENDING ARTICLE V SECTION 5.3004 (USE REGULATIONS) OF THE DOWNTOWN (D) DISTRICT, TO ALLOW HEALTH AND FITNESS STUDIOS AS A PERMITTED LAND USE IN THE DOWNTOWN CORE (DC) SUB-DISTRICT AS PROVIDED IN CASE NO. 2-TA-2024.

WHEREAS, the City of Scottsdale wishes to amend the Zoning Ordinance regarding Article V Section 5.3004 (Use Regulations) of the Downtown (D) District, to allow for health and fitness studios as a permitted land use in the Downtown Core (DC) Sub-district; and

WHEREAS, the Planning Commission held a public hearing on October 23, 2024; and considered a text amendment to the Zoning Ordinance of the City of Scottsdale, Case No. 2-TA-2024; and

WHEREAS, the City Council has considered the probable impact of Zoning Ordinance No. 4654 on the cost to construct housing for sale or rent; and

WHEREAS, the City Council has determined that the subject Zoning Ordinance amendment is in conformance with the General Plan.

BE IT ORDAINED by the Council of the City of Scottsdale as follows:

Section 1. That the Zoning Ordinance of the City of Scottsdale Article V Section 5.3004 (Use Regulations) of the Downtown (D) District is hereby amended as specified in that certain document entitled "Downtown District Health and Fitness Studio Text Amendment" attached as **Exhibit A** to this Ordinance, and hereby referred to, adopted, and made a part hereof as if fully set out in this Ordinance. New text in **Exhibit A** is represented by grey shading.

Section 2. If any section, subsection, sentence, clause, phrase or portion of this ordinance or any part of the code adopted herein is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this _____ day of _____, 2024.


ATTEST:

CITY OF SCOTTSDALE, an Arizona municipal corporation

By: _____
Ben Lane
City Clerk

By: _____
David D. Ortega
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:  _____
Sherry R. Scott, City Attorney
By: Joe Padilla, Deputy City Attorney

DOWNTOWN DISTRICT HEALTH AND FITNESS STUDIO TEXT AMENDMENT

That the Zoning Ordinance of the City of Scottsdale, ARTICLE V. – DISTRICT REGULATIONS, Section 5.3004., is amended as follows with all new language depicted in grey shading:

Sec. 5.3004. Use regulations.

- A. Changes to properties after December 31, 2012 shall comply with the regulations of the sub-districts shown in Table 5.3004.A.

Table 5.3004.A. Sub-districts after December 31, 2012	
Sub-district on or before December 31, 2012	Sub-district after December 31, 2012
Retail Specialty (RS)	Downtown Core (DC)
Office/Commercial (OC)	Downtown Multiple Use (DMU)
Office/Residential (OR)	Downtown Multiple Use (DMU)
Regional Commercial Office (RCO)	Downtown Regional Use (DRU)
Residential/Hotel (RH)	Downtown Multiple Use (DMU)
Medical (M)	Downtown Medical (DM)
Civic Center (CC)	Downtown Civic Center (DCC)
Residential High Density (RHD)	Downtown Multiple Use (DMU)

- B. Drive-through and drive-in services are not permitted in the Old Town Area.
- C. Temporary buildings, structures and mobile vendors are only allowed on a property as accessory to construction work on the property, and shall be promptly removed upon completion of construction work or the Zoning Administrator's request.
- D. Downtown District Land Use Table.
1. *Permitted uses.* Buildings, structures, or premises shall be used and buildings and structures shall hereafter be erected, altered, or enlarged only for the following uses:
 - a. Any use shown as permitted (P) in Table 5.3004.D., subject to the limitations as listed.
 2. *Uses permitted by conditional use permit.*
 - a. Any use shown as permitted by conditional use permit (CU) in Table 5.3004.D., subject to the limitations as listed, and any additional conditional use permit criteria.

Table 5.3004.D. Land Uses for Each Sub-district of the Downtown District					
Land use	Downtown Core (DC) Sub-district	Downtown Civic Center (DCC) Sub-district	Downtown Medical (DM) Sub-district	Downtown Multiple Use (DMU) Sub-district	Downtown Regional Use (DRU) Sub-district
Adult use				CU	CU
After hours establishment				CU	CU
Ambulance service			P		
Bar	CU	CU		CU	CU
Big box					P
Civic and social organization		P		P	P
Cultural institution	P	P	P	P	P
Day care center			P	P	
Dwelling unit	P(1)	P	P	P	P
Educational service—elementary and secondary school					CU
Educational service—other than elementary and secondary school	P		P	P	P
Financial institution	P		P	P	P
Funeral home and funeral service				CU	CU
Game center and/or pool hall				CU	CU
Health and fitness studio	P (5)		P	P	P
Helipad			P		CU
Hospital			P	P	P

Live entertainment	CU	CU		CU	CU
Medical diagnostic laboratory			P	P	P
Multimedia production				CU	CU
Municipal use	P	P	P	P	P
Office	P	P	P	P	P
Personal care service	P	P	P	P	P
Pet care service				P(3)	P(3)
Place of worship	P			P	P
Public utility buildings, structures or appurtenances thereto for public service uses			CU	CU	CU
Residential health care facility (minimal and specialized)			P	CU	P
Restaurant	P	P	P	P	P
Retail	P	P	P	P	P
Theater	P(2)	P(2)		P(2)	P(2)
Travel accommodation		P	P	P	P
Vehicle leasing, rental, and sales				CU	CU
Veterinary service			P(3)	P(3)	P(3)
Wireless communication facility, Type 1, 2, and 3	P (4)	P (4)	P (4)	P (4)	P (4)
Wireless communication facility, Type 4	CU (4)	CU (4)	CU (4)	CU (4)	CU (4)
Work/live	P	P	P	P	P

Limitations on uses:

1. A dwelling unit shall not occupy more than thirty-five (35) percent of the first floor area.
2. A theater with live entertainment is subject to a Conditional Use Permit.
3. All facilities are within a soundproof building. However, outdoor activities are permitted if:
 - a. An employee or pet owner shall accompany an animal at all times when the animal is outside the building.
 - b. The property owner/operator maintains all outdoor areas in a clean and sanitary condition, including immediate and proper disposal of animal waste.
 - c. The outdoor areas are set back at least one hundred (100) feet from any lot line abutting a residential district, or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits.
 - d. There is no outdoor kennel boarding.
4. Refer to Article VII.
5. Health and fitness studios within the Downtown Core:
 - a. Shall be limited to 3,000 square feet, and
 - b. All health and fitness activities shall take place within the building.

REQUEST

The request is for a Text Amendment to the Code of Ordinances, Appendix B - Basic Zoning Ordinance, Article V. - District Regulations Sec. 5.3004. Use regulations. Specifically, to allow health and fitness studios as a permitted land use within the Downtown Core (DC) sub-district and noted as such in Table 5.3004.D., Land Uses for Each Sub-district of the Downtown District with the following limitations:

- a) The size of health and fitness studios within the Downtown Core shall be limited to 3,000 square feet, and
- b) All health and fitness activities shall take place within the building.

No other text changes are proposed.

BACKGROUND

5th & Marshall, LLC is the owner of 7045 E 3rd Avenue and has designated me, Whitney Goodwin, as the Agent/Applicant for this Text Amendment. My business partner, Jeanine Yonushonis, and I are potential tenants at 7045 E 3rd Ave and wish to open a boutique fitness studio focusing on functional movement exercise and women's health. The building is zoned as D/RS-1 DO, which places it in the Downtown/Downtown Core ("D/DC") sub-district. D/DC does not currently include health and fitness studios as a permitted use. Our Text Amendment proposal is to amend Table 5.3004.D., Land Uses for Each Sub-district of the Downtown District to include "health and fitness studio" as a permitted use in the Downtown Core sub-district.

We have discussed our proposed use with the property owner as well as the owner of the existing personal care services in the building, and we believe the addition of health and fitness will promote an engaging resident and visitor experience and enhance an active streetscape while maintaining the character of the Downtown Core sub-district. The nature of fitness, health and wellness aligns with the goals and intention of the Downtown Core Development Plan by:

- Adding to the diverse collection of vibrant mixed-use pedestrian-oriented storefronts

ATTACHMENT #2

- Providing a unique experience for patrons that activates the streetscape while enhancing the health and economic vitality of Old Town Scottsdale
- Supporting a high-quality urban development pattern and blending with the existing character of the revitalized buildings
- Promoting reinvestment in Downtown through emerging health and fitness concepts, studios and patrons complementary to the surrounding retail and personal care businesses

Specifically, we understand the Old Town Character Area Plan (OTCAP) Policy LO 2.1 describes the area as having uses such as specialty retail and a regional tourist destination. Our fitness studio and PVOLVE brand blend with the fabric of the community and character of the area through name recognition, retail sale of our patented equipment, and sale of custom apparel only offered in our studio. We are considered a boutique fitness studio, but visitors will recognize PVOLVE as a brand that reaches across the U.S. and Canada with locations in New York, Chicago, LA, San Diego, Nashville, Calgary and many more. Visitors familiar with the brand and method will be able to experience and benefit from having a location in a premier tourist destination such as Scottsdale. Most notably, PVOLVE brings:

- Attraction through our highly recognized celebrity partner, Jennifer Aniston, as the face of our brand focusing on a highly desirable health-conscious demographic with \$75,000+ median household income
- Member demographics that are synergistic with the surrounding businesses including high end retailers, galleries, beauty salons, spas, restaurants and clothing boutiques
- Consistent flow of patrons to benefit surrounding businesses with members visiting the studio multiple times per week
- Appeal to the active and healthy population inherent to the area, offering a one-of-a-kind boutique fitness method not found at other studios and providing residents and visitors with a unique experience

As small business owners and lifelong local residents, our mission is to improve the lives of our members and strengthen the health and vitality of our community while honoring the character of our city.

BUSINESS OPERATIONS

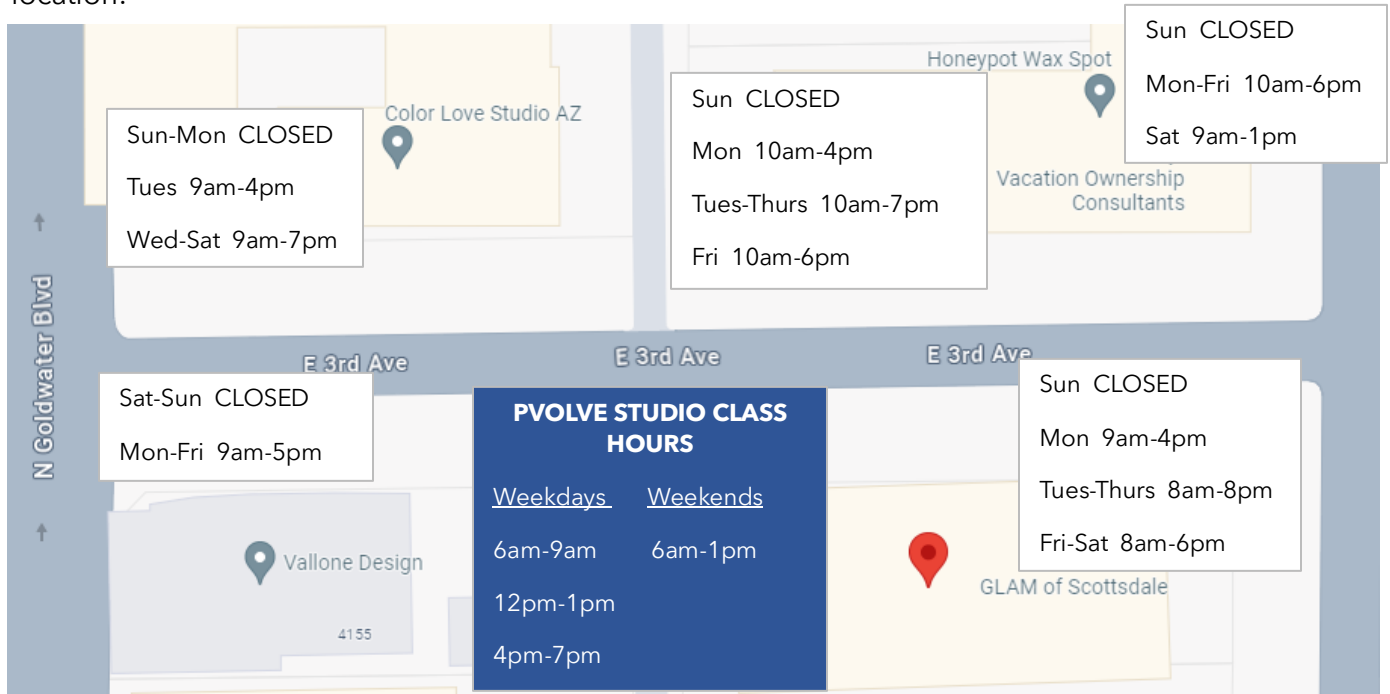
Our fitness studio, PVOLVE, would offer group classes and private sessions as well as retail sales of fitness equipment and apparel. The PVOVLE method combines specialized, patented equipment with intense low-impact movements. The magic is functional fitness, which works with the body's biomechanics and mimics everyday movement. The method uses all ranges of motion and incorporates core-engaging balance and full-body strengthening to keep the body active and less prone to injury. Our patented equipment, part of our retail component, was developed with PVOLVE's Clinical Advisory Board and tested in clinical studies. Our trainers demonstrate and educate class participants on the benefits of our equipment and the purpose behind each movement.

Group classes would be offered daily, primarily in the early morning and early evening hours; weekday morning classes from 6:00 AM to 9:00 AM and evening classes from 4:00 PM to 7:00 PM. Midday classes will also be offered on weekdays from 12:00 PM to 1:00 PM. Weekend classes would also begin at 6:00 AM but conclude at 1:00 PM. While we will be open for business in between classes for private training and retail sales, we expect minimal traffic and patrons. We will have two to three employees present during all business hours.

The building occupancy at 7045 E 3rd Avenue is 1 person for every 50 square feet (Commercial B Occupancy). Our proposed studio space is 2,668 gross square feet with a maximum occupancy of 54 persons. However, we expect less than half of that occupancy during our peak hours as our group classes will only allow for a maximum of 21 participants and 1 instructor per class. The reception and retail area will have 1-2 employees at any given time, which brings our expected maximum occupancy to 24 persons (47% of the allowed occupancy).

We understand the Downtown Core area can become congested at certain times of the day, and we will encourage our patrons to use alternate means of transportation such as biking, walking or the Downtown Trolley. We've provided additional detail on alternative means of transportation in the Parking Requirements supporting documentation included with our application package.

In addition to our parking analysis, parking demand survey, walkability and alternative transportation analysis included with our application package, we have also researched the surrounding businesses hours of operation to determine peaks traffic hours surrounding our location:



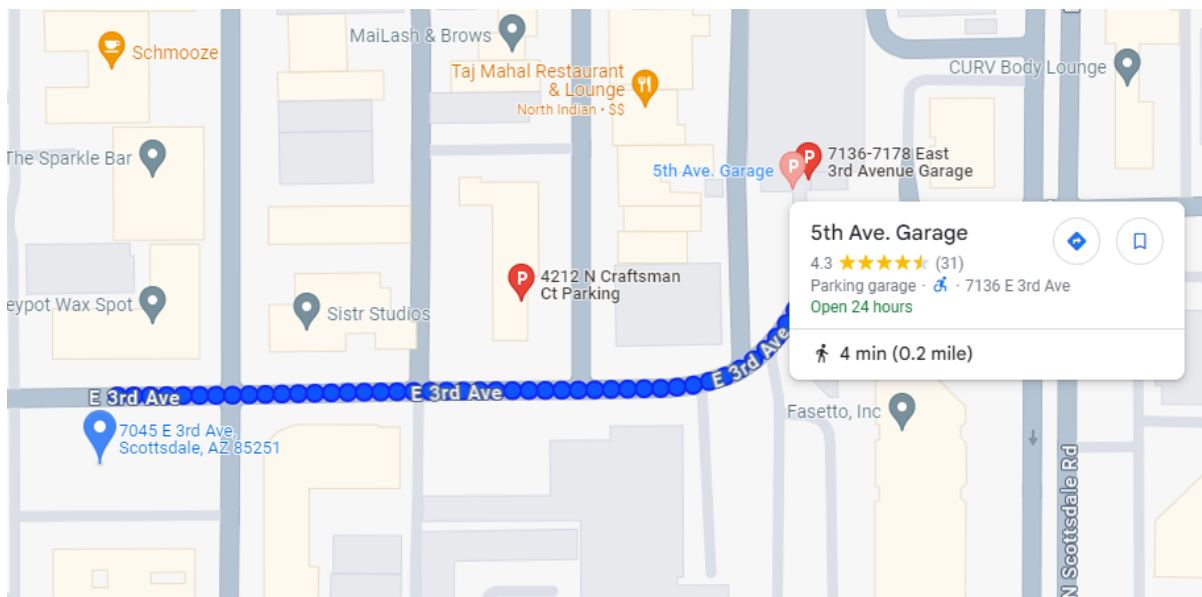
As we share the on-site parking with the existing personal care business, we wanted to make sure the business hours in common were manageable with parking. We determined that our class hours overlap with the existing business' hours for 5 hours a day, Tuesday through Saturday and 1 hour on Monday. There is no overlap on Sunday with the shared building business as well as the neighboring businesses as they are closed all day.

A daily breakdown of common class and neighboring business hours is included below:

- Mon 1 HR (one hour midday/noon)
- Tues-Thurs 5 HRS (one hour in morning, one hour at noon, three hours in evening)
- Fri-Sat 4 HRS (three hours in morning, one hour in afternoon)
- Sun 0 HR (surrounding businesses closed all day)

The Parking Demand Survey included in the application package reflects an average of 10 available on-street parking spaces during the time periods of peak activity noted above. The survey also noted an average of 13 on-site spaces available during peak times as well.

In addition to the on-site and adjacent street parking, free public parking is available 24 hours a day at the 5th Ave Garage located 0.2 miles east of our proposed location, or approximately a 4-minute walk. The parking garage provides 620 covered spaces, including 5 handicap spaces.



Based on our observations and expected occupancy in the studio, we believe there is sufficient parking on-site, on adjacent streets and in the nearby public parking structure.

CITIZEN REVIEW REPORT

Map of neighbors within 1,250 feet of 7045 E 3rd Avenue that were mailed an Open House invitation via 1st class letter (attached hereto),

List of city's interested parties and neighbors within 1,250 of property that were mailed an Open House invitation (attached hereto),

Copy of the Open House invitation letter, including dates and locations of two Open House meetings conducted (attached hereto),

Newspaper advertisement and affidavit (attached hereto),

Open House sign-in sheet for May 28, 2024 and May 30, 2024 (attached hereto),

Citizen comments received:

a. May 28, 2024

No attendance, no comments received

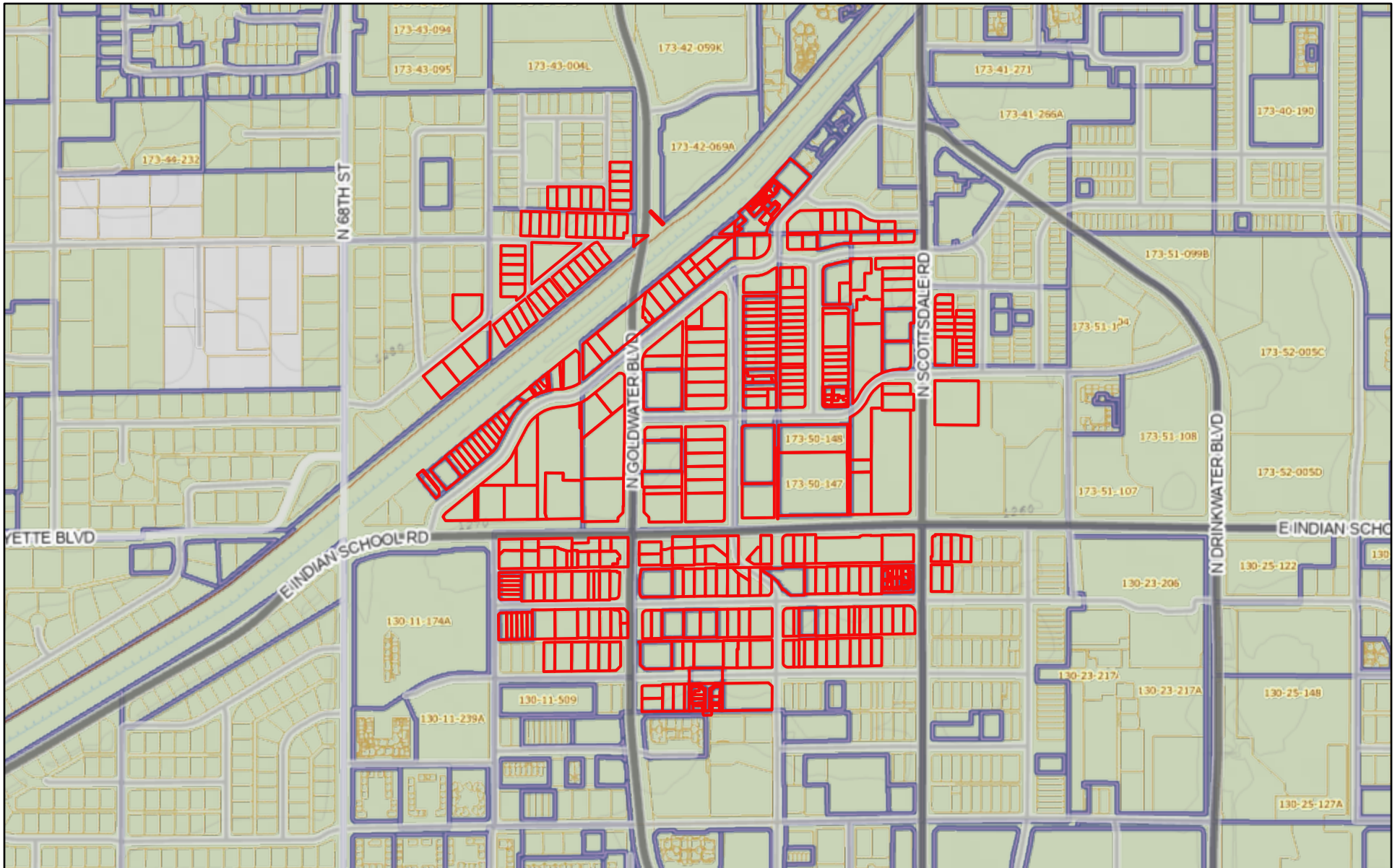
b. May 30, 2024

Open House was attended by three individuals, two of which shared comments/concerns:

1. Tom Frenkel shared his concern with parking related to fitness use. His concern is that the use requires too much parking in an area where parking is limited. He shared his personal negative experience with a fitness use near a property he owned outside of the Downtown Core sub-district (area of impact for our proposed text amendment).
To address Mr. Frenkel's parking concerns, we have included a parking demand survey and detailed parking information for our specific location with our application.
2. Barney Gonzales did not have a specific concern but was interested in our plan to satisfy parking requirements as well as anticipated occupancy and business hours. We have included detailed information on occupancy and business hours in our Narrative submitted with the application.

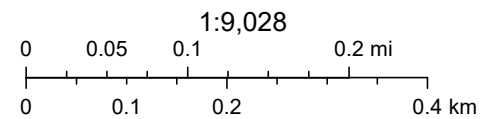
ATTACHMENT #3

Map



May 13, 2024

 Override 1



Maricopa County GIO, Maricopa County Assessor's Office

Owner/Interested Party	Property Address	Mailing Address
1ST AVE SCOTTSDALE LLC	4020 N SCOTTSDALE RD SCOTTSDALE 85251	1234 E 17TH ST SANTA ANA CA USA 92701
4020 N SCOTTSDALE LLC	4020 N SCOTTSDALE RD 3009 SCOTTSDALE 85251	15844 N 51ST PL SCOTTSDALE AZ USA 85254
4110 OLD TOWN LLC	4110 N SCOTTSDALE RD SCOTTSDALE 85251	11225 W BERNARDO CT STE 100 SAN DIEGO CA USA 92127
4110 OLD TOWN LLC	7140 E INDIAN SCHOOL RD SCOTTSDALE 85251	11225 W BERNARDO CT STE 100 SAN DIEGO CA USA 92127
4200 MARSHALL WAY LLC	4200 N MARSHALL WAY SCOTTSDALE 85251	7240 N BROOKVIEW WY SCOTTSDALE AZ USA 85253
4200 MARSHALL WAY LLC	4243 N MARSHALL WAY SCOTTSDALE 85251	7240 N BROOKVIEW WY SCOTTSDALE AZ USA 85253
4211 MARSHALL LLC	4211 N MARSHALL WAY SCOTTSDALE 85251	4211 N MARSHALL WAY STE 200 SCOTTSDALE AZ USA 85251
4221 - ASSOCIATES AZ LLC	4234 N WINFIELD SCOTT SCOTTSDALE 85251	PO BOX 546 OKOBOJI IA USA 51355
4221-ASSOCIATES AZ LLC	4216 N WINFIELD SCOTT SCOTTSDALE 85251	11 S CENTRAL AVE UNIT 1408 PHOENIX AZ USA 85004
4221-ASSOCIATES AZ LLC	4221 N SCOTTSDALE RD SCOTTSDALE 85251	11 S CENTRAL AVE UNIT 1408 PHOENIX AZ USA 85004
4221-ASSOCIATES AZ LLC	4223 N SCOTTSDALE RD SCOTTSDALE 85251	11 S CENTRAL AVE UNIT 1408 PHOENIX AZ USA 85004
4228 CRAFTSMAN COURT LLC	4228 N CRAFTSMAN CT SCOTTSDALE 85251	6929 N HAYDEN RD C4-455 SCOTTSDALE AZ USA 85250
4242 SCOTTSDALE LLC	4246 N SCOTTSDALE RD SCOTTSDALE 85251	4240 N BROWN AVE SCOTTSDALE AZ USA 85251
4242 SCOTTSDALE LLC	4250 N SCOTTSDALE RD SCOTTSDALE 85251	4240 N BROWN AVE SCOTTSDALE AZ USA 85251
5TH & MARSHALL LLC	4150 N MARSHALL WAY SCOTTSDALE 85251	6831 E 5TH AVE SCOTTSDALE AZ USA 85251
5TH & MARSHALL LLC	7045 E 3RD AVE SCOTTSDALE 85251	6831 E 5TH AVE SCOTTSDALE AZ USA 85251
5TH AVENUE PARTNERS LLC/EQUITABLE HOME MORTGAGE INC	6831 E 5TH AVE SCOTTSDALE 85251	6925 E 5TH AVE STE 305 SCOTTSDALE AZ USA 85251
5TH AVENUE SCOTTSDALE LLC	7158 E 5TH AVE SCOTTSDALE 85251	7136 E 6TH AVE SCOTTSDALE AZ USA 85251
6902 FLEETWOOD LLC	6902 E 1ST AVE SCOTTSDALE 85251	6902 E 1ST AVE SCOTTSDALE AZ USA 85251
6920 E 1ST AVENUE LLC	6920 E 1ST AVE SCOTTSDALE 85251	2933 N HAYDEN RD SCOTTSDALE AZ USA 85251
6934 E 1ST AVE LLC	6934 E 1ST AVE SCOTTSDALE 85251	833 N JEFFERSON ST MILWAUKEE WI USA 53202
6934 E 1ST AVE LLC	6944 E 1ST AVE SCOTTSDALE 85251	833 N JEFFERSON ST MILWAUKEE WI USA 53202
6962 E 1ST AVENUE LLC	6950 E 1ST AVE SCOTTSDALE 85251	833 N JEFFERSON ST MILWAUKEE WI USA 53202
6962 E 1ST AVENUE LLC	6956 E 1ST AVE SCOTTSDALE 85251	833 N JEFFERSON ST MILWAUKEE WI USA 53202
6962 E 1ST AVENUE LLC	6962 E 1ST AVE SCOTTSDALE 85251	833 N JEFFERSON ST MILWAUKEE WI USA 53202
7017 MAIN STREET LLC	7017 E MAIN ST SCOTTSDALE 85251	4414 N CIVIC CENTER PLZ SCOTTSDALE AZ USA 85251
7017 MAIN STREET LLC	7021 E MAIN ST SCOTTSDALE 85251	4414 N CIVIC CENTER PLZ SCOTTSDALE AZ USA 85251
7033 E MAIN STREET LLC	7033 E MAIN ST SCOTTSDALE 85251	3104 E CAMELBACK RD PMB PHOENIX AZ USA 85016
7116 E FIRST AVE LLC	7116 E 1ST AVE 201 SCOTTSDALE 85251	7116 E 1ST AVE STE 101 SCOTTSDALE AZ USA 85251
7116 E FIRST AVE LLC	7120 E 1ST AVE SCOTTSDALE 85251	7116 E 1ST AVE STE 101 SCOTTSDALE AZ USA 85258
7119 LLC	7119 E 1ST AVE SCOTTSDALE 85251	2801 E CAMELBACK RD STE 450 PHOENIX AZ USA 85016
7150 MAIN STREET GALLERY LLC	7156 E MAIN ST SCOTTSDALE 85251	7175 E CAMELBACK RD UNIT 703 SCOTTSDALE AZ USA 85251
ABE DEVELOPMENTS LLC	7015 E 1ST AVE SCOTTSDALE 85251	8776 E SHEA BLVD STE 106-310 SCOTTSDALE AZ USA 85260
ADAMS RIB L L C	6926 E 1ST AVE SCOTTSDALE 85251	100001 PINNACLE PEAK SCOTTSDALE AZ USA 85255
ADAM'S RIB L L C	6945 E INDIAN SCHOOL RD SCOTTSDALE 85251	22228 CALLE ROYALE SCOTTSDALE AZ USA 85255
AGGARWAL ROHIT	4020 N SCOTTSDALE RD 3007 SCOTTSDALE 85251	4020 N SCOTTSDALE RD 3007 SCOTTSDALE 85251
AGNESE UDINOTTI LIVING TRUST THE	4215 N MARSHALL WAY SCOTTSDALE 85251	4215 N MARSHALL WAY SCOTTSDALE AZ USA 85251
ALEXANDER CHARLES M/BETH TR	4222 N 69TH PL SCOTTSDALE 85251	4222 N 69TH PL ARIZONA AZ USA 85251
ANDERSON FAMILY REVOCABLE LIVING TRUST	6941 E LAFAYETTE BLVD SCOTTSDALE 85251	6941 E LAFAYETTE BLVD SCOTTSDALE AZ USA 85251

Owner/Interested Party	Property Address	Mailing Address
ANTHONY G SIEGLE AND CYNTHIA D SIEGLE TRUST	6938 E EXETER BLVD SCOTTSDALE 85251	6938 E EXETER BLVD SCOTTSDALE AZ USA 85251
ANTIAGING AND WELLNESS INSTITUTE PLLC	4141 N GOLDWATER BLVD SCOTTSDALE 85251	945 PLAYA DEL NORTE UNIT 5012 TEMPE AZ USA 85281
ANTIGUA INVESTMENTS INC	7050 E MAIN ST SCOTTSDALE 85251	7056 E MAIN ST SCOTTSDALE AZ USA 85251
ANTIGUA INVESTMENTS INC	7056 E MAIN ST SCOTTSDALE 85251	7056 E MAIN ST SCOTTSDALE AZ USA 85251
ARCERI JEFFREY/DEBRA	4020 N SCOTTSDALE RD 3001 SCOTTSDALE 85251	620 THOMAS ST APT 289 KEY WEST FL USA 330408365
ARTISAN OWNER LLC	7017 E INDIAN SCHOOL RD SCOTTSDALE 85251	510 S NEIL ST CHAMPAIGN IL USA 60180
ARTISAN OWNER LLC	7029 E INDIAN SCHOOL RD SCOTTSDALE 85251	510 S NEIL ST CHAMPAIGN IL USA 60180
ARTISAN OWNER LLC	7033 E INDIAN SCHOOL RD SCOTTSDALE 85251	510 S NEIL ST CHAMPAIGN IL USA 60180
ARTISAN OWNER LLC		510 S NEIL ST CHAMPAIGN IL USA 60180
ARTS DISTRICT DEVELOPMENT I LLC	7039 E MAIN ST SCOTTSDALE 85251	40 CYPRESS CREEK PKWY UNIT 132 HOUSTON TX USA 77090
ARTS DISTRICT DEVELOPMENT I LLC		40 CYPRESS CREEK PKWY UNIT 132 HOUSTON TX USA 77090
ARTS IN OLD TOWNE LLC	7144 E 1ST AVE SCOTTSDALE 85251	1420 E MISSOURI AVE PHOENIX AZ USA 85014
AZ SAMPSON PROPERTIES LLC	6912 E 1ST AVE SCOTTSDALE 85251	30 EDGEMERE RD LYNNFIELD MA USA 01940
BALADI KAMEL S/MARILYN R TR	6830 E 5TH AVE SCOTTSDALE 85251	3233 W PEORIA AVE STE 118 PHOENIX AZ USA 85029
BANK OF SCOTTSDALE THE	4167 N SCOTTSDALE RD SCOTTSDALE 85251	PO BOX 1510 SCOTTSDALE AZ USA 85252
BATHINA MURALI N/JORI	4020 N SCOTTSDALE RD SCOTTSDALE 85251	1240 CANDLERIDGE DR BOISE ID USA 83712
BBCH LLC	4237 N CRAFTSMAN CT SCOTTSDALE 85251	6902 E 1ST AVE SCOTTSDALE AZ USA 85251
BENJAMIN D LEWIS AND JANA L LEWIS TRUST	6909 E 1ST AVE SCOTTSDALE 85251	6909 E 1ST AVE SCOTTSDALE AZ USA 85251
BERNARD CHARLES R	6904 E 1ST AVE SCOTTSDALE 85251	2839 WYANDOT ST DENVER CO USA 80211
BFT BREI INVESTMENTS LLC	4167 N MARSHALL WAY SCOTTSDALE 85251	4167 N MARSHALL WAY SCOTTSDALE AZ USA 85251
BISHOP ON MAIN HOLDINGS LLC	7172 E MAIN ST SCOTTSDALE 85251	3523 N 70TH ST SCOTTSDALE AZ USA 85251
BLACK FAMILY TRUST	6837 E LAFAYETTE BLVD SCOTTSDALE 85251	6837 E LAFAYETTE BLVD SCOTTSDALE AZ USA 85251
BLACK ROCK STUDIO PROPERTIES LLC	6916 E 5TH AVE SCOTTSDALE 85251	6916 E 5TH AVE SCOTTSDALE AZ USA 85251
BNB REAL ESTATE LLC	4130 N MARSHALL WAY SCOTTSDALE 85251	4525 N 66TH ST UNIT 112 SCOTTSDALE AZ USA 85251
BOWMAN LOGAN/LORI	4020 N SCOTTSDALE RD 2002 SCOTTSDALE 85251	3310 E HUBER ST MESA AZ USA 85213
BRIDGE FINANCE LLC	4020 N SCOTTSDALE RD 2006 SCOTTSDALE 85251	4751 WILSHIRE BLVD LOS ANGELES CA USA 90010
BROOKS BUILDERS INC	7107 E 6TH AVE SCOTTSDALE 85251	2323 W UNIVERSITY DR TEMPE AZ USA 85281
BROOKS BUILDING INC	4200 N SCOTTSDALE RD SCOTTSDALE 85251	2323 W UNIVERSITY DR TEMPE AZ USA 85281
BROOKS BUILDING INC	4207 N SCOTTSDALE RD SCOTTSDALE 85251	2323 W UNIVERSITY DR TEMPE AZ USA 85281
BROOKS BUILDING INC	7007 E 5TH AVE SCOTTSDALE 85251	2323 W UNIVERSITY DR TEMPE AZ USA 85281
BROWER JAMES G TR	7011 E INDIAN SCHOOL RD SCOTTSDALE 85251	3902 N 87TH ST SCOTTSDALE AZ USA 85251
BUTTS TIFFANY MARIE	4020 N SCOTTSDALE RD 2001 SCOTTSDALE 85251	4020 N SCOTTSDALE RD UNIT 2001 SCOTTSDALE AZ USA 85251
C & S 7070 LLC	7070 E 3RD AVE SCOTTSDALE 85251	11215 N 74TH ST SCOTTSDALE AZ USA 85260
CADRE DEVELOPMENT LLC	4151 N CRAFTSMAN CT SCOTTSDALE 85251	4215 N WINFIELD SCOTT PLZ SCOTTSDALE AZ USA 85251
CADRE DEVELOPMENT LLC	4161 N CRAFTSMAN CT SCOTTSDALE 85251	4215 N WINFIELD SCOTT PLZ SCOTTSDALE AZ USA 85251
CADRE DEVELOPMENT LLC		4215 N WINFIELD SCOTT PLZ SCOTTSDALE AZ USA 85251
CANAL OFFICE PARTNERSHIP	7114 E STETSON DR SCOTTSDALE 85251	7510 N EUCALYPTUS DR PARADISE VALLEY AZ USA 85253
CARAZ PROPERTIES LLC/THAJA GLOBAL LLC/TARPON6 LLC	7051 E MAIN ST SCOTTSDALE 85251	924 WESCOTT RD BOLINGBROOK IL USA 60440
CARLSON MARY W	6933 E GLENROSA AVE SCOTTSDALE 85251	6933 E GLENROSA AVE SCOTTSDALE AZ USA 85251

Owner/Interested Party	Property Address	Mailing Address
CBOT BUILDING LLC	422 N SCOTTSDALE RD 101,102 SCOTTSDALE 85257	7600 E CAMELBACK RD 1 SCOTTSDALE AZ USA 85251
CHW 4020 LLC	4020 N SCOTTSDALE RD 3010 SCOTTSDALE 85251	3241 E CAMELBACK RD PHOENIX AZ USA 85018
CLI LICENSING INC	6930 E 5TH AVE SCOTTSDALE 85251	6934 E FIFTH AVE 200 SCOTTSDALE AZ USA 85251
COP PROPERTIES LLC	7022 E MAIN ST SCOTTSDALE 85251	6306 E PINCHOT AVE SCOTTSDALE AZ USA 85251
CRAFTSMAN COURT LLC	4200 N CRAFTSMAN CT SCOTTSDALE 85251	9416 N 80TH PL SCOTTSDALE AZ USA 85258
CRAFTSMANS TABLE LLC	4209 N CRAFTSMAN CT SCOTTSDALE 85251	3523 N 70TH ST SCOTTSDALE AZ USA 85251
CRAFTSMANS TABLE LLC	4213 N CRAFTSMAN CT SCOTTSDALE 85251	3523 N 70TH ST SCOTTSDALE AZ USA 85251
CRYSTAL PALACE ON MAIN LLC	7120 E MAIN ST SCOTTSDALE 85251	3523 N 70TH ST SCOTTSDALE AZ USA 85251
CYPRESS OFFICE LLC	7020 E 1ST AVE A-B SCOTTSDALE 85251	8118 N 47TH ST PARADISE VALLEY AZ USA 85253
DAVID AND MELINDA WEAVER TRUST NO 1	6922 E EXETER BLVD SCOTTSDALE 85251	3773 EAGLE RDG MANHATTAN KS USA 66503
DAVID MICHAEL MILLER PROPERTIES LLC	7034 E 1ST AVE SCOTTSDALE 85251	7034 E 1ST AVE SCOTTSDALE AZ USA 852514304
DESERT ZOO LLC	4225 N SCOTTSDALE RD SCOTTSDALE 85251	201 N CENTRAL AVE 22ND PHOENIX AZ USA 85004
DIGGINS WHITE LIVING TRUST	6829 E LAFAYETTE BLVD SCOTTSDALE 85251	6829 E LAFAYETTE BLVD SCOTTSDALE AZ USA 852512333
DOUGLAS NERING SUBTRUST	4226 N 69TH PL SCOTTSDALE 85251	3524 E VERBENA DR PHOENIX AZ USA 85044
DOWNTOWN SCOTTSDALE HORSE FOUNTAIN LLC	7081 E 5TH AVE SCOTTSDALE 85251	7144 E STETSON DR SCOTTSDALE AZ USA 85251
DREAM WEAVER ENTERPRISES	6942 E EXETER BLVD SCOTTSDALE 85251	3773 EAGLE RIDGE MANHATTAN KS USA 66503
DSV PROPERTIES LLC	7007 E 3RD AVE SCOTTSDALE 85251	5635 E LINCOLN DR 22 PARADISE VALLEY AZ USA 85320
DWARFLAND LLC	6943 E 1ST AVE SCOTTSDALE 85251	6943 E 1ST AVE SCOTTSDALE AZ USA 85251
EAST MAIN STREET PROPERTIES LLC	7148 E MAIN ST SCOTTSDALE 85251	4300 N MILLER RD 104 SCOTTSDALE AZ USA 85251
ECKMANN JULI A	4020 N SCOTTSDALE RD 2007 SCOTTSDALE 85251	4020 N SCOTTSDALE RD UNIT 2007 SCOTTSDALE AZ USA 85251
EDEN ROCK REALTY LLC	4225 N CRAFTSMAN CT SCOTTSDALE 85251	18270 N 96TH WAY SCOTTSDALE AZ USA 85255
EDGCOMB CONNER/JOHN L	4020 N SCOTTSDALE RD 2005 SCOTTSDALE 85251	4020 N SCOTTSDALE RD 2005 SCOTTSDALE AZ USA 85251
EFIRSTAVE LLC	7025 E 1ST AVE SCOTTSDALE 85251	8776 E SHEA BLVD STE 106-310 SCOTTSDALE AZ USA 85260
EFIRSTAVE LLC	7029 E 1ST AVE 100 SCOTTSDALE 85251	8776 E SHEA BLVD STE 106-310 SCOTTSDALE AZ USA 85260
EG AND LARA SCOTT HOUSE LLC	7001 E 1ST AVE SCOTTSDALE 85251	3523 N 70TH ST SCOTTSDALE AZ USA 85251
EG AND LARA SCOTT HOUSE LLC	7005 E 1ST AVE SCOTTSDALE 85251	3523 N 70TH ST SCOTTSDALE AZ USA 85251
EPIC TRUST	6905 E LAFAYETTE BLVD SCOTTSDALE 85251	6905 E LAFAYETTE BLVD SCOTTSDALE AZ USA 85251
FALLETTA ROXANNE	6937 E LAFAYETTE BLVD SCOTTSDALE 85251	6937 E LAFAYETTE BLVD SCOTTSDALE AZ USA 85251
FANATEL PROPERTIES INC	4150 N CRAFTSMAN CT SCOTTSDALE 85251	4555 E MAYO BLVD UNIT 3331 PHOENIX AZ USA 85050
FANATEL PROPERTIES INC	4160 N CRAFTSMAN CT SCOTTSDALE 85251	4555 E MAYO BLVD UNIT 3331 PHOENIX AZ USA 85050
FAT WABBIT LLC	6928 E 5TH AVE SCOTTSDALE 85251	6928 E FIFTH AVE 3 SCOTTSDALE AZ USA 85251
FLORA 35 LLC	4223 N MARSHALL WAY SCOTTSDALE 85251	6929 N HAYDEN RD STE C4-455 SCOTTSDALE AZ USA 85250
FLORA 35 LLC	4225 N MARSHALL WAY SCOTTSDALE 85251	6929 N HAYDEN RD STE C4-455 SCOTTSDALE AZ USA 85250
FLORA 35 LLC	4234 N CRAFTSMAN CT SCOTTSDALE 85251	6929 N HAYDEN RD STE C4-455 SCOTTSDALE AZ USA 85250
FLORA 35 LLC	4236 N CRAFTSMAN CT SCOTTSDALE 85251	6929 N HAYDEN RD STE C4-455 SCOTTSDALE AZ USA 85250
FLOYD BUILDING L L C	4175 N GOLDWATER BLVD SCOTTSDALE 85251	6990 E MAIN ST #201 SCOTTSDALE AZ USA 85251
FLOYD INVESTMENT LIMITED PARTNERSHIP	4014 N GOLDWATER BLVD SCOTTSDALE 85251	6939 5TH AVE SCOTTSDALE AZ USA 85251
FLOYD INVESTMENTS LIMITED PARTNERSHIP	6943 E 5TH AVE SCOTTSDALE 85251	6990 E MAIN ST #201 SCOTTSDALE AZ USA 85251
FLOYD INVESTMENTS LIMITED PARTNERSHIP	6953 E 5TH AVE SCOTTSDALE 85251	6990 E MAIN ST #201 SCOTTSDALE AZ USA 85251

Owner/Interested Party	Property Address	Mailing Address
FLOYD INVESTMENTS LP	6990 E MAIN ST SCOTTSDALE 85251	6990 E MAIN ST #201 SCOTTSDALE AZ USA 85251
FOX FARM INVESTMENTS LLC	7113 E 1ST AVE SCOTTSDALE 85251	4400 N SCOTTSDALE RD STE 9-743 SCOTTSDALE AZ USA 85251
GDO LIMITED PARTNERSHIP LLLP	4017 N SCOTTSDALE RD SCOTTSDALE 85251	3925 N SCOTTSDALE RD SCOTTSDALE AZ USA 85251
GDO LIMITED PARTNERSHIP LLLP	7111 E 5TH AVE SCOTTSDALE 85251	3925 N SCOTTSDALE RD SCOTTSDALE AZ USA 85251
GDO LIMITED PARTNERSHIP LLLP	7210 E 1ST AVE SCOTTSDALE 85251	3925 N SCOTTSDALE RD SCOTTSDALE AZ USA 85251
GE VENTURES LLC	4238 N CRAFTSMAN CT SCOTTSDALE 85251	1401 N CLIFFSIDE DR GILBERT AZ USA 85234
GERRI BLUEMEL TRUST	6927 E GLENROSA AVE SCOTTSDALE 85251	6927 E GLENROSA AVE SCOTTSDALE AZ USA 85251
GIDDYUP PROPERTIES LLC	4164 N MARSHALL WAY SCOTTSDALE 85251	PO BOX 2055 EUGENE OR USA 97402
GIDDYUP PROPERTIES LLC	7050 E 3RD AVE SCOTTSDALE 85251	PO BOX 2055 EUGENE OR USA 97402
GILLIGAN BYPASS TRUST UNDER GILLIGAN FAMILY T	7032 E MAIN ST SCOTTSDALE 85251	PO BOX 4280 SCOTTSDALE AZ USA 852614280
GOLDWATER PROPERTIES LLC	4147 N GOLDWATER BLVD SCOTTSDALE 85251	PO BOX 2055 EUGENE OR USA 97402
GREGORY L CAMPBELL TRUST	6909 E LAFAYETTE BLVD SCOTTSDALE 85251	6909 E LAFAYETTE BLVD SCOTTSDALE AZ USA 85251
GSM OLD TOWN LLC	7000 E 1ST AVE SCOTTSDALE 85251	2425 E CAMELBACK RD 1155 PHOENIX AZ USA 85016
GUST E AND CONNIE D DEKAVALLAS REVOCABLE TRUS	7039 E MAIN ST A-205 SCOTTSDALE 85251	4609 N 65TH ST SCOTTSDALE AZ USA 852511037
H&B AZ PROPERTIES LLC	7136 E MAIN ST SCOTTSDALE 85251	7130 E MAIN ST SCOTTSDALE AZ USA 85251
HALL JACQUELINE	6929 E LAFAYETTE BLVD SCOTTSDALE 85251	6929 E LAFAYETTE BLVD SCOTTSDALE AZ USA 85251
HARD CORNER LLC	4166 N SCOTTSDALE RD SCOTTSDALE 85251	5641 N 6TH ST PHOENIX AZ USA 85012
HARVEY BROOKE J	6914 E EXETER BLVD SCOTTSDALE 85251	6914 E EXETER BLVD SCOTTSDALE AZ USA 85251
HEATHER HOWARD LLC	6914 E 1ST AVE SCOTTSDALE 85251	6925 E INDIAN SCHOOL RD SCOTTSDALE AZ USA 85251
HEATHER HOWARD LLC	6925 E INDIAN SCHOOL RD SCOTTSDALE 85251	6925 E INDIAN SCHOOL RD SCOTTSDALE AZ USA 85251
HERMOSA INN RESTAURANT LLC	6936 E 5TH AVE SCOTTSDALE 85251	7144 E STETSON DR UNIT 425 SCOTTSDALE AZ USA 85251
HOAG M JEAN TR	6921 E GLENROSA AVE SCOTTSDALE 85251	6921 E GLENROSA AVE SCOTTSDALE AZ USA 85251
HOLLY HENDERSON TRUST	6925 E LAFAYETTE BLVD SCOTTSDALE 85251	6925 E LAFAYETTE BLVD SCOTTSDALE AZ USA 85251
HOLYOKE DEVELOPMENT LLC	4151 N MARSHALL WAY SCOTTSDALE 85251	6900 E INDIAN SCHOOL RD UNIT 200 SCOTTSDALE AZ USA 85251
HOLYOKE DEVELOPMENT LLC	6900 E INDIAN SCHOOL RD SCOTTSDALE 85251	6900 E INDIAN SCHOOL RD UNIT 200 SCOTTSDALE AZ USA 85251
HOLYOKE DEVELOPMENT LLC	6924 E INDIAN SCHOOL RD SCOTTSDALE 85251	6900 E INDIAN SCHOOL RD UNIT 200 SCOTTSDALE AZ USA 85251
IDALEE PLAZA LLC	4000 N SCOTTSDALE RD SCOTTSDALE 85251	3523 N 70TH ST SCOTTSDALE AZ USA 85251
IMPECCABLE ROCKING HORSE LLC	4141 N 70TH ST SCOTTSDALE 85251	3523 N 70TH ST SCOTTSDALE AZ USA 85251
IMPECCABLE ROCKING HORSE LLC	7008 E INDIAN SCHOOL RD SCOTTSDALE 85251	3523 N 70TH ST SCOTTSDALE AZ USA 85251
IMPECCABLE ROCKING HORSE LLC	7026 E INDIAN SCHOOL RD SCOTTSDALE 85251	3523 N 70TH ST SCOTTSDALE AZ USA 85251
INGRAM DAVID W/MICHELE S	6905 E 1ST AVE SCOTTSDALE 85251	6905 E 1ST AVE SCOTTSDALE AZ USA 85251
ISAAC SOFFER AND DOLORES SOFFER FAMILY LIVING TRUST	4242 N CRAFTSMAN CT SCOTTSDALE 85251	850 S ROBERTSON BLVD LOS ANGELES CA USA 90035
ISAAC SOFFER AND DOLORES SOFFER FAMILY LIVING TRUST	4248 N CRAFTSMAN CT SCOTTSDALE 85251	850 S ROBERTSON BLVD LOS ANGELES CA USA 90035
JAMES J RYAN REVOCABLE TRUST	6918 E EXETER BLVD SCOTTSDALE 85251	6918 E EXETER BLVD SCOTTSDALE AZ USA 85251
JCAA PROPERTIES LLC	7033 E 1ST AVE SCOTTSDALE 85251	88230 568TH AVE HARTINGTON NE USA 68739
JE SOUTHWEST GROUP REAL ESTATE LLC	4245 N CRAFTSMAN CT SCOTTSDALE 85251	3004 N CIVIC CENTER PLZ SCOTTSDALE AZ USA 85251
JFRCO LLC	7020 E 1ST AVE SCOTTSDALE 85251	2000 S COLORADO BLVD 2-750 DENVER AZ USA 80222
JIMMY D AND THU HA ERIKSSON FAMILY TRUST	7037 E 1ST AVE SCOTTSDALE 85251	7041 E 1ST AVE SCOTTSDALE AZ USA 85251
JIMMY D AND THU HA ERIKSSON FAMILY TRUST	7041 E 1ST AVE SCOTTSDALE 85251	7041 E 1ST AVE SCOTTSDALE AZ USA 85251

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JLB INVESTMENTS LIMITED PARTNERSHIP	4233 N SCOTTSDALE RD SCOTTSDALE 85251	33 W LINGER LN PHOENIX AZ USA 85021
JLB INVESTMENTS LIMITED PARTNERSHIP	4237 N SCOTTSDALE RD SCOTTSDALE 85251	33 W LINGER LN PHOENIX AZ USA 85021
JLB INVESTMENTS LTD PARTNERSHIP	7149 E 5TH AVE SCOTTSDALE 85251	2398 E CAMELBACK RD 1100 PHOENIX AZ USA 85016
JOHN P LAMER REVOCABLE TRUST	6945 E GLENROSA AVE SCOTTSDALE 85251	6945 E GLENROSA AVE SCOTTSDALE AZ USA 85251
JOY TASH FAMILY REVOCABLE TRUST	4142 N MARSHALL WAY SCOTTSDALE 85251	1950 CONQUISTA AVE LONG BEACH CA USA 90815
JPMORGAN CHASE BANK NATIONAL ASSOCIATION	4031 N SCOTTSDALE RD SCOTTSDALE 85251	1111 POLARIS PKWY 1E COLUMBUS OH USA 43240
KASHEY ANNA TR	4321 N 70TH ST SCOTTSDALE 85251	4321 N 70TH ST SCOTTSDALE AZ USA 85251
KASHEY ARMIDA ANNA TR	4313 N 70TH ST SCOTTSDALE 85251	4313 N 70TH ST SCOTTSDALE AZ USA 85251
KB ON 5TH LLC	6922 E 5TH AVE SCOTTSDALE 85251	11547 E DREYFUS AVE SCOTTSDALE AZ USA 85259
KELMAR LLC	7150 E 5TH AVE SCOTTSDALE 85251	7150 E 5TH AVE SCOTTSDALE AZ USA 85251
KHALIFE FAMILY TRUST	4020 N SCOTTSDALE RD 3008 SCOTTSDALE 85251	15215 N KIERLAND BLVD UNIT 313 SCOTTSDALE AZ USA 85254
KINGTOWN PROPERTIES LLC	4165 N CRAFTSMAN CT SCOTTSDALE 85251	8776 E SHEA BLVD 106-310 SCOTTSDALE AZ USA 85260
KIRSCH THOMAS D	6949 E LAFAYETTE BLVD SCOTTSDALE 85251	6949 E LAFAYETTE BLVD SCOTTSDALE AZ USA 85251
KT MARSHALL WAY LLC	3944 N MARSHALL WAY 101 SCOTTSDALE 85251	7340 E MAIN ST 200 SCOTTSDALE AZ USA 85251
KUNZLI WALTER H/SHELLI D	6848 E LAFAYETTE BLVD SCOTTSDALE 85251	6848 E LAFAYETTE BLVD SCOTTSDALE AZ USA 85251
LA PALOMA OLD TOWN LLC	4151 N MARSHALL WAY SCOTTSDALE 85251	7109 E 2ND ST STE 102 SCOTTSDALE AZ USA 85251
LAFAYETTE 6945 LLC	6945 E LAFAYETTE BLVD SCOTTSDALE 85251	6945 E LAFAYETTE BLVD SCOTTSDALE AZ USA 85251
LARRY D THOMAS LIVING TRUST	4020 N SCOTTSDALE RD 2010 SCOTTSDALE 85251	4020 N SCOTTSDALE RD UNIT 2010 SCOTTSDALE AZ USA 85251
LATISA L L C	7160 E MAIN ST SCOTTSDALE 85251	708 CANYON RD STE 3 SANTA FE NM USA 87501
LENTZ BENJAMIN/KIMBERLY/AVERY	4020 N SCOTTSDALE RD 2011 SCOTTSDALE 85251	12660 N 103RD PL SCOTTSDALE AZ USA 85260
LEON & LEON LLC	4247 N MARSHALL WAY SCOTTSDALE 85251	14362 N FRANK LLOYD WRIGHT BLVD STE 1000 SCOTTSDALE AZ USA 85260
LESATZ GEORGE/DIANE MOUNTJOY	6946 E EXETER BLVD SCOTTSDALE 85251	6946 E EXETER BLVD SCOTTSDALE AZ USA 85251
LEVINE INVESTMENTS LIMITED PARTNERSHIP	7117 E 6TH AVE SCOTTSDALE 85251	2801 E CAMELBACK RD 450 PHOENIX AZ USA 85016
LEVINE INVESTMENTS LIMITED PARTNERSHIP	7121 E 6TH AVE SCOTTSDALE 85251	2801 E CAMELBACK RD 450 PHOENIX AZ USA 85016
LEWKOWICZ HOLDINGS LLC	6939 E 1ST AVE SCOTTSDALE 85251	6934 E 1ST AVE SCOTTSDALE AZ USA 85251
LHO LLC	7114 E 5TH AVE SCOTTSDALE 85251	27817 N 46TH PL CAVE CREEK AZ USA 85331
LHO LLC	7118 E 5TH AVE SCOTTSDALE 85251	27817 N 46TH PL CAVE CREEK AZ USA 85331
LM HOLDINGS INC	6820 E 5TH AVE SCOTTSDALE 85251	6471 E LUKE AVE PARADISE VALLEY AZ USA 85253
LOIS KINSELLA 2017 REVOCABLE TRUST	7039 E MAIN ST A-204 SCOTTSDALE 85251	7039 E MAIN ST UNIT A204 SCOTTSDALE AZ USA 85251
LPW LLC	4020 N SCOTTSDALE RD 3006 SCOTTSDALE 85251	4020 N SCOTTSDALE RD UNIT 3006 SCOTTSDALE AZ USA 85251
M&J RE HOLDINGS LLC	7014 E 1ST AVE SCOTTSDALE 85251	4240 N BROWN AVE SCOTTSDALE AZ USA 85251
MARIPOSA 6919 LLC	6919 E 1ST AVE SCOTTSDALE 85251	5430 E ARCADIA LN PHOENIX AZ USA 85018
MARSHALL MERIDIAN PROPERTIES LLC	4161 N MARSHALL WAY 100 SCOTTSDALE 85251	PO BOX 2055 EUGENE OR USA 97402
MARSHALL WAY MANAGEMENT LLC	4015 N MARSHALL WAY SCOTTSDALE 85251	4015 N MARSHALL WAY SCOTTSDALE AZ USA 85251
MARTIN JOSEPH J	6901 E LAFAYETTE BLVD SCOTTSDALE 85251	6901 E LAFAYETTE BLVD SCOTTSDALE AZ USA 85251
MARTINGALE INVESTMENT PARTNERS LLC	4020 N SCOTTSDALE RD 3005 SCOTTSDALE 85251	4020 N SCOTTSDALE RD UNIT 3005 SCOTTSDALE AZ USA 85251
MARY DEFIEL TRUST	6922 E MAIN ST SCOTTSDALE 85251	5410 N 78TH WY SCOTTSDALE AZ USA 85250
MASYNO CANAL BUILDING LLC	7114 E STETSON DR SCOTTSDALE 85251	PO BOX 520 COOLIDGE AZ USA 85128
MAY LIVING TRUST	6930 E EXETER BLVD SCOTTSDALE 85251	6930 E EXETER BLVD SCOTTSDALE AZ USA 85251

Owner/Interested Party	Property Address	Mailing Address
MCCAMPBELL FAMILY TRUST	4020 N SCOTTSDALE RD 2004 SCOTTSDALE 85251	6942 E WHISPERING MESQUITE TRL SCOTTSDALE AZ USA 85266
MCKEEVER AARON L	6908 E 1ST AVE SCOTTSDALE 85251	6908 E 1ST AVE 4 SCOTTSDALE AZ USA 852514302
MICHAEL J KRAVETZ TRUST/LINDA A BOTTOMLEE REVOCABLE TRUST	6950 E EXETER BLVD SCOTTSDALE 85251	2535 FIELDING DR GLENVIEW IL USA 60026
MILLS-KEEN LIVING TRUST	7039 E MAIN ST A-202 SCOTTSDALE 85251	7039 E MAIN ST A-202 SCOTTSDALE AZ USA 85251
MIZER FAMILY TRUST	6934 E EXETER BLVD SCOTTSDALE 85251	6934 E EXETER BLVD SCOTTSDALE AZ USA 85251
MONTGOMERY & SONS LLC/7013 E MAIN ST LLC/HOUSE OF WYATT L	7013 E MAIN ST SCOTTSDALE 85251	7109 E 2ND ST STE 102 SCOTTSDALE USA 85251
MOORE RUTH ANN/STEPHANIE ANN	4309 N 70TH ST SCOTTSDALE 85251	PO BOX 2528 SCOTTSDALE AZ USA 85252
MPC INDIAN SCHOOL LLC	6820 E 5TH AVE SCOTTSDALE 85251	2435 E SOUTHLAKE BLVD SRE SOUTHLAKE TX USA 76092
MSP A206 LLC	7039 E MAIN ST A-206 SCOTTSDALE 85251	40 CYPRESS CREEK PARKWAY 132 HOUSTON TX USA 77090
MULE ANTHONY/TERRI	6953 E LAFAYETTE BLVD SCOTTSDALE 85251	5225 E TURQUOISE AVE PARADISE VALLEY AZ USA 85253
NELSON BARNUM INTERIORS LTD	7129 E 1ST AVE SCOTTSDALE 85251	7135 E 1ST AVE SCOTTSDALE AZ USA 85251
NELSON BARNUM INTERIORS LTD	7135 E 1ST AVE SCOTTSDALE 85251	7135 E 1ST AVE SCOTTSDALE AZ USA 85251
NG PAUL H/KIM-NG SHIRLEY	7039 E MAIN ST A-203 SCOTTSDALE 85251	7033 E MAIN ST UNIT A203 SCOTTSDALE AZ USA 85251
NINI INVESTMENTS LLC	4251 N MARSHALL WAY SCOTTSDALE 85251	7321 E SHERMAN LN SCOTTSDALE AZ USA 85251
NUOVO ENTERPRISES LLC	4224 N CRAFTSMAN CT -150 SCOTTSDALE 85251	15900 N 78TH ST 155 SCOTTSDALE AZ USA 85251
OJASVA LLC	7140 E 1ST AVE SCOTTSDALE 85251	7140 E 1ST AVE SCOTTSDALE AZ USA 85251
OLD TOWN RETAIL LLC	4020 N SCOTTSDALE RD SCOTTSDALE 85251	7660 FAY AVE 845 LA JOLLA CA USA 92037
OLD TOWN WATERFRONT LLC	4110 N GOLDWATER BLVD SCOTTSDALE 85251	2810 N CHURCH ST STE 77051 WILMINGTON DE USA 19802
OLD TOWN WATERFRONT LLC	4154 N GOLDWATER BLVD SCOTTSDALE 85251	2810 N CHURCH ST STE 77051 WILMINGTON DE USA 19802
OLD TOWN WATERFRONT LLC	6925 E 5TH AVE SCOTTSDALE 85251	2810 N CHURCH ST STE 77051 WILMINGTON DE USA 19802
OLD TOWN WATERFRONT LLC	6935 E 5TH AVE SCOTTSDALE 85251	2810 N CHURCH ST STE 77051 WILMINGTON DE USA 19802
OLD TOWN WATERFRONT LLC	6940 E INDIAN SCHOOL RD SCOTTSDALE 85251	2810 N CHURCH ST STE 77051 WILMINGTON DE USA 19802
OLSEN TRAVIS	7033 E MAIN ST 200 SCOTTSDALE 85251	4033 E MAIN ST A200 SCOTTSDALE AZ USA 85251
ON MAIN ST LLC	3901 N GOLDWATER BLVD SCOTTSDALE 85251	PO BOX 6458 SCOTTSDALE AZ USA 85261
ON MAIN ST LLC	7001 E MAIN ST SCOTTSDALE 85251	PO BOX 6458 SCOTTSDALE AZ USA 85261
ONDRAK GREGORY J/CINDY L	6913 E LAFAYETTE BLVD SCOTTSDALE 85251	6913 E LAFAYETTE BLVD SCOTTSDALE AZ USA 85251
ORANGE SKY UNLIMITED LLC	4213 N GOLDWATER BLVD SCOTTSDALE 85251	7007 E 5TH AVE SCOTTSDALE AZ USA 85251
PARK FIFTH AVENUE LLC	7051 E 5TH AVE SCOTTSDALE 85251	7240 N BROOKVIEW WY SCOTTSDALE AZ USA 85253
PARSONS LIVING TRUST	6830 E 5TH AVE SCOTTSDALE 85251	4969 E BARWICK DR CAVE CREEK AZ USA 85331
PARSONS LIVING TRUST	6904 E 5TH AVE SCOTTSDALE 85251	4969 E BARWICK DR CAVE CREEK AZ USA 85331
PCL LLC	7145 E INDIAN SCHOOL RD SCOTTSDALE 85251	127 MINNIE ST STE 200 FAIRBANKS AK USA 99701
PEG PHX INDIAN SCHOOL LLC		180 N UNIVERSITY AVE STE 200 PROVO UT USA 84601
PINK PLAZA L.L.C.	4121 N MARSHALL WAY SCOTTSDALE 85251	447 OCEAN POINT RD EAST BOOTHBAY ME USA 04544
PLAZA DE LOS GARCIAS L L C	7046 E MAIN ST SCOTTSDALE 85251	9427 N 115TH PL SCOTTSDALE AZ USA 85251
PMC ENTERPRISES LLC	4032 N SCOTTSDALE RD SCOTTSDALE 85251	SCOTTSDALE AZ USA 85251
POLK STREET HIDEAWAY LLC/MTR MARSHALL LLC/MONTGOMERY A	4222 N MARSHALL WAY SCOTTSDALE 85251	601 108TH AVE NE STE 1510 BELLEVUE AZ USA 98004
POLK STREET HIDEAWAY LLC/MTR MARSHALL LLC/MONTGOMERY A	4226 N MARSHALL WAY SCOTTSDALE 85251	601 108TH AVE NE STE 1510 BELLEVUE WA USA 98004
PONSONNET HUGO D/LAURA T	4020 N SCOTTSDALE RD 2009 SCOTTSDALE 85251	7175 E CAMELBACK RD UNIT 102-2 SCOTTSDALE AZ USA 85251
POST FAMILY TRUST	6957 E LAFAYETTE BLVD SCOTTSDALE 85251	6957 E LAFAYETTE BLVD SCOTTSDALE AZ USA 85251

Owner/Interested Party	Property Address	Mailing Address
RBB PROPERTIES 2 LLC		7114 E STETSON DR 400 SCOTTSDALE AZ USA 85251
RBB PROPERTIES LLC		7114 E STETSON DR STE 400 SCOTTSDALE AZ USA 85251
REAL SELLER FINANCING LLC	6900 E 1ST AVE SCOTTSDALE 85251	PO BOX 17503 FOUNTAIN HILLS AZ USA 85269
REBELLO FAMILY TRUST	6911 E 1ST AVE SCOTTSDALE 85251	6911 E 1ST AVE SCOTTSDALE AZ USA 85251
RIGOLLET FAMILY LIVING TRUST	4218 N 69TH PL SCOTTSDALE 85251	4218 N 69TH PL SCOTTSDALE AZ USA 85251
RKJC LP	6840 E INDIAN SCHOOL RD SCOTTSDALE 85251	6840 E INDIAN SCHOOL RD STE 200 SCOTTSDALE AZ USA 85251
RNT TRUST	4020 N SCOTTSDALE RD 2008 SCOTTSDALE 85251	4020 N SCOTTSDALE RD UNIT 2008 SCOTTSDALE AZ USA 852514432
ROBYN HANSEN REVOCABLE TRUST	6907 E 1ST AVE SCOTTSDALE 85251	444 HOLLY AVE APT 1 SAINT PAUL MN USA 55102
ROSS FASANO REVOCABLE TRUST	4020 N SCOTTSDALE RD 3002 SCOTTSDALE 85251	551 S HIGLEY RD MESA AZ USA 85206
RUNDLE CENTER LLC	4160 N SCOTTSDALE RD SCOTTSDALE 85251	4160 N SCOTTSDALE RD SCOTTSDALE AZ USA 85251
RUPAL INVESTMENT LLC	7018 E MAIN ST SCOTTSDALE 85251	1890 E FLORENCE BLVD 6 CASA GRANDE AZ USA 85130
RUZE ASSETS LLC		83652 GRANADA RD SCOTTSDALE AZ USA 85257
SAVAGE FAMILY PARTNERSHIP LTD	7100 E MAIN ST SCOTTSDALE 85251	3712 BONNIE RD AUSTIN TX USA 78703
SCHMIDT SCOTT/KATHRYN	4210 N 69TH PL SCOTTSDALE 85251	4210 N 69TH PL SCOTTSDALE AZ USA 85251
SCOTT SCHLEIFER LIVING TRUST	6901 E 1ST AVE SCOTTSDALE 85251	6901 E 1ST AVE SCOTTSDALE AZ USA 85251
SCOTTI FAMILY TRUST	4020 N SCOTTSDALE RD 2003 SCOTTSDALE 85251	4020 N SCOTTSDALE RD UNIT 2003 SCOTTSDALE AZ USA 85251
SCOTTSDALE CITY OF	4014 N GOLDWATER BLVD SCOTTSDALE 85251	3939 CIVIC CENTER BLVD SCOTTSDALE AZ USA 85251
SCOTTSDALE CITY OF	4212 N CRAFTSMANS CT SCOTTSDALE 85251	7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE AZ USA 85251
SCOTTSDALE CITY OF	4252 N CRAFTSMAN CT SCOTTSDALE 85251	7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE AZ USA 85251
SCOTTSDALE CITY OF	6960 E 5TH AVE SCOTTSDALE 85251	7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE AZ USA 85251
SCOTTSDALE CITY OF	7021 E INDIAN SCHOOL RD SCOTTSDALE 85251	3939 CIVIC CENTER BLVD SCOTTSDALE AZ USA 85251
SCOTTSDALE CITY OF	7037 E MAIN ST 100 SCOTTSDALE 85251	7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE AZ USA 85251
SCOTTSDALE CITY OF	7041 E INDIAN SCHOOL RD SCOTTSDALE 85251	3939 CIVIC CENTER BLVD SCOTTSDALE AZ USA 85251
SCOTTSDALE CITY OF	7049 E INDIAN SCHOOL RD SCOTTSDALE 85251	7447 E INDIAN SCHOOL STE #205 SCOTTSDALE AZ USA 85251
SCOTTSDALE CITY OF	7055 E INDIAN SCHOOL RD SCOTTSDALE 85251	7447 E INDIAN SCHOOL RD STE 100 SCOTTSDALE AZ USA 85251
SCOTTSDALE CITY OF	7061 E INDIAN SCHOOL RD SCOTTSDALE 85251	7447 E INDIAN SCHOOL RD STE 100 SCOTTSDALE AZ USA 85251
SCOTTSDALE CITY OF	7067 E INDIAN SCHOOL RD SCOTTSDALE 85251	7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE AZ USA 85251
SCOTTSDALE CITY OF	7124 E STETSON DR SCOTTSDALE 85251	7447 E INDIAN SCHOOL RD STE 100 SCOTTSDALE AZ USA 85251
SCOTTSDALE CITY OF	7126 E 1ST AVE SCOTTSDALE 85251	7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE AZ USA 85251
SEARLES LINDA L	6901 E INDIAN SCHOOL RD SCOTTSDALE 85251	2800 N CENTRAL AVE STE 1200 PHOENIX AZ USA 85004
SEARLES LINDA L	6915 E INDIAN SCHOOL RD SCOTTSDALE 85251	2800 N CENTRAL AVE STE 1200 PHOENIX AZ USA 85004
SEARLES WARREN L/MARY L TR	7106 E MAIN ST SCOTTSDALE 85251	14555 N SCOTTSDALE RD STE 140 SCOTTSDALE AZ USA 85254
SEARLES WARREN L/MARY L TR	7116 E MAIN ST SCOTTSDALE 85251	14555 N SCOTTSDALE RD STE 140 SCOTTSDALE AZ USA 85254
SEARLES WARREN L/MARY L TR	7118 E MAIN ST SCOTTSDALE 85251	14555 N SCOTTSDALE RD STE 140 SCOTTSDALE AZ USA 85254
SHIELDS MICHAEL R/JOSEPHINE R TR	6939 E GLENROSA AVE SCOTTSDALE 85251	6939 E GLENROSA AVE SCOTTSDALE AZ USA 85251
SIMONCRE SUMMIT II LLC	6952 E MAIN ST SCOTTSDALE 85251	6900 E 2ND ST SCOTTSDALE AZ USA 85251
SIMONSON BUILDINGS INC	4228 N SCOTTSDALE RD SCOTTSDALE 85251	7520 E ANGUS DR SCOTTSDALE AZ USA 85251
SLADER LLC	7101 E INDIAN SCHOOL RD SCOTTSDALE 85251	7101 E INDIAN SCHOOL RD SCOTTSDALE AZ USA 85251
SLADER LLC	7107 E INDIAN SCHOOL RD SCOTTSDALE 85251	7101 E INDIAN SCHOOL RD SCOTTSDALE AZ USA 85251

Owner/Interested Party	Property Address	Mailing Address
SMITH BRUCE L/WANDA M	6921 E LAFAYETTE BLVD SCOTTSDALE 85251	1744 CLERMONT ST DENVER CO USA 80220
SMJ PROPERTIES LLC	4240 N CRAFTSMAN CT SCOTTSDALE 85251	4242 B CRAFTSMAN CT SCOTTSDALE AZ USA 85251
SOUTHBRIDGE B OWNER LLC	7129 E 6TH AVE SCOTTSDALE 85251	1200 N 52ND ST PHOENIX AZ USA 85008
SOUTHBRIDGE B OWNER LLC	7132 E 5TH AVE SCOTTSDALE 85251	1200 N 52ND ST PHOENIX AZ USA 85008
SOUTHBRIDGE B OWNER LLC	7141 E 6TH AVE SCOTTSDALE 85251	1200 N 52ND ST PHOENIX AZ USA 85008
SOUTHBRIDGE B OWNER LLC	7144 E 5TH AVE SCOTTSDALE 85251	1200 N 52ND ST PHOENIX AZ USA 85008
SOUTHBRIDGE C OWNER LLC	7018 E 5TH AVE SCOTTSDALE 85251	1200 N 52ND ST PHOENIX AZ USA 85008
SOUTHBRIDGE C OWNER LLC	7022 E 5TH AVE SCOTTSDALE 85251	1200 N 52ND ST PHOENIX AZ USA 85008
SOUTHBRIDGE C OWNER LLC	7034 E 5TH AVE SCOTTSDALE 85251	1200 N 52ND ST PHOENIX AZ USA 85008
SOUTHBRIDGE C OWNER LLC	7042 E 5TH AVE SCOTTSDALE 85251	1200 N 52ND ST PHOENIX AZ USA 85008
SOUTHBRIDGE C OWNER LLC	7048 E 5TH ST SCOTTSDALE 85251	1200 N 52ND ST PHOENIX AZ USA 85008
SOUTHBRIDGE C OWNER LLC	7052 E 5TH AVE SCOTTSDALE 85251	1200 N 52ND ST PHOENIX AZ USA 85008
SOUTHBRIDGE C OWNER LLC	7064 E 5TH AVE SCOTTSDALE 85251	1200 N 52ND ST PHOENIX AZ USA 85008
SOUTHBRIDGE C OWNER LLC	7078 E 5TH AVE SCOTTSDALE 85251	1200 N 52ND ST PHOENIX AZ USA 85008
SOUTHBRIDGE C OWNER LLC	7088 E 5TH AVE SCOTTSDALE 85251	1200 N 52ND ST PHOENIX AZ USA 85008
STETSON CANAL CONDOMINIUM OWNERS ASSN	7106 E STETSON DR SCOTTSDALE 85251	7127 E 6TH AVE SCOTTSDALE AZ USA 85251
SUNBRELLA PROPERTIES LTD	4251 N CRAFTSMAN CT SCOTTSDALE 85251	7520 E ANGUS DR SCOTTSDALE AZ USA 85251
SUNBRELLA PROPERTIES LTD	7000 E MAIN ST SCOTTSDALE 85251	7520 E ANGUS DR SCOTTSDALE AZ USA 85251
SUNBRELLA PROPERTIES LTD	7125 E 5TH AVE SCOTTSDALE 85251	7520 E ANGUS DR SCOTTSDALE AZ USA 85251
SUNBRELLA PROPERTIES LTD	7141 E 5TH AVE SCOTTSDALE 85251	7520 E ANGUS DR SCOTTSDALE AZ USA 85251
SUZANNE NAOMI GRENEILL REVOCABLE LIVING TRUST	4317 N 70TH ST SCOTTSDALE 85251	4317 N 70TH ST SCOTTSDALE AZ USA 85251
THOMAS CARL RICHARD & KATHLEEN A	6931 E INDIAN SCHOOL RD SCOTTSDALE 85251	22228 CALLE ROYALE SCOTTSDALE AZ USA 85255
THOMAS CARL RICHARD & KATHLEEN A	6939 E INDIAN SCHOOL RD SCOTTSDALE 85251	22228 CALLE ROYALE SCOTTSDALE AZ USA 85255
THOSE GUYS LLC	4120 N MARSHALL WAY SCOTTSDALE 85251	8161 N 51ST PL PARADISE VALLEY AZ USA 85253
TINYCAP INVESTMENT LLC	6910 E 5TH AVE SCOTTSDALE 85251	4014 N GOLDWATER BLVD 203 SCOTTSDALE AZ USA 85251
TOCCHET LYNNE ANN	4214 N 69TH PL SCOTTSDALE 85251	4214 N 69TH PL SCOTTSDALE AZ USA 85251
URBAN GRAPHITE HOLDINGS LLC	7151 E 6TH AVE SCOTTSDALE 85251	PO BOX 14012 SCOTTSDALE AZ USA 85267
VICTORUM TATTOO LLC	4169 N CRAFTSMAN CT SCOTTSDALE 85251	4169 N CRAFTSMAN CT SCOTTSDALE AZ USA 85251
VILLA D'ESTE IMPROVEMENTS ASSOC	6921 E EXETER BLVD SCOTTSDALE 85251	6901 E LAFAYETTE BLVD SCOTTSDALE AZ USA 85251
WATTS INVESTMENTS LLC	6926 E MAIN ST SCOTTSDALE 85251	7975 E MCCLAIN DR SCOTTSDALE AZ USA 85260
WATTS INVESTMENTS LLC	6936 E MAIN ST SCOTTSDALE 85251	7975 E MCCLAIN DR SCOTTSDALE AZ USA 85260
WAYNOR & LAURIE ROGERS FAMILY REVOCABLE TRUST	7039 E MAIN ST A-201 SCOTTSDALE 85251	5300 N NINA DR TUCSON AZ USA 85704
WERST GERALD L	4325 N 70TH ST SCOTTSDALE 85251	PO BOX 2382 YAKIMA WA USA 98907
WHALEN FAMILY TRUST	6847 E LAFAYETTE BLVD SCOTTSDALE 85251	6847 E LAFAYETTE BLVD SCOTTSDALE AZ USA 852512333
WHITE HOUSE ON 1ST LLC	7105 E 1ST AVE SCOTTSDALE 85251	3523 N 70TH ST SCOTTSDALE AZ USA 85251
WHOA FELLA LLC	4235 N MARSHALL WAY SCOTTSDALE 85251	PO BOX 2055 EUGENE OR USA 97402
WICK JAMES A/MAXINE TANKERSLEY TR	6910 E EXETER BLVD SCOTTSDALE 85251	6910 E EXETER BLVD SCOTTSDALE AZ USA 85251
WIMMER ROBERT J	6903 E 1ST AVE SCOTTSDALE 85251	6903 E 1ST AVE SCOTTSDALE AZ USA 85251
WONG ASTRIA	7121 E 1ST AVE SCOTTSDALE 85251	4949 E LINCOLN DR UNIT 6 PARADISE VALLEY AZ USA 85253

Owner/Interested Party	Property Address	Mailing Address
Y G Y PAVAROTTI LLC	4201 N MARSHALL WAY 2000 SCOTTSDALE 85251	1846E INNOVATION PARK DR STE 100 ORO VALLEY AZ USA 85755
YGY DOMINGO LLC	4201 N MARSHALL WAY 100 SCOTTSDALE 85251	1846 E INNOVATION PARK DR STE 100 ORO VALLEY AZ USA 85755
YGY PAVAROTTI LLC/YGY DOMINGO LLC	4201 N MARSHALL WAY SCOTTSDALE 85251	1846 E INNOVATION PARK DR STE 100 ORO VALLEY AZ USA 85755
YONO ALVIN	6910 E 1ST AVE SCOTTSDALE 85251	8776 E SHEA BLVD STE 106 PMB 310 SCOTTSDALE AZ USA 85260
Commissioner George Ertel	City of Scottsdale Planning Commission	11725 N. 129th Way
Chris Schaffner		7346 E. Sunnyside Dr.
David G. Gulino	Land Development Services	5235 N. Woodmere Fairway
Edwin Bull	Burch & Cracchiolo PA	1850 N. Central Ave., Ste. 1700
John Berry/Michele Hammond	Berry Riddell, LLC	6750 E Camelback Rd, Ste 100
John Washington		3518 N Cambers Court
Maricopa County Superintendent of Schools		4041 N. Central Avenue Suite 1200
Planning & Engineering Section Manager	Arizona State Land Department	1110 W. Washington St.
Project Management	Arizona Department of Transportation	205 S. 17th Avenue MD 6012E
Planning & Zoning Division	Town of Fountain Hills	16705 E. Avenue of the Fountains
Sherry Wagner/Right-of-Way Technician, SR.	Mail Station PAB348	P.O. Box 52025
Withey Morris, PLC	Withey Morris, PLC	2525 E. Arizona Biltmore Circle; Suite A-212
Paradise Valley Unified School District	Paradise Valley Unified School District	15002 N. 32nd Street
Southwest Gas Corporation	Southwest Gas Corporation	2200 N. Central Avenue Ste 101
Paul Alessio		7527 E. Tailspin Lane
Susan Demmitt/Nick Sobraske	Gammage & Burnham	40 N. Central Ave., 20th Floor
332		

NOTIFICATION LETTER

Re: Pre-application 229-PA-2024
Application Type - Text Amendment

Dear Interested Parties, Property Owners, and/or Neighborhood Association Presidents:

The Lifestyle Collective, LLC on behalf of 5th & Marshall, LLC, owner of 7045 E 3rd Avenue, is requesting a Text Amendment to the Code of Ordinances, Appendix B - Basic Zoning Ordinance, Article V. - District Regulations Sec. 5.3004. Use regulations. Specifically, this request is to allow health and fitness studio as permitted land use within the Downtown Core (DC) sub-district and note as such in Table 5.3004.D., Land Uses for Each Sub-district of the Downtown District.

We are sending this letter to make you aware of our proposed Text Amendment and give you an opportunity to contact us regarding this request. A copy of the proposed amendment is included with this letter with changes highlighted in grey. No other text changes are proposed.

We are hosting two (2) open house meetings to discuss this request.

The neighborhood meetings will be held:

Tuesday, May 28, 2024 from 4:45 - 5:45 PM
and Thursday, May 30, 2024 from 4:45 - 5:45 PM
at
Civic Center Library
SHC Program Room
3737 N. Drinkwater Blvd.
Scottsdale, AZ 85251

If you cannot attend either open house and have any questions regarding the application, please do not hesitate to contact me at 480-370-6309 or by email at wgoodwin@pvolvestudios.com.

You may also reach out to Katie Posler, our City Planner, at 480-312-2703 or by email at kposler@scottsdaleaz.gov and please reference case number 229-PA-2024.

For additional information you may visit the City's website at <https://www.scottsdaleaz.gov/planning-development>.

Sincerely,



Whitney Goodwin
Owner, The Lifestyle Collective, LLC

DRAFT TEXT AMENDMENT

Sec. 5.3004. Use regulations.

- A. Changes to properties after December 31, 2012 shall comply with the regulations of the sub-districts shown in Table 5.3004.A.

Table 5.3004.A, Sub-districts after December 31, 2012	
Sub-district before December 31, 2012	Sub-district after December 31, 2012
Retail Specialty (RS)	Downtown Core (D/DC)
Office/Commercial (OC)	Downtown Multiple Use (D/DMU)
Office/Residential (OR)	Downtown Multiple Use (D/DMU)
Regional Commercial Office (RCO)	Downtown Regional Use (D/DRU)
Residential/Hotel (RH)	Downtown Multiple Use (D/DMU)
Medical (M)	Downtown Medical (D/DM)
Civic Center (CC)	Downtown Civic Center (D/DCC)
Residential High Density (RHD)	Downtown Multiple Use (DMU)

- B. Drive-through and drive-in services are not permitted in the Downtown Area.
- C. Temporary buildings, structures and mobile vendors are only allowed on a property as accessory to construction work on the property, and shall be promptly removed upon completion of construction work or the Zoning Administrator's request.
- D. The land uses for each of the sub-districts are shown in Table 5.3004.D.

Table 5.3004.D., Land Uses for Each Sub-district of the Downtown District					
<ul style="list-style-type: none"> • P—is a permitted use. • P(#)—is a permitted use with limitations described in the notes (P(#)) following Table 5.3004.D. • CU—is a use subject to a Conditional Use Permit. 					
Land use	Downtown Core (DC) Sub- districts	Downtown Civic Center (DCC) Sub-district	Downtown Medical (DM) Sub-district	Downtown Multiple Use (DMU) Sub-district	Downtown Regional Use (DRU) Sub-district
Adult use				CU	CU
After hours establishment				CU	CU
Ambulance service			P		
Bar	CU	CU		CU	CU
Big box					P
Civic and social organization		P		P	P

Created: 2023-10-27 10:52:03 [EST]

Cultural institution	P	P	P	P	P
Day care center			P	P	
Dwelling unit	P(1)	P	P	P	P
Educational service— elementary and secondary school					CU
Educational service— other than elementary and secondary school	P		P	P	P
Financial institution	P		P	P	P
Funeral home and funeral service				CU	CU
Game center and/or pool hall				CU	CU
Health and fitness studio	P		P	P	P
Helipad			P		CU
Hospital			P	P	P
Live entertainment	CU	CU		CU	CU
Medical diagnostic laboratory			P	P	P
Multimedia production				CU	CU
Municipal use	P	P	P	P	P
Office	P	P	P	P	P
Personal care service	P	P	P	P	P
Pet care service				P(3)	P(3)
Place of worship	P			P	P
Public utility buildings, structures or appurtenances thereto for public service uses			CU	CU	CU
Residential health care facility (minimal and specialized)			P	CU	P
Restaurant	P	P	P	P	P
Retail	P	P	P	P	P
Theater	P(2)	P(2)		P(2)	P(2)
Travel accommodation		P	P	P	P
Vehicle leasing, rental, and sales				CU	CU

Created: 2023-10-27 10:52:03 [EST]

(Supp. No. 79)

Veterinary service			P(3)	P(3)	P(3)
Wireless communication facility		P (4)	P (4)	P (4)	P (4)
Work/live	P	P	P	P	P

Limitations on uses:

1. A dwelling unit shall not occupy more than thirty-five (35) percent of the first floor area.
2. A theater with live entertainment is subject to a Conditional Use Permit.
3. All facilities are within a soundproof building. However, outdoor activities are permitted if:
 - a. An employee or pet owner shall accompany an animal at all times when the animal is outside the building.
 - b. The property owner/operator maintains all outdoor areas in a clean and sanitary condition, including immediate and proper disposal of animal waste.
 - c. The outdoor areas are set back at least one hundred (100) feet from any lot line abutting a residential district, or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits.
 - d. There is no outdoor kennel boarding.
4. Refer to Article VII.

(Ord. No. 3987, § 1(Res. No. 8948, § 1(Exh. A, § 18), 11-14-12; Ord. No. 4099, § 1(Res. No. 9439, Exh. A, §§ 4, 5), 6-18-13; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, § 114), 5-6-14; Ord. No. 4355, § 1(Res. No. 11190, § 2, Exh. A), 7-2-18)

Editor's note(s)—See editor's note for § 5.3003.

Pre-Application Project No. 229-PA-2024 Open House Notification

Whitney Goodwin <wgoodwin@pvolvestudios.com>

Mon 5/13/2024 2:16 PM

To: Posler, Kathryn <KPosler@Scottsdaleaz.gov>; planninginfo@scottsdaleaz.gov <planninginfo@scottsdaleaz.gov>

Cc: Whitney Goodwin <wgoodwin@pvolvestudios.com>

Good afternoon Katie,

We have scheduled two open house meetings for public participation regarding our proposed text amendment.

The neighborhood meetings will be held:

Tuesday, May 28, 2024 from 4:45 – 5:45 PM
and Thursday, May 30, 2024 from 4:45 – 5:45 PM

at

Civic Center Library
SHC Program Room
3737 N. Drinkwater Blvd.
Scottsdale, AZ 85251

This information is being communicated to the surrounding property owners within 1,250 feet by first class mail. We are also including the open house information in a newspaper advertisement in The Arizona Republic.

Please let me know if I may provide any additional information.

Sincerely,

WHITNEY GOODWIN

Franchise Owner – Phoenix/Scottsdale

480-370-6309

PVOLVE

AFFIDAVIT OF PUBLICATION

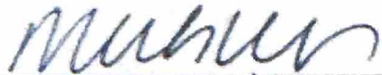
jean yonushonis
The Lifestyle Collective LLC
4216 E Indianola AVE
Phoenix AZ 85018-5328


STATE OF WISCONSIN, COUNTY OF BROWN

The Scottsdale Republic, a publication of the Arizona Republic, a newspaper published in the city of Phoenix and general circulation in the counties of Maricopa, Coconino, Pima and Pinal, State of Arizona, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue

05/18/2024

and that the fees charged are legal.
Sworn to and subscribed before on 05/18/2024



Legal Clerk


Notary, State of WI, County of Brown
91925

My commission expires

Publication Cost: \$652.98
Order No: 10188090 # of Copies:
Customer No: 1444569 1
PO #: Public Open House

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

Project Name: Text Amendment -- Health & Fitness Studio Use

Case Number: 229-PA-2024

Location: Downtown Scottsdale/Downtown Core Sub-district

Purpose: Request by The Lifestyle Collective, LLC on behalf of 5th & Marshall, LLC (7045 E 3rd Avenue Scottsdale, Az 85251) for Text Amendment to the Code of Ordinances, Appendix B – Basic Zoning Ordinance, Article V. – District Regulations Sec. 5.3004. Use regulations. Specifically, to allow a health and fitness studio as permitted land use within the Downtown Core (DC) sub-district and note as such in Table 5.3004.D., Land Uses for Each Sub-district of the Downtown District.

Applicant Contact Person: Whitney Goodwin, 480-370-6309, wgoodwin@pvolvestudios.com

Staff Contact Person: Katie Posler, 480-312-2703, kposler@scottsdaleaz.gov

Open House Meetings: We are hosting two (2) open house meetings to discuss this request.

The neighborhood open house meetings will be held on:

Tuesday, May 28, 2024, 4:45 – 5:45 PM

and Thursday, May 30, 2024, 4:45 – 5:45 PM

at

Civic Center Library, SHC Program Room

3839 N. Drinkwater Blvd

Scottsdale, Az 85251

For additional information visit the city's website at www.scottsdaleaz.gov search "Scottsdale Planning Case Files".

Project Name: Text Amendment – Health & Fitness Studio Use

Case Number: 229-PA-2024

Location: Downtown Scottsdale/Downtown Core Sub-district

Purpose: Request by The Lifestyle Collective, LLC on behalf of 5th & Marshall, LLC (7045 E 3rd Avenue Scottsdale, Az 85251) for Text Amendment to the Code of Ordinances, Appendix B – Basic Zoning Ordinance, Article V. – District Regulations Sec. 5.3004. Use regulations. Specifically, to allow a health and fitness studio as permitted land use within the Downtown Core (DC) sub-district and note as such in Table 5.3004.D., Land Uses for Each Sub-district of the Downtown District.

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and Thursday, May 30, 2024, 4:45 – 5:45 PM

at

Civic Center Library, SHC Program Room

3839 N. Drinkwater Blvd

Scottsdale, Az 85251

For additional information visit the city's website at www.scottsdaleaz.gov search "Scottsdale Planning Case Files".

NO CITIZEN ATTENDED

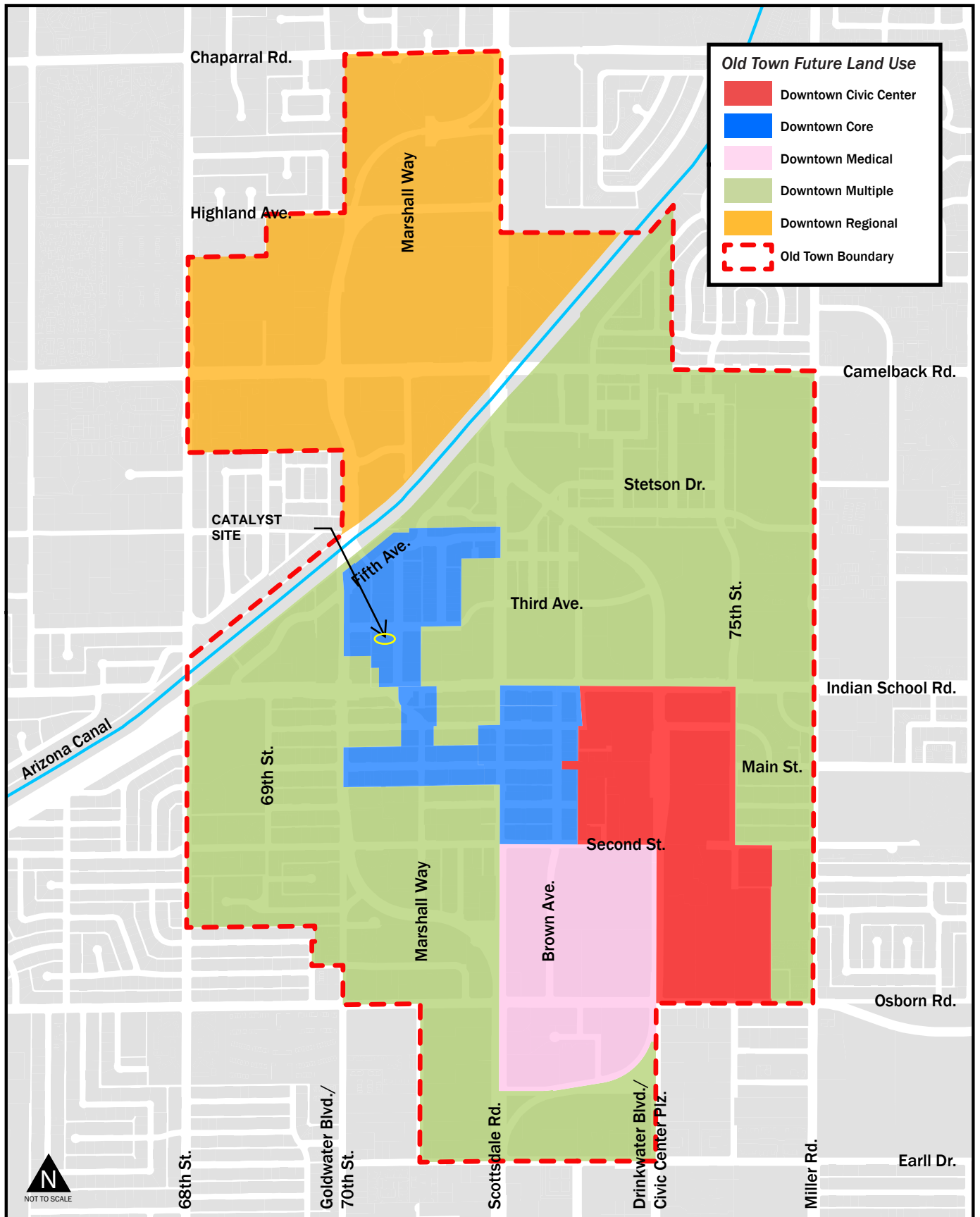
5:30-2024

Open House Meeting May 30, 2024 4:45PM
Text Amendment -Downtown Core Sub-district
Health and Fitness Studio Permitted Use
SIGN IN SHEET

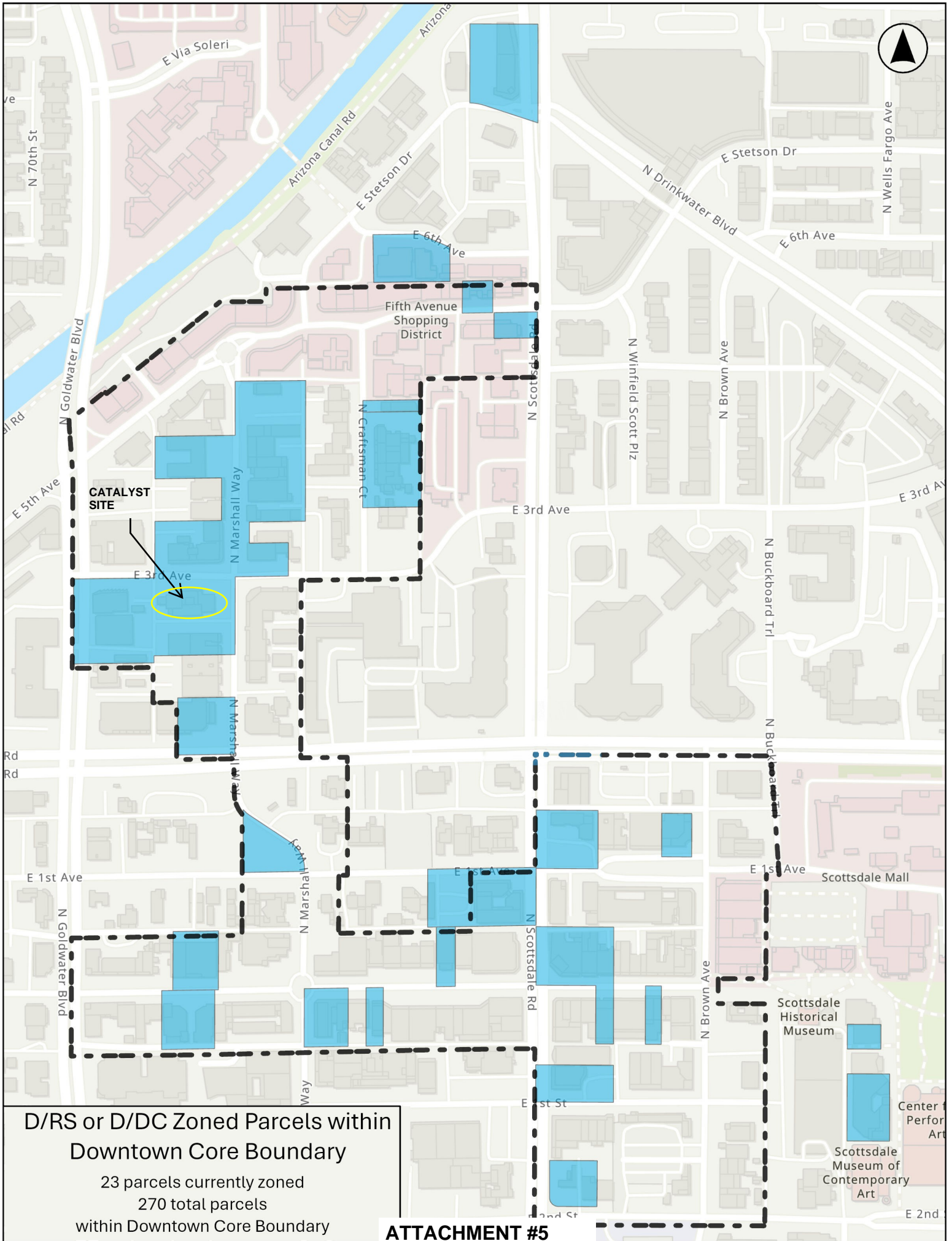
Project No. 229-PA-2024

~~NO MICHAEL YOUNG~~
JON FRENKEL

Raquel Gonzalez



Notice: Please see Sec. 5.3003 of the Zoning Ordinance for more detail. This document is provided for general information purposes only. The City of Scottsdale does not warrant its accuracy, completeness, or suitability for any particular purpose. It should not be relied upon without field verification. Map not to scale.

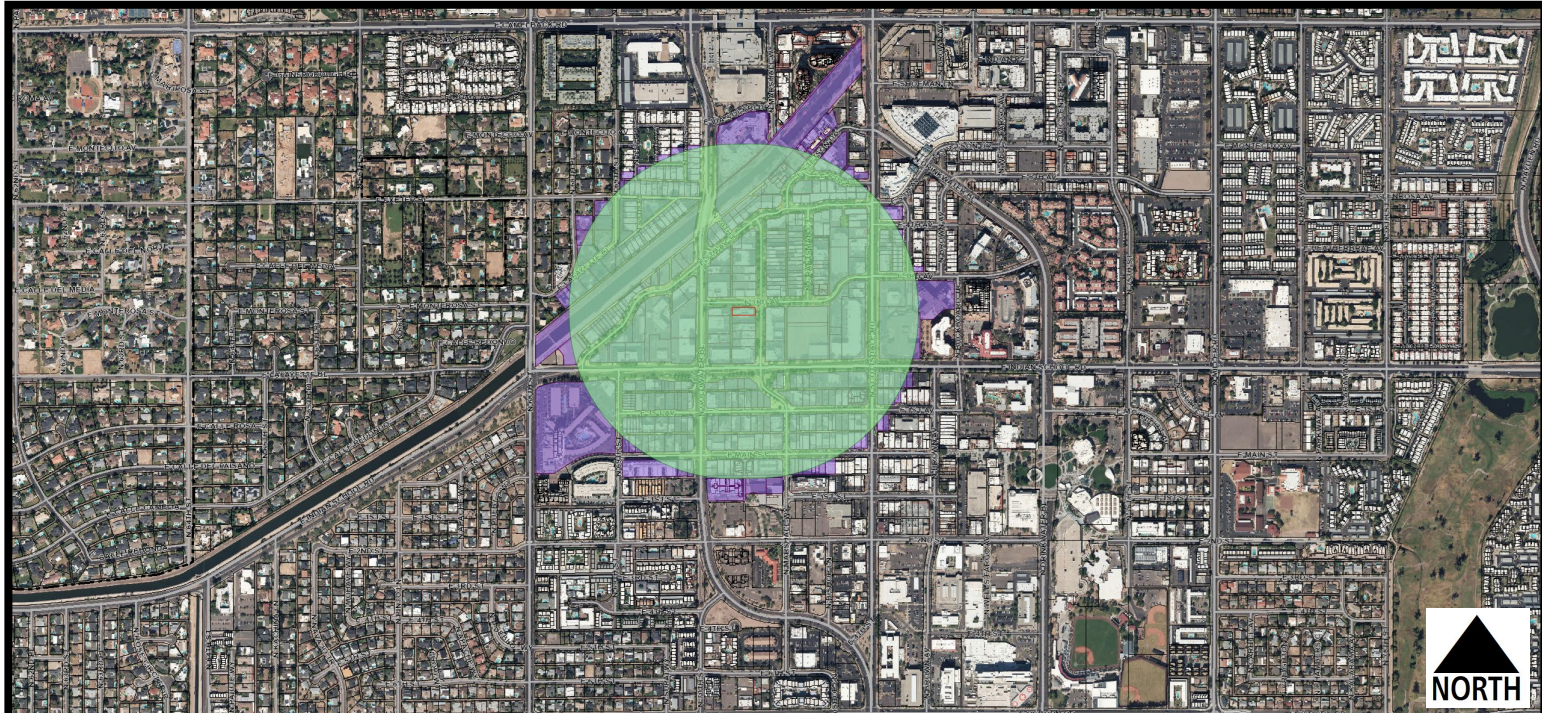


**D/RS or D/DC Zoned Parcels within
Downtown Core Boundary**

23 parcels currently zoned
270 total parcels
within Downtown Core Boundary

City Notifications – Mailing List Selection Map

Downtown District - Downtown Core Use Regulations Text Amendment


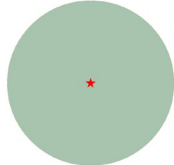


Labels Pulled
September 26, 2024

Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Nextdoor.com
- City Website-Projects in the hearing process

Map Legend:

-  Site Boundary
-  Properties within 1250-foot

Postcards: 296

2-TA-2024



**SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

WEDNESDAY, OCTOBER 23, 2024

SUMMARIZED MEETING MINUTES

PRESENT: Renee Higgs, Chair
Joe Young, Vice Chair
Barney Gonzales, Commissioner
George Ertel, Commissioner
Michal Ann Joyner, Commissioner
William Scarbrough, Commissioner
Diana Kaminski, Commissioner

ABSENT: None

STAFF: Tim Curtis
Joe Padilla
Brad Carr
Casey Steinke
Meredith Tessier
Jesus Murillo
Jeff Barnes
Katie Posler
Becca Cox
Jason McWilliams
Caitlin Clark

CALL TO ORDER

Chair Higgs called the regular session of the Scottsdale Planning Commission to order at 5:01 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

ATTACHMENT #7

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

MINUTES REVIEW AND APPROVAL

1. Approval of the October 9, 2024 [Regular Meeting Minutes](#).
Approval of the September 25, 2024 Executive Session Meeting Minutes.

Vice Chair Young made a motion to approve the October 9, 2024 Regular Meeting Minutes. Second by Commissioner Ertel, the motion carried unanimously by a vote of seven (7) to zero (0) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, Commissioner Joyner and Commissioner Scarbrough.

Commissioner Scarbrough made a motion to approve the September 25, 2024 Executive Session Meeting Minutes. Second by Commissioner Joyner, the motion carried by a vote of six (6) to zero (0) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Ertel, Commissioner Joyner, Commissioner Scarbrough, with Commissioner Kaminski abstaining.

CONSENT AGENDA

2. [11-AB-2023 \(Triple Wash Ranch Abandonment\)](#)
Request by Applicant to abandon the western five feet of N. 114th Street adjacent to parcels 216-74-005F, 216-74-739, and 216-74-006E and the portions of E. Morning Vista Road adjacent to parcels 216-74-005F and 216-74-739 (various widths), for properties located at 11348 and 11303 E. Morning vista Road, and N. 114th Street, with Single-family Residential District, Environmentally Sensitive Lands (R1-190/ESL) zoning designation. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is David Gulino, (602) 330-5252.**
3. [1-TA-2024 \(PRC Internalized Community Storage Facilities Text Amendment \(One Scottsdale\)\)](#)
Request by owner to amend the Zoning Ordinance (Ord. No. 455), Article V, Section 5.2605 (Planned Regional Center District-Use Regulations) to allow underground internalized community storage facilities as a permitted use in the Planned Regional Center (PRC) District. Staff contact person is Meredith Tessier, 480-312-4211. **Applicant contact person is Kurt Jones, (602) 452-2729.**

Item No. 2 & 3; Commissioner Scarbrough made a motion a motion for recommendation of approval to City Council for case 11-AB-2023 per the staff recommended stipulations after finding that the proposed abandonment is consistent and conforms with the adopted General Plan and for case 1-TA-2024 after finding that the proposed text amendment is consistent and conforms with the adopted General Plan. Second by Commissioner Gonzales, the motion carried unanimously by a vote of seven (7) to zero (0) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, Commissioner Joyner and Commissioner Scarbrough.
4. [2-TA-2024 \(Downtown District Health and Fitness Studio Text Amendment\)](#)
Request by owner to amend the Zoning Ordinance (Ordinance No. 455), Article V.,

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Section 5.3004 (Downtown District Subdistricts - Use Regulations) to allow health and fitness studios as a permitted use in the Downtown Core (DC) subdistrict. Staff contact person is Katie Posler, 480-312-2703. **Applicant contact person is Whitney Goodwin, (480) 370-6309.**

Item No. 4; Commissioner Kaminski made a motion for recommendation of approval to City Council for case 2-TA-2024 after finding that the proposed text amendment is consistent and conforms with the adopted General Plan. Second by Vice Chair Young, the motion carried unanimously by a vote of seven (7) to zero (0) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, Commissioner Joyner and Commissioner Scarbrough.

5. [2-UP-2024 \(Sanchas Cocina y Cantina\)](#)

Request by applicant for a bar Conditional Use Permit on a +/- 4,650 sf site, zoned Highway Commercial District/Parking Type 3, Downtown Overlay & Parking Type 2, Downtown Overlay (C-3/P-3 DO & P-2 DO) located at 4333 N. Civic Center Plaza. Staff contact person is Casey Steinke, 480-312-2611. **Applicant contact person is Lauren Proper Potter, (480) 921-2800.**

Item No. 5; Moved to Regular Agenda. Commissioner Ertel a motion for recommendation of approval to City Council for case 2-UP-2024 per the staff recommended stipulations and an additional stipulation to add planters for noise mitigation after finding that the Conditional Use Permit criteria have been met. Second by Vice Chair Young, the motion carried by a vote of six (6) to one (1) by Chair Higgs, Vice Chair Young, Commissioner Kaminski, Commissioner Ertel, Commissioner Joyner and Commissioner Scarbrough. with Commissioner Gonzales dissenting.

REGULAR AGENDA

6. [3-ZN-2024 \(The CLAYTON on Earll\)](#)

Request by owner for a zoning district map amendment from Highway Commercial Downtown Overlay (C-3 DO) to Downtown / Downtown Multiple Use Type 2 Downtown Overlay (D/DMU-2 DO) zoning, on a +/- 2.93-gross-acre site located at 7330 E. Earll Drive, 7332 E. Earll Drive, 3126 N. Civic Center Plaza, and 3134 N. Civic Center Plaza. Staff contact person is Jeff Barnes, 480-312-2376. **Applicant contact person is Kristjan Sigurdsson, (602) 505-2525.**

Item No. 6; Commissioner Ertel made a motion for recommendation of approval to City Council for case 3-ZN-2024 per the staff recommended stipulations after finding that the proposed Zoning District Map amendment is consistent and conforms with the adopted General Plan. Second by Commissioner Joyner, the motion carried unanimously by a vote of seven (7) to zero (0) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, Commissioner Joyner and Commissioner Scarbrough.

7. [3-TA-2024 \(Adaptive Reuse & Development Application Determination Text Amendment\)](#)

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Request by the City of Scottsdale to amend the Zoning Ordinance (Ord. No. 455), Article I., Section 1.206. (Processing of development applications.) and Section 1.305. (Review of applications.), Article III., Section 3.100. (Definitions), Article V., Section 5.2102. (Planned Community – P-C, General Provisions) and Section 5.2605 (Planned Regional Center – PRC, Use Regulations), Article VII. – General Provisions, and Article XI. – Land Use Tables, and any associated sections for the purposes of addressing recent State of Arizona legislation of HB2297 regarding adaptive reuse and SB1162 regarding development application time frames. **Staff contact person is Brad Carr, AICP, (480) 321-7713.**

Item No. 7; Commissioner Kaminski made a motion for recommendation of approval to City Council for case 3-TA-2024 after finding that the proposed text amendment is consistent and conforms with the adopted General Plan. Second by Commissioner Scarbrough, the motion carried by a vote of six (6) to one (1) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Joyner and Commissioner Scarbrough with Commissioner Ertel dissenting.

8. [4-TA-2024 \(Accessory Dwelling Unit \(ADU\) Text Amendment\)](#)

Request by the City of Scottsdale to amend the Zoning Ordinance (Ord. No. 455), Article I., Section 1.206. (Processing of development applications.) and Section 1.1304. (Enlargement, extension, reconstruction or structural alteration of nonconforming structure; enlargement of nonconforming use.), Article III., Section 3.100. (Definitions), Article V., Sections 5.010. through 5.556. (Single-family Residential), Sections 5.600. through 5.606. (Two-family Residential), Sections 5.700. through 5.707. (Medium Density Residential), Sections 5.800. through 5.807. (Townhouse Residential), Sections 5.900. through 5.907. (Resort/Townhouse Residential), Sections 5.1000. through 5.1007. (Multiple-family Residential), Sections 5.1100. through 5.1107. (Service Residential), and Sections 5.2000. through 5.2008. (Manufactured Home), Article VI., Section 6.1004. (Property development standards.), Article VII., Sections 7.200.A. through 7.200.G. (Additional Area Regulations.), Section 7.203. (Vacation rentals or Short-term rentals.), and Section 7.900., Article XI. – Land Use Tables, and any associated sections for the purposes of addressing recent State of Arizona legislation of HB2720 regarding accessory dwelling units and HB2325 regarding backyard fowl. **Staff contact person is Brad Carr, AICP, (480) 321-7713.**

Item No. 8; Commissioner Ertel made a motion for recommendation of approval to City Council for case 4-TA-2024 after finding that the proposed text amendment is consistent and conforms with the adopted General Plan. Second by Commissioner Kaminski, the motion carried unanimously by a vote of seven (7) to zero (0) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, Commissioner Joyner and Commissioner Scarbrough.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 7:31 p.m.



REQUEST TO SPEAK



Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.
Public testimony is limited to three (3) minutes per speaker.

Additional time **MAY** be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) JOHN VATTISAS MEETING DATE 10/23/24

NAME OF GROUP/ORGANIZATION (if applicable) 5th Ave Partners

ADDRESS 6931 E. 5th Ave Scottsdale ZIP 85251

HOME PHONE _____ WORK PHONE 602 451 3919

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # 4 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.



REQUEST TO SPEAK

#4

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Additional time *MAY* be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) TOM FRENKEL MEETING DATE _____

NAME OF GROUP/ORGANIZATION (if applicable) CUA TO CO

ADDRESS 7340 E MAIN ST #200 ZIP _____

HOME PHONE _____ WORK PHONE 6480-941-2260

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # 4 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.