



August 13, 2024

Dear Neighbor:

An application for a proposed 4-story mixed-use building has been filed with the City of Scottsdale for Design Review. The proposed project will occupy the area where an existing 2,036 square foot building and an existing surface parking lot is located. The new parking will be reconfigured and maintained on the ground level with the entry off the alley. The existing entry drive off Marshall Way will be the access to the parking utilizing the existing alley way. A new 1,564 square foot retail space will be added along Marshall Way frontage with 3-stories of residential development above the ground level. The total area of the proposed project is 17,484 square feet. The current zoning supports the mixed-use building.

Project Request: Design Review
Pre-application number: 686-PA-2022
Project Location: 4251 & 4247 N. Marshall Way, Scottsdale, AZ 85251
Lot Size: 0.21 Acres, 9004.93 S.F.
Zoning: D/RS-1, DO

This letter is being sent to you as part of the notification procedure. If you wish to submit a written comment about this proposal into the record, please e-mail the project planner, Greg Bloemberg, at gbloemberg@scottsdaleaz.gov. If you have general questions about this proposal, please contact the City of Scottsdale Planning Division at 480-312-2888. A copy of the proposed site plan and elevations are included for your review.

Sincerely,

Mark Tomecak, RA
4368 North Civic Center Plaza
Scottsdale, Arizona 85251

602.619.7751

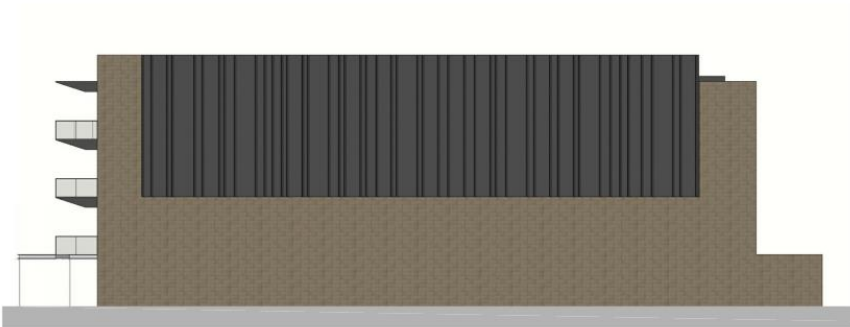
Building Elevations Exhibit



NORTH ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"



CONTEXT AERIAL - 750' RADIUS FROM SITE

Neighborhood Notification Mailing List

Owner	Mailing Address	MAIL_CITY	MAIL_	MAIL_ZIP
SOUTHBRIDGE A OWNER LLC	1200 N 52ND ST PHOENIX AZ USA 85008	PHOENIX	AZ	85008
VELASCO HOLDINGS LLC	8513 E CITRUS WY SCOTTSDALE AZ USA 85250	SCOTTSDALE	AZ	85250
URBAN GRAPHITE HOLDINGS LLC	P O BOX 14012 SCOTTSDALE AZ USA 85267	SCOTTSDALE	AZ	85267
SOUTHBRIDGE B OWNER LLC	1200 N 52ND ST PHOENIX AZ USA 85008	PHOENIX	AZ	85008
SOUTHBRIDGE B OWNER LLC	1200 N 52ND ST PHOENIX AZ USA 85008	PHOENIX	AZ	85008
LEVINE INVESTMENTS LIMITED PARTNERSHIP	2801 E CAMELBACK RD SUITE 450 PHOENIX AZ USA 85016	PHOENIX	AZ	85016
LEVINE INVESTMENTS LIMITED PARTNERSHIP	2801 E CAMELBACK RD SUITE 450 PHOENIX AZ USA 85016	PHOENIX	AZ	85016
LEVINE INVESTMENTS LIMITED PARTNERSHIP	2801 E CAMELBACK RD SUITE 450 PHOENIX AZ USA 85016	PHOENIX	AZ	85016
BROOKS BUILDERS INC	2323 W UNIVERSITY DR TEMPE AZ USA 85281	TEMPE	AZ	85281
SOUTHBRIDGE C OWNER LLC	1200 N 52ND ST PHOENIX AZ USA 85008	PHOENIX	AZ	85008
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
SOUTHBRIDGE C OWNER LLC	1200 N 52ND ST PHOENIX AZ USA 85008	PHOENIX	AZ	85008
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 100 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
MASYNO CANAL BUILDING LLC	PO BOX 520 COOLIDGE AZ USA 85128	COOLIDGE	AZ	85128
MASYNO CANAL BUILDING LLC	PO BOX 520 COOLIDGE AZ USA 85128	COOLIDGE	AZ	85128
MASYNO CANAL BUILDING LLC	PO BOX 520 COOLIDGE AZ USA 85128	COOLIDGE	AZ	85128
CANAL OFFICE PARTNERSHIP	7510 N EUCALYPTUS DR PARADISE VALLEY AZ USA 85253	PARADISE VALLEY	AZ	85253
MASYNO CANAL BUILDING LLC	PO BOX 520 COOLIDGE AZ USA 85128	COOLIDGE	AZ	85128
MASYNO CANAL BUILDING LLC	PO BOX 520 COOLIDGE AZ USA 85128	COOLIDGE	AZ	85128
RBB PROPERTIES 2 LLC	7114 E STETSON DR NO 400 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
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RBB PROPERTIES 2 LLC	7114 E STETSON DR NO 400 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
STETSON CANAL CONDOMINIUM OWNERS ASSN	7127 E 6TH AVE SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
RBB PROPERTIES LLC	7114 E STETSON DR STE 400 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
RBB PROPERTIES LLC	7114 E STETSON DR STE 400 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
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RBB PROPERTIES 2 LLC	7114 E STETSON DR SUITE 400 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
RBB PROPERTIES 2 LLC	7114 E STETSON DR NO 400 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
RBB PROPERTIES 2 LLC	7114 E STETSON DR NO 400 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
MOORE RUTH ANN/STEPHANIE ANN	PO BOX 2528 SCOTTSDALE AZ USA 85252	SCOTTSDALE	AZ	85252
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
SOUTHBRIDGE C OWNER LLC	1200 N 52ND ST PHOENIX AZ USA 85008	PHOENIX	AZ	85008
SCOTTSDALE CITY OF	3939 CIVIC CENTER BLVD SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
LESATZ GEORGE/DIANE MOUNTJOY	6946 E EXETER BLVD SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
SENEGOR DANA FISCHIETTO	6326 E QUARTZ MOUNTAIN RD PARADISE VALLEY AZ USA 85253	PARADISE VALLEY	AZ	85253
POST FAMILY TRUST	6957 E LAFAYETTE BLVD SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
LHO LLC	27817 N 46TH PL CAVE CREEK AZ USA 85331	CAVE CREEK	AZ	85331
LHO LLC	27817 N 46TH PL CAVE CREEK AZ USA 85331	CAVE CREEK	AZ	85331
GDO LIMITED PARTNERSHIP LLLP	3925 N SCOTTSDALE RD SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
GDO LIMITED PARTNERSHIP LLLP	3925 N SCOTTSDALE RD SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
ISAAC SOFFER AND DOLORES SOFFER FAMILY LIVING TRUST	850 S ROBERTSON BLVD LOS ANGELES CA USA 90035	LOS ANGELES	CA	90035
ISAAC SOFFER AND DOLORES SOFFER FAMILY LIVING TRUST	850 S ROBERTSON BLVD LOS ANGELES CA USA 90035	LOS ANGELES	CA	90035
SMJ PROPERTIES LLC	4242 B CRAFTSMAN CT SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
GE VENTURES LLC	1401 N CLIFFSIDE DR GILBERT AZ USA 85234	GILBERT	AZ	85234
FLORA 35 LLC	6929 N HAYDEN RD STE C4-455 SCOTTSDALE AZ USA 85250	SCOTTSDALE	AZ	85250
FLORA 35 LLC	6929 N HAYDEN RD STE C4-455 SCOTTSDALE AZ USA 85250	SCOTTSDALE	AZ	85250
4228 CRAFTSMAN COURT LLC	6929 N HAYDEN RD SCOTTSDALE AZ USA 85250	SCOTTSDALE	AZ	85250
NUOVO ENTERPRISES LLC	15900 N 78TH ST SUITE 155 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
CRAFTSMAN COURT LLC	9416 N 80TH PL SCOTTSDALE AZ USA 85258	SCOTTSDALE	AZ	85258
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
FANATEL PROPERTIES INC	4555 E MAYO BLVD PHOENIX AZ USA 85050	PHOENIX	AZ	85050
FANATEL PROPERTIES INC	4555 E MAYO BLVD UNIT 3331 PHOENIX AZ USA 85050	PHOENIX	AZ	85050
FANATEL PROPERTIES INC	4555 E MAYO BLVD UNIT 3331 PHOENIX AZ USA 85050	PHOENIX	AZ	85050
FANATEL PROPERTIES INC	4555 E MAYO BLVD UNIT 3331 PHOENIX AZ USA 85050	PHOENIX	AZ	85050
KINGTOWN PROPERTIES LLC	8776 E SHEA BLVD SUITE 106-310 SCOTTSDALE AZ USA 85260	SCOTTSDALE	AZ	85260
MENCONI ALEC/PIERCE COLE	1133 W MANOR ST CHANDLER AZ USA 85224	CHANDLER	AZ	85224
CRAFTSMANS TABLE LLC	3523 N 70TH ST SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
CRAFTSMANS TABLE LLC	3523 N 70TH ST SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
EDEN ROCK REALTY LLC	P O BOX 9787 SCOTTSDALE AZ USA 85252	SCOTTSDALE	AZ	85252
EDEN ROCK REALTY LLC	P O BOX 9787 SCOTTSDALE AZ USA 85252	SCOTTSDALE	AZ	85252
BBCH LLC	6824 E 4TH ST #14 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
JE SOUTHWEST GROUP REAL ESTATE LLC	3004 N CIVIC CENTER PLZ SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
NINI INVESTMENTS LLC	7321 E SHERMAN LN SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
TELEKEY II INVESTMENTS LLC	1155 W RIO SALADO PKWY TEMPE AZ USA 85281	TEMPE	AZ	85281
4200 MARSHALL WAY LLC	7240 N BROOKVIEW WY SCOTTSDALE AZ USA 85253	SCOTTSDALE	AZ	85253
4200 MARSHALL WAY LLC	7240 N BROOKVIEW WY SCOTTSDALE AZ USA 85253	SCOTTSDALE	AZ	85253
GIDDYUP PROPERTIES LLC	PO BOX 2055 EUGENE OR USA 97402	EUGENE	OR	97402
FLORA 35 LLC	6929 N HAYDEN RD STE C4-455 SCOTTSDALE AZ USA 85250	SCOTTSDALE	AZ	85250
FLORA 35 LLC	6929 N HAYDEN RD STE C4-455 SCOTTSDALE AZ USA 85250	SCOTTSDALE	AZ	85250

FLORA 35 LLC	6929 N HAYDEN RD STE C4-455 SCOTTSDALE AZ USA 85250	SCOTTSDALE	AZ	85250
AGNESE UDINOTTI LIVING TRUST THE	4215 N MARSHALL WAY SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
4211 MARSHALL LLC	4211 N MARSHALL WAY STE 200 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
4211 MARSHALL LLC	4211 N MARSHALL WAY STE 200 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
769 PIONEER EXCHANGE ACCOMMODATION TITLEHOLDER LLC/769 PIONEER EXCHANGE ACCOMMODATION TITLEHOLDER LL	7033 E GREENWAY RD SUITE 100 SCOTTSDALE AZ USA 85254	SCOTTSDALE	AZ	85254
C & S 7070 LLC	11215 N 74TH ST SCOTTSDALE AZ USA 85260	SCOTTSDALE	AZ	85260
769 PIONEER EXCHANGE ACCOMMODATION TITLEHOLDER LLC/769 PIONEER EXCHANGE ACCOMMODATION TITLEHOLDER LL	7033 E GREENWAY RD SUITE 100 SCOTTSDALE AZ USA 85254	SCOTTSDALE	AZ	85254
MARSHALL MERIDIAN PROPERTIES LLC	PO BOX 2055 EUGENE OR USA 97402	EUGENE	OR	97402
SOUTHBRIDGE C OWNER LLC	1200 N 52ND ST PHOENIX AZ USA 85008	PHOENIX	AZ	85008
SOUTHBRIDGE C OWNER LLC	1200 N 52ND ST PHOENIX AZ USA 85008	PHOENIX	AZ	85008
SOUTHBRIDGE C OWNER LLC	1200 N 52ND ST PHOENIX AZ USA 85008	PHOENIX	AZ	85008
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SOUTHBRIDGE C OWNER LLC	1200 N 52ND ST PHOENIX AZ USA 85008	PHOENIX	AZ	85008
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
SOUTHBRIDGE C OWNER LLC	1200 N 52ND ST PHOENIX AZ USA 85008	PHOENIX	AZ	85008
SOUTHBRIDGE C OWNER LLC	1200 N 52ND ST PHOENIX AZ USA 85008	PHOENIX	AZ	85008
ORANGE SKY UNLIMITED LLC	7007 E 5TH AVE SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
BROOKS BUILDING INC	2323 W UNIVERSITY DR TEMPE AZ USA 85281	TEMPE	AZ	85281
PARK FIFTH AVENUE LLC	7240 N BROOKVIEW WY SCOTTSDALE AZ USA 85253	SCOTTSDALE	AZ	85253
PARK FIFTH AVENUE LLC	7240 N BROOKVIEW WY SCOTTSDALE AZ USA 85253	SCOTTSDALE	AZ	85253
POLK STREET HIDEAWAY LLC/MTR MARSHALL LLC/MONTGOMERY AND SONS LLC	777 108TH AVE NE STE 1800 BELLEVUE WA USA 980045145	BELLEVUE	WA	980045145
POLK STREET HIDEAWAY LLC/MTR MARSHALL LLC/MONTGOMERY AND SONS LLC	777 108TH AVE NE STE 1800 BELLEVUE WA USA 980045145	BELLEVUE	WA	980045145
4200 MARSHALL WAY LLC	7240 N BROOKVIEW WY SCOTTSDALE AZ USA 85253	SCOTTSDALE	AZ	85253
4200 MARSHALL WAY LLC	7240 N BROOKVIEW WY SCOTTSDALE AZ USA 85253	SCOTTSDALE	AZ	85253
GIDDYUP PROPERTIES LLC	PO BOX 2055 EUGENE OR USA 97402	EUGENE	OR	97402
GIDDYUP PROPERTIES LLC	PO BOX 2055 EUGENE OR USA 97402	EUGENE	OR	97402
5TH & MARSHALL LLC	6831 E 5TH AVE SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
5TH & MARSHALL LLC	6831 E 5TH AVE SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
DOWNTOWN SCOTTSDALE HORSE FOUNTAIN LLC	7144 E STETSON DR SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
5TH AVENUE SCOTTSDALE LLC	7151 E 6TH AVE SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
KELMAR LLC	7150 E 5TH AVE SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
SCOTTSDALE CITY OF	3939 CIVIC PLAZA SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
JLB INVESTMENTS LTD PARTNERSHIP	2398 E CAMELBACK RD 1100 PHOENIX AZ USA 85016	PHOENIX	AZ	85016
SUNBRELLA PROPERTIES LTD	7520 E ANGUS DR SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
HARD CORNER LLC	5641 N 6TH ST PHOENIX AZ USA 85012	PHOENIX	AZ	85012
SUNBRELLA PROPERTIES LTD	7520 E ANGUS DR SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
SOUTHBRIDGE C OWNER LLC	1200 N 52ND ST PHOENIX AZ USA 85008	PHOENIX	AZ	85008
SOUTHBRIDGE C OWNER LLC	1200 N 52ND ST PHOENIX AZ USA 85008	PHOENIX	AZ	85008
SOUTHBRIDGE B OWNER LLC	1200 N 52ND ST PHOENIX AZ USA 85008	PHOENIX	AZ	85008
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
SUNBRELLA PROPERTIES LTD	7520 E ANGUS DR SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
SOUTHBRIDGE B OWNER LLC	1200 N 52ND ST PHOENIX AZ USA 85008	PHOENIX	AZ	85008
SIMONSON BUILDINGS INC	7520 E ANGUS DR SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
CITY OF SCOTTSDALE	3939 CIVIC CENTER PLAZA SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
GOLDMAN MORRIS B/SHEILA M CALVANO LIVING TR	3233 W PEORIA AVE STE 118 PHOENIX AZ USA 85029	PHOENIX	AZ	85029
GOLDMAN MORRIS B/SHEILA M CALVANO LIVING TR	3233 W PEORIA AVE STE 118 PHOENIX AZ USA 85029	PHOENIX	AZ	85029
FLOYD BUILDING L L C	6939 FIFTH AVE SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
BROOKS BUILDING INC	2323 W UNIVERSITY DR TEMPE AZ USA 85281	TEMPE	AZ	85281
YGY DOMINGO LLC	1846 E INNOVATION PARK DR STE 100 ORO VALLEY AZ USA 85755	ORO VALLEY	AZ	85755
Y G Y PAVAROTTI LLC	1846E INNOVATION PARK DR STE 100 ORO VALLEY AZ USA 85755	ORO VALLEY	AZ	85755
YGY PAVAROTTI LLC/YGY DOMINGO LLC	1846 E INNOVATION PARK DR STE 100 ORO VALLEY AZ USA 85755	ORO VALLEY	AZ	85755
CBOT BUILDING LLC	7600 E CAMELBACK RD NO 1 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
CADRE DEVELOPMENT LLC	4215 N WINFIELD SCOTT PLAZA SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
CADRE DEVELOPMENT LLC	4215 N WINFIELD SCOTT PLAZA SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
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