

BEUS GILBERT MCGRODER

PLLC

ATTORNEYS AT LAW

CITIZEN REVIEW PLAN PINNACLE PEAK PET RESORT

February 16, 2023

Overview

This Citizen Review Plan is being performed in association with a Minor General Plan Amendment to the City of Scottsdale General Plan 2035 from Employment Office to Commercial, as well as a companion rezoning request to amend the City of Scottsdale Official Zoning Map from C-O to C-1 on a 0.95-acre property located at the northwest corner of Pinnacle Peak Road and 74th Street/Los Portones Drive. The approval of the proposed Minor General Plan Amendment and Rezoning will result in the development of a pet resort and kennel. This Citizen Review Plan will be updated throughout the process to document and provide a record of citizen notification, engagement, and feedback.

Notification

The applicant will notify all property owners and HOAs within 750 feet of the subject site (See Attachment A), as well as other interested individuals and groups, of any upcoming meeting dates, open houses, and public hearings related to the project via first class mail and/or email at least 10 calendar days prior to the event. Additional communication will include email, telephone, one-on-one meetings, and door-to-door outreach as necessary to address any concerns that may come up throughout the process.

January 19, 2023: Letters were mailed to all property owners within 750 feet of the subject site to provide notification of the scheduled neighborhood meeting set for January 31st, 2023 (see Attachment B).

January 20, 2023: A 4' by 4' notification sign was posted on the property to inform neighbors of the proposed Zoning District Map Amendment and General Plan Amendment request, as well as the upcoming Open House scheduled for January 31, 2023.

Neighborhood Meetings and Outreach Efforts

The applicant will hold at minimum one community outreach event, and maintain an open line of communication with interested neighbors and parties by providing contact information.

January 31, 2023 Open House

The first community outreach event was held on Tuesday, January 31, 2023 at 5:30 pm at the Pinnacle Peak Preparatory School Media Center, 7690 E Williams Dr, Scottsdale, AZ 85255. There was a total of 31 attendees at the Open House (see Attachment C). During the meeting, the

applicant presented the proposed project, including the site plan and elevation design to attendees, then opened the floor for questions and answers to attendees.

The attendees raised several questions and concerns related to the proposed project, which include the following:

- Noise from dogs barking
The applicant assured attendees that the noise level at the property line will not exceed 55 decibels. To accomplish this, the building will be soundproofed per code requirements, and we will implement additional sound proofing measures, such as sound baffles and shade structures in the outdoor courtyard to mitigate noise beyond the property line. The potential business owner also guaranteed that no dogs will be in the outdoor courtyard after business hours. The applicant informed attendees that we are working with an acoustic engineer to assess the noise that is anticipated to be emitted from the outdoor courtyard and what the noise impact will be at the property line, and that it is not expected to exceed 55 dB, which is less than the noise generated by Pinnacle Peak Road (70 to 80 dB).
- Traffic impacts
The applicant shared traffic generation calculations for uses allowed by right on the subject property, such as medical offices and fitness centers, as it compared to the expected traffic generation of the proposed doggy daycare facility. The analysis revealed that the proposed doggy daycare facility will generate approximately one third of the expected traffic generation from other uses allowed by right on the property. So, by effect, the proposed doggy daycare facility will reduce traffic congestion at the Pinnacle Peak and Los Portones intersection.
- C-1 zoning allowing restaurants with drive-throughs
The applicant agreed to impose zoning stipulations and/or deed restrictions to limit the future use of the property so solely a doggy daycare facility.
- Why this site was chosen for the proposed doggy daycare facility?
The business owner identified this location as an area that is underserved for doggy daycare services. The Always Unleashed facility that is nearby does not provide adequate doggy daycare services for customers, whereas this proposed facility will offer enhanced and upgraded amenities in an ideal accessible location. Additionally, the vacant lot provides an opportunity to design the facility to adequately meet the needs of the doggy daycare operation, rather than attempting to retrofit an existing building.
- What happens if this business fails?
The zoning stipulation and/or deed restriction that the applicant has agreed to impose on the property will require a future rezoning for a new use on the property, which would result renewed neighborhood input.
- How the facility will handle pet waste?
The business owner assured waste will be cleaned and disposed up on a regular basis per code requirements. The facility will also be fitted with enhanced sanitation features to clean outdoor areas.

- What is the profile of the typical client?
The typical clientele would vary depending on the day of the week and time of year. The business owner intends on marketing to local employees seeking daycare during typical business hours, as well as pet owners planning vacations during three-day weekends and holidays.

In addition to the questions and answers, we received some written comment card during the Open House thanking the applicant team for the presentation and information (see Attachment D).

Attachments:

Attachment A: Property Owners and HOAs within 750 feet of subject site

Attachment B: First Notification Letter

Attachment C: First Open House Sign-In Sheets

Attachment D: First Open House Comment Cards

Attachment A

Property Owners and HOAs within 750 feet

Silverstone Property Owners Association
14747 N. Northsight Blvd., No. 111-431
Scottsdale, Arizona 85260

Elizabeth Carrie Remillong
Lucinda K. Cowan
23356 North 73rd Place
Scottsdale, Arizona 85255

Libia Knadler Revocable Trust
7324 East Conquistadores Drive
Scottsdale, Arizona 85255

Bruce L Boruszak Revocable Trust
7326 East Conquistadores Drive
Scottsdale, Arizona 85255

Micahel Robert Hauer And Maralyn
Bernstein Hauer Family Trust
7328 East Conquistadores Drive
Scottsdale, Arizona 85255

Margit A Von Kampen-Bilinski
Living Trust
7330 East Conquistadors Drive
Scottsdale, Arizona 85255

Willmore Family Trust
1001 America Way
Del Mar, California 92014-3953

Carolina Llano Gonzalez
7334 East Conquistadores Drive
Scottsdale, Arizona 85255

Jennifer Chiao I-Chun
Craig Malblanc
7336 East Conquistadores Drive
Scottsdale, Arizona 85255

Carolyn J. Ottesen Survivors Trust
7338 East Conquistadores Drive
Scottsdale, Arizona 85255

Jennifer E. Wege Trust
7340 East Conquistadores Drive
Scottsdale, Arizona 85255

Michael R. Dawson
2 Plaza Molleno
Santa Fe, New Mexico 87506

Keyed Up Investments Llc
1846 E. Innovation Park Dr., No. 100
Oro Valley, Arizona 85755

Billok Family Trust
7346 East Conquistadores Drive
Scottsdale, Arizona 85255

Griffin Family Trust
7348 East Conquistadores Drive
Scottsdale, Arizona 85255

Barry J. & Marie L. Conser
23625 North 76th Place
Scottsdale, Arizona 85255

Raymond Lawrence Norman Jr.
Laura Deann Norman
23369 North 73rd Way
Scottsdale, Arizona 85255

Robert & Susan McNeely
23367 North 73rd Way
Scottsdale, Arizona 85255

Russell G. Oloffson
Paula V. Debenedetto
7367 East Casitas Del Rio Drive
Scottsdale, Arizona 85255

Moreira Living Trust
7365 East Casitas Del Rio Drive
Scottsdale, Arizona 85255

Brad & Cindy Adams
2138 River Walk Lane
Longmont, Colorado 80504

Litchfield Group LLC
10873 East Rosemary Lane
Scottsdale, Arizona 85255

Buchmiller Family Trust
7359 East Casitas Del Rio Drive
Scottsdale, Arizona 85255

Claire Lockwood
7357 East Casitas Del Rio Drive
Lake Barrington, Illinois 60010

Ronald And Virginia Estervig
Family Trust
7355 East Casitas Del Rio Drive
Scottsdale, Arizona 85255

James Kranjc Trust
Judith L Kranjc Trust
505 North McClurg Court, Apt. 1405
Chicago, Illinois 60611

Philip M. Claps Revocable Trust
715 Beacon Drive
Phoenix, Arizona 85008

Korbin Living Trust
7436 East Via De Luna Drive
Scottsdale, Arizona 85255

Gregory & Susan Jewll
7347 East Casitas Del Rio Drive
Scottsdale, Arizona 85255

Candale Property Investments LLC
4623 East Pershing Avenue
Phoenix, Arizona 85032

Michael D. & Lin Mei Lo Codington
7343 East Casitas Del Rio Drive
Scottsdale, Arizona 85255

Karen I. McGinn
7341 East Casitas Del Rio Drive
Scottsdale, Arizona 85255

Christina Diane & Silvio A Bermudez Jr.
7339 East Casitas Del Rio Drive
Scottsdale, Arizona 85255

Kimberly Sprott
7337 East Casitas Del Rio Drive
Scottsdale, Arizona 85255

James G. Napoli
7335 East Casitas Del Rio Drive
Scottsdale, Arizona 85255

Ark Family Trust
7333 East Casitas Del Rio Drive
Scottsdale, Arizona 85255

Andrew & Marci Eisenberg Living Trust
7331 East Casitas Del Rio Drive
Scottsdale, Arizona 85255

Patti J. Riccio Trust
7329 East Casitas Del Rio Drive
Scottsdale, Arizona 85255

Cary & Cari Ogden
7327 East Casitas Del Rio Drive
Scottsdale, Arizona 85255

Rodney Monroe Herrin Douglass Trust
PO Box 2672
Newport Beach, CA 92659

Michael J. & Tracey A. Long
9444 Wayne Brown Drive
Powell, Ohio 43065

Lisa Walker Living Trust
Mark A Walker Living Trust
921 South Beverly Lane
Arlington Heights, IL 60005

Robert Jeffrey & Sherry Lynn Stern
8380 Meadowmoore Blvd.
Pickerington, Ohio 43147

Collin Kalmansohn
Danielle Rudolph
23382 North 73rd Place
Scottsdale, Arizona 85255

Pamela D. Ball
23384 North 73rd Place
Scottsdale, Arizona 85255

Mawyer Family Trust
23386 North 73rd Place
Scottsdale, Arizona 85255

Duane J Jasper Revocable Trust
Anne E Hender-Jasper Revocable Trust
450 1st Street SW, Apt. 501
Cedar Rapids, Iowa 52404

Declaration of Trust by Sam C Nourtsis
Yvonne Shanahan Revocable Trust
23390 North 73rd Place
Scottsdale, Arizona 85255

Higley And Hampton LLC
1136 East Campbell Avenue
Phoenix, Arizona 85014

Scott Gordon Holdings LLC
840 Timbers Edge Lane
Northbrook, IL 60062

Ace Investments II LLC
3377 South Price Road, Suite 107
Chandler, Arizona 85248

Steven Rosonina
9928 East Chuckwagon Lane
Scottsdale, Arizona 85262

Harshad Mehta Chintan
1501 East Victor Hugo Avenue
Phoenix, Arizona 85022

Sharareh Saadat
7328 East Vista Bonita Drive
Scottsdale, Arizona 85255

Jonathan Michael Manfre
Serena Pelt
7330 East Vista Bonita Drive
Scottsdale, Arizona 85255

Umesh Kopparapu & Veena Umesh Trust
Viraj & Nidhi Bhatnagar Jhansi Trust
12510 North 128th Place
Scottsdale, Arizona 85255

Right Ideas Inc.
8924 E. Pinnacle Peak Rd., Suite G5-656
Scottsdale, Arizona 85255

Sarah Storms
7336 East Vista Bonita Drive
Scottsdale, Arizona 85255

Stephen M. & Melissa A. Duerr
21390 Quadaw Street NW
Oak Grove, MN 5530-3815

Robin Roach
7340 East Vista Bonita Drive
Scottsdale, Arizona 85255

Jeffrey Victor Sutton
7342 East Vista Bonita Drive
Scottsdale, Arizona 85255

Naveen & Sudha Rani Kallam
7344 East Vista Bonita Drive
Scottsdale, Arizona 85255

James R & Joanne Lange Living Trust
7346 East Vista Bonita Drive
Scottsdale, Arizona 85255

Ann Fisk Dallas Living Trust
7348 East Vista Bonita Drive
Scottsdale, Arizona 85255

Brady D. Halse
7350 East Vista Bonita Drive
Scottsdale, Arizona 85255

Jennifer T. Jones
7352 East Vista Bonita Drive
Scottsdale, Arizona 85255

Terry Bruce & Laura Marie Craig
7354 East Vista Bonita Drive
Scottsdale, Arizona 85255

Weisman Family Revocable Trust
7356 East Vista Bonita Drive
Scottsdale, Arizona 85255

Lori Lynn Starr
7358 East Vista Bonita Drive
Scottsdale, Arizona 85255

Shelley Serrano
7360 East Vista Bonita Drive
Scottsdale, Arizona 85255

Judy L Porter Revocable Living Trust
23393 North 73rd Way
Scottsdale, Arizona 85255

Yishu Chen
23391 North 73rd Way
Scottsdale, Arizona 85255

Mandy Hustad
23389 North 73rd Way
Scottsdale, Arizona 85255

Laura, Stuart, Edward, Leslie Bainbridge
23387 North 73rd Way
Scottsdale, Arizona 85255

Paige R. Doglione
23383 North 73rd Way
Scottsdale, Arizona 85255

Nicole Fiore
23381 North 73rd Way
Scottsdale, Arizona 85255

Jeffrey C. Ryan & Nina Reynolds
558 Deer Lake Circle
Blue Bell, PA 19422

Thomas Earl & Kathleen Plimpton
Kelly Elizabeth Donnelly
23377 North 73rd Way
Scottsdale, Arizona 85255

Arvind Yekanath
23376 North 73rd Way
Scottsdale, Arizona 85255

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343 Morning Star Way
Castle Rock, Colorado 80108

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Scottsdale, Arizona 85255

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21214 Crucible Court
Ashburn, VA 20147

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Scottsdale, Arizona 85255

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Joseph, OR 97846

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Scottsdale, Arizona 85255

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175 Canyon Shadows Drive
Sedona, Arizona 86336

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10909 101st Place NE
Kirkland, WA 98033

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Scottsdale, Arizona 85255

Douglass Family Trust
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Newport Beach, CA 92659

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2274 Avalon Drive
Buffalo Grove, IL 60089

B Royal Silverstone LLC
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Scottsdale, Arizona 85255

Anson Family Trust
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Scottsdale, Arizona 85255

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Kelli Jo Grant
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Scottsdale, Arizona 85255

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Scottsdale, Arizona 85255

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Prescott, Arizona 86301

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Scottsdale, Arizona 85255

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Thomas & Katarzyna Wheeler
7344 East Casitas Del Rio Drive
Scottsdale, Arizona 85255

Nicole Rose
7346 East Casitas Del Rio Drive
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6565 Crescent Park West, Unit 416
Playa Vista, CA 90094

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756 SE Willowbrook Court
Waukegan, IA 50263-8430

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30600 North Pima Road, Unit 39
Scottsdale, Arizona 85266

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Gabriel Victor
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Newport Beach, CA 92659

Braeden Anthony Lipson
Michelle Erin Gibbons
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Scottsdale, Arizona 85255

Pinnacle At Silverstone
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Mesa, Arizona 85201

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Community Association
450 North Dobson Road, Ste. 201
Mesa, Arizona 85201

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Community Association
450 North Dobson Road, Ste. 201
Mesa, Arizona 85201

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Community Association
450 North Dobson Road, Ste. 201
Mesa, Arizona 85201

Pinnacle At Silverstone
Community Association
450 North Dobson Road, Ste. 201
Mesa, Arizona 85201

Paseo At Pinnacle Peak
Homeowners Association
4645 East Cotton Gin Loop
Phoenix, Arizona 85040-8885

Karen A. Teeters
23366 North 74th Place
Scottsdale, Arizona 85255

Sally Ann Ratkovic Revocable Trust
23368 North 74th Place
Scottsdale, Arizona 85255

Janice L. Clegg
23370 North 74th Place
Scottsdale, Arizona 85255

Warrenton T. Loving Family Trust
23374 North 74th Place
Scottsdale, Arizona 85255

Repulse Bay Road Living Trust
23378 North 74th Place
Scottsdale, Arizona 85255

Raymond J. Pavlick Jr. & Can Xiao
23380 North 74th Place
Scottsdale, Arizona 85255

Reintjes Living Trust
23384 North 74th Place
Scottsdale, Arizona 85255

Asha Khosla & Chander Ashok
23386 North 74th Place
Scottsdale, Arizona 85255

Hubbard Family Trust
23390 North 74th Place
Scottsdale, Arizona 85255

Fatima Pimentel & Eric E. Saiz
23392 North 74th Place
Scottsdale, Arizona 85255

Ramkrishna H. Chandarana Trust
Nila R. Chandarana Trust
1406 Midwest Club Pkwy
Oak Brook, IL 60523

Suzanne D. Sandberg
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William G. Forgione
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Gomez Jesus David Yamuni
Josefina Del Carmen Garate De Yamuni
7460 East Vista Bonita Drive
Scottsdale, Arizona 85255

Robin Martini Trust Agreement
7476 East Vista Bonita Drive
Scottsdale, Arizona 85255

Kraft Family Trust
10 Arado
Rancho Santa Margarita, CA 92688

Jeffrey Legore
7518 East Vista Bonita Drive
Scottsdale, Arizona 85255

Robert E. & Shary Fromm
7534 East Vista Bonita Drive
Scottsdale, Arizona 85255

Jennifer & Anthony F. Zychowski III
7550 East Vista Bonita Drive
Scottsdale, Arizona 85255

Terry & Dana L. Brumley
7566 East Vista Bonita Drive
Scottsdale, Arizona 85255

Sheriff Family Trust
7582 East Vista Bonita Drive
Scottsdale, Arizona 85255

Kerri Lynn Cummiskey
7598 East Vista Bonita Drive
Scottsdale, Arizona 85255

Stephen P. & Tracy L. Fedyski
23395 North 75th Street
Scottsdale, Arizona 85255

Broenen Living Trust
23391 North 75th Street
Scottsdale, Arizona 85255

Scott And Juliane Vaughan Living Trust
23389 North 75th Street
Scottsdale, Arizona 85255

Goran & Helda Latkovic
23385 North 75th Street
Scottsdale, Arizona 85255

Mier Revocable Trust Agreement
23383 North 75th Street
Scottsdale, Arizona 85255

Christopher & Nicole C. Pitts
23381 North 75th Street
Scottsdale, Arizona 85255

Leah Tuttleman
23369 North 74th Place
Scottsdale, Arizona 85255

Equity Trust Company (Custodian)
22860 North 79th Place
Scottsdale, Arizona 85255

Richard Ford & Deborah J. Ford Trust
23375 North 74th Place
Scottsdale, Arizona 85255

Michael A Carr and Mary E Carr
1993 Trust
23379 North 74th Place
Scottsdale, Arizona 85255

William Ryan & Linda Marie Pieratt
23381 North 74th Place
Scottsdale, Arizona 85255

Sandy Karpen And Sharon Karpen
Joint Living Trust
23385 North 74th Place
Scottsdale, Arizona 85255

23387 North 74th LLC
1282 North Park Blvd.
Glen Ellyn, IL 60137

Yang & Yong H. Ahn
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Traci Pomeroy Russell
23393 North 74th Place
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James S. Tinker & Amy Russell
PO Box 13574
Phoenix, Arizona 85002

Abo Family Trust
23394 North 75th Street
Scottsdale, Arizona 85255

Jenanne Overgaard Trust
23390 North 75th Street
Scottsdale, Arizona 85255

Vincent & Melissa Licata
23388 North 75th Street
Scottsdale, Arizona 85255

Dinesh C. Patel
23384 North 75th Street
Scottsdale, Arizona 85255

Skyline II LLC
3377 South Price Road, Suite 107
Chandler, Arizona 85248

Peter Joseph Brandstaetter
Rachel Totty
23380 North 75th Street
Scottsdale, Arizona 85255

Bruce S. Maller Trust
18291 North Pima Road, Unit 375
Scottsdale, Arizona 85255

Joseph & Wendi Caminiti
23374 North 75th Street
Scottsdale, Arizona 85255

Summit At Silverstone Parcel G
Community Association
20830 N. Tatum Blvd., Ste. 250
Phoenix, Arizona 85050

Summit At Silverstone Parcel G
Community Association
20830 N. Tatum Blvd., Ste. 250
Phoenix, Arizona 85050

Summit At Silverstone Parcel G
Community Association
20830 N. Tatum Blvd., Ste. 250
Phoenix, Arizona 85050

Summit At Silverstone Parcel G
Community Association
20830 N. Tatum Blvd., Ste. 250
Phoenix, Arizona 85050

City Of Scottsdale
7447 E. Indian School Rd., Ste. 205
Scottsdale, Arizona 85251

Ronald Hopkins & Sue Tinnish
1415 North Salem Blvd.
Arlington Heights, IL 60004

Nancy Carolyn Holte
23628 North 75th Street
Scottsdale, Arizona 85255

David & Mary Van Brunt
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San Jose, CA 95124

The Cesn Trust
24472 North 72nd Way
Scottsdale, Arizona 85255

Michele A. Rotolo
3095 Sherwood Lane
Bay City, MI 48706-1261

Nancy Powers & Gregory Filasky
23684 North 75th Street
Scottsdale, Arizona 85255

Mary K. Brockman
23635 North 75th Place
Scottsdale, Arizona 85255

Leonard Millman Trust
Rochelle Millman Trust
4174 Terri Lyn Lane
Northbrook, IL 60062

OP SPE PHX1 LLC
2150 East Germann Road, Ste. 1
Chandler, Arizona 85286

Midkiff Copenhaver Living Trust
23585 North 75th Place
Scottsdale, Arizona 85255

Fefes Family Living Trust
Posidonos Street 4
Voula 16673

Michael Rinaldi Living Trust
23565 North 75th Place
Scottsdale, Arizona 85255

Daniel J. & Susan E. Erkkila
23555 North 75th Place
Scottsdale, Arizona 85255

BGY Associates LC
PO Box 900580
Sandy, UT 84090

Gregory E. Eberle
23535 North 75th Place
Scottsdale, Arizona 85255

Joseph and Stella Notaro Living Trust
23525 North 75th Place
Scottsdale, Arizona 85255

Deuser-Sky Family Trust
23515 North 75th Place
Scottsdale, Arizona 85255

Shelley E. Huff Living Trust
23505 North 75th Place
Scottsdale, Arizona 85255

Charlena Kramer
23528 North 75th Street
Scottsdale, Arizona 85255

Dean W. & Martha G. Stoneburner
23542 North 75th Street
Scottsdale, Arizona 85255

Gigi M. Doyle
23556 North 75th Street
Scottsdale, Arizona 85255

Barbara J. Tucker
23570 North 75th Street
Scottsdale, Arizona 85255

Keith & Lori Berkson
2203 Brandynwyn Lane
Buffalo Gove, IL 60089

Los Portones Townhomes Association Inc
16441 North 91st, Ste. 104
Scottsdale, Arizona 85260

Janel Marie Wood
23645 North 75th Street
Scottsdale, Arizona 85255

1st Enterprises Inc.
358 West Fairway Place
Chandler, Arizona 85225

Alireza Torkzadeh
6822 Yolanda Avenue
Reseda, CA 91335

Robert D. & Arlene Barewin
7515 East Camino Real
Scottsdale, Arizona 85255

Kevin A. & Kala A. Petry
7521 East Camino Real
Scottsdale, Arizona 85255

Jeffrey M. & Rebecca R. Morris
20 Trafalgar Square, Unit 201
Lincolnshire, IL 60069

Lambert Holdings LLC
5201 East Yellow Dog Road
Prescott, Arizona 85303

Edwin F. & Janet C. Schuler
708 Northbrook Drive
Lompoc, CA 93436

James R. & M. Roxanne Thompson
21023 44th Avenue E.
Spanaway, WA 98387

Mark And Diane Vildosola Living Trust
23640 North 75th Place
Scottsdale, Arizona 85255

Leslie A. Lemense
23620 North 75th Place
Scottsdale, Arizona 85255

Anita Sheth Living Trust
8073 Savo Club Court
Burr Ridge, IL 60527

Mazurek Living Trust
23540 North 75th Place
Scottsdale, Arizona 85255

Jim Garcia And Leeannedra Marchese
Family 2005 Revocable Trust
PO Box 2812
Granite Bay, CA 95746

Seixas Helga Tr
23500 North 75th Place
Scottsdale, Arizona 85255

Michael & Camille Nielsen
23555 North 75th Street
Scottsdale, Arizona 85255

Barbara Diane Woodall Trust
23575 North 75th Street
Scottsdale, Arizona 85255

Devin & Tanya Sper
23595 N 75th St
Scottsdale, Arizona 85255

Los Portones Townhomes Association Inc
16441 North 91st, Ste. 104
Scottsdale, Arizona 85260

Los Portones Townhomes Association Inc
16441 North 91st, Ste. 104
Scottsdale, Arizona 85260

Los Portones Townhomes Association Inc
16441 North 91st, Ste. 104
Scottsdale, Arizona 85260

Los Portones Townhomes Association Inc
16441 North 91st, Ste. 104
Scottsdale, Arizona 85260

Los Portones Townhomes Association Inc
16441 North 91st, Ste. 104
Scottsdale, Arizona 85260

Los Portones Townhomes Association Inc
16441 North 91st, Ste. 104
Scottsdale, Arizona 85260

Los Portones Community Association Inc
PO Box 62073
Phoenix, Arizona 85082

Los Portones Townhomes Association Inc
16441 North 91st, Ste. 104
Scottsdale, Arizona 85260

Los Portones Community Association Inc
PO Box 62073
Phoenix, Arizona 85082

Alofta Spaces LLC
PO Box 25863
Scottsdale, Arizona 85255

Spiga Re LLC
7500 E. Pinnacle Peak Rd., Unit 125
Scottsdale, Arizona 85255

Hayden Road Properties LLC
16853 E. Palisades Blvd., Suite 101
Fountain Hills, Arizona 85268

City Of Scottsdale
7447 East Indian School Rd., Ste. 205
Scottsdale, Arizona 85251

Talara Homeowners Association
PO Box 62073
Phoenix, Arizona 85082

Los Portones Community Association Inc
PO Box 62073
Phoenix, Arizona 85082

Los Portones Community Association Inc
PO Box 62073
Phoenix, Arizona 85082

Anderson Family Trust
21797 North 82nd Place
Scottsdale, Arizona 85255

Craig M. & Judith A. Nicholes
23551 North 73rd Place
Scottsdale, Arizona 85255

Maddy Miller Living Trust
23563 North 73rd Place
Scottsdale, Arizona 85255

Jamie Tennant
23575 North 73rd Place
Scottsdale, Arizona 85255

Krista Ercius
7359 East Adele Court
Scottsdale, Arizona 85255

Justin J. Waters
Katherine Ann Christopherson
7365 East Adele Court
Scottsdale, Arizona 85255

Fredrick L. & Linda Carr
7371 East Adele Court
Scottsdale, Arizona 85255

William C. & Janet E. Kester
PO Box 25984
Scottsdale, Arizona 85255

Kathleen A. Galekovic
7383 East Adele Court
Scottsdale, Arizona 85255

Dianne Fiore
7389 East Adele Court
Scottsdale, Arizona 85255

Steven M. & Sandra S. Modrcin
15351 England Street
Overland Park, KS 66221-9688

Emily Neang
7388 East Adele Court
Scottsdale, Arizona 85255

Monique Chan Clemente
Florence M. Chan
3884 Twisted Trails
Prescott, Arizona 86301

Joseph Owen & Elisa Rowell- Keyser
7380 East Adele Court
Scottsdale, Arizona 85255

Adele CT LLC
7376 East Adele Court
Scottsdale, Arizona 85255

Rohrs Properties LLC
7737 North Invergordon Road
Paradise Valley, Arizona 85253

Shadi S. Karraz
7368 East Adele Court
Scottsdale, Arizona 85255

Carrie M. Ulrich
7381 East Hanover Way
Scottsdale, Arizona 85255

Ann & Lionel Lieberman
8924 E. Pinnacle Peak Rd.,
Ste. G5 PMB 652
Scottsdale, Arizona 85255-3663

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17347 Martha Street
Encino, CA 91316

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Manning, ND 58642

Harmony Investments LLC
12605 Whispering Hills Lane
St. Louis, MO 63146

Premiere At Pinnacle Peak
Homeowners Association
PO Box 62073
Phoenix, Arizona 85082

Los Portones Community Association Inc
PO Box 62073
Phoenix, Arizona 85082

Los Portones Community Association Inc
PO Box 62073
Phoenix, Arizona 85082

KFDT LLC
7500 E. Pinnacle Peak Rd., Ste. 100
Scottsdale, Arizona 85255

ATS Holding Company LLC
7500 E. Pinnacle Peak Rd., Unit 103
Scottsdale, Arizona 85255

One2One Real Estate Holdings LLC
2933 East Sands Drive
Phoenix, Arizona 85050

One2One Real Estate Holdings LLC
2933 East Sands Drive
Phoenix, Arizona 85050

Natural Endocrinology Specialists PLLC
3224 East Pike Street
Phoenix, Arizona 85050

Firebird Comm. Prop. Pinnacle Peak LLC
Thomas S. & Linda M. Hartsock
12636 High Bluff Drive, Ste. 110
San Diego, CA 92130

Firebird Comm. Prop. Pinnacle Peak LLC
Thomas S. & Linda M. Hartsock
12636 High Bluff Drive, Ste. 110
San Diego, CA 92130

Firebird Comm. Prop. Pinnacle Peak LLC
Thomas S. & Linda M. Hartsock
12636 High Bluff Drive, Ste. 110
San Diego, CA 92130

Firebird Comm. Prop. Pinnacle Peak LLC
Thomas S. & Linda M. Hartsock
12636 High Bluff Drive, Ste. 110
San Diego, CA 92130

Tim Alan Halmekangas and Ann Regina
Sielicki-Halmekangas Trust
7500 E. Pinnacle Peak Rd., Suite A204
Scottsdale, Arizona 85255

Bellezza LLC
39122 North 26th Street
Cave Creek, Arizona 85331

Pinnacle Toledo
7500 E. Pinnacle Peak Rd., Ste. A209
Scottsdale, Arizona 85255

RSJP Investments LLC
7502 E. Pinnacle Peak Rd., Ste. B118
Scottsdale, Arizona 85255

Reliance International Group LLC
15013 South 6th Place
Phoenix, Arizona 85048

Pinnacle Property Investors LLC
7502 E. Pinnacle Peak Rd., Ste. B119
Scottsdale, Arizona 85255

B 216 Properties LLC
7502 E. Pinnacle Peak Rd., Unit B-216
Scottsdale, Arizona 85255

Phoenix Income Tax Inc.
9812 East Lofty Point Road
Scottsdale, Arizona 85262

B 216 Properties LLC
7502 East Pinnacle Peak Road
Scottsdale, Arizona 85255

Toledo B219 LLC
7502 E. Pinnacle Peak Rd., Suite B219
Scottsdale, Arizona 85255-6170

Odelot LLC
7500 E. Pinnacle Peak Rd., Ste. G120
Scottsdale, Arizona 85255

Pinnacle Peak Property LLC
740 North 52nd Street
Phoenix, Arizona 85008

NGIK LLC
27224 North 65th Place
Scottsdale, Arizona 85262

NGIK LLC
27224 North 65th Place
Scottsdale, Arizona 85262

An-Ky Properties LLC
7450 E. Pinnacle Peak Rd., Ste. 154
Scottsdale, Arizona 85255

McCarthy Properties LLC
8743 East Appaloosa Trail
Scottsdale, Arizona 85258

McCarthy Properties LLC
26224 N. Tatum Blvd., No. 9
Phoenix, Arizona 85050

ASR LLC
10915 East Lillian Lane
Scottsdale, Arizona 85255

ASR LLC
10915 East Lillian Lane
Scottsdale, Arizona 85255

CB Real Estate Holdings LLC
7450 E. Pinnacle Peak, Ste. 254
Scottsdale, Arizona 85255

Bandycom LLC
7450 E. Pinnacle Peak Rd., Ste. 256
Scottsdale, Arizona 85255

Robert L Borchardt
Article 4 GST Exempt Trust
7450 E. Pinnacle Peak Rd., A258
Scottsdale, Arizona 85255

Pinnacle Hosecienda LLC
3037 Sunnybrae Circle
Prescott, Arizona 86303

Pinnacle Hosecienda LLC
3037 Sunnybrae Circle
Prescott, Arizona 86303

Reese Classic Homes Inc.
PO Box 25157
Scottsdale, Arizona 85255

Reese Classic Homes Inc.
PO Box 25157
Scottsdale, Arizona 85255

Michael James Corp Defined Benefit Plan
7315 East Lower Wash Pass
Scottsdale, Arizona 85262

PKA And Tran LLC
10697 N. Frank Lloyd Wright Blvd.,
Ste 102
Scottsdale, Arizona 85259

Parker Christianson RE LLC
7400 E. Pinnacle Peak Rd., Suite 204
Scottsdale, Arizona 85255

Mesquite Real Estate LLC
28580 North 92nd Place
Scottsdale, Arizona 85262

David & Duke Properties LLC
6654 East Horned Owl Trail
Scottsdale, Arizona 85266

Parallel 49 Holdings LLC
26833 North 115th Place
Scottsdale, Arizona 85262

Parallel 49 Holdings LLC
26833 North 115th Place
Scottsdale, Arizona 85262

Parallel 49 Holdings LLC
26833 North 115th Place
Scottsdale, Arizona 85262

TE Fisher Realty LLC
7410 E. Pinnacle Peak Rd., Ste.116
Scottsdale, Arizona 85255

TE Fisher Realty LLC
7410 E. Pinnacle Peak Rd., Ste. 116
Scottsdale, Arizona 85255

7420 E. Pinnacle Peak Road LLC
8901 E. Raintree Dr., Suite 140
Scottsdale, Arizona 85260

Cottonwood Canyon Land Company LLC
8876 E. Pinnacle Peak Rd., No. 102
Scottsdale, Arizona 85255

PPOP 124 LLC
7420 E. Pinnacle Peak Rd., Suite 124
Scottsdale, Arizona 85255

PP Condo Owner LLC
7420 E. Pinnacle Peak Rd., Suite 124
Scottsdale, Arizona 85255

David & Pamela Kurtz
9373 East Vereda Solana
Scottsdale, Arizona 85255

North Way Baptist Church
PO Box 25571
Scottsdale, Arizona 85255

North Way Baptist Church
PO Box 25571
Scottsdale, Arizona 85255

North Way Baptist Church
PO Box 25571
Scottsdale, Arizona 85255

Cold Smoke Properties LLC
349 West Gleneagles Drive
Phoenix, Arizona 85023

Cold Smoke Properties LLC
349 West Gleneagles Drive
Phoenix, Arizona 85023

Pinnacle Peak Office Building LLC
7440 East Pinnacle Peak Road
Scottsdale, Arizona 85255

Pinnacle Peak Office Building LLC
7440 East Pinnacle Peak Road
Scottsdale, Arizona 85255

Pinnacle Peak Office Building LLC
7440 East Pinnacle Peak Road
Scottsdale, Arizona 85255

Pinnacle Peak Office Building LLC
7440 East Pinnacle Peak Road
Scottsdale, Arizona 85255

Pinnacle Peak Office Building LLC
7440 East Pinnacle Peak Road
Scottsdale, Arizona 85255

PPOP LLC
16625 S. Desert Foothills Pkwy
Phoenix, Arizona 85048

Ez Homes Inc.
2200 E. Camelback Rd., Ste. 126
Phoenix, Arizona 85016

Ez Homes Inc.
2200 E. Camelback Rd., Ste. 126
Phoenix, Arizona 85016

Attachment B

First Notification Letter

BEUS GILBERT MCGRODER

PLLC

ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504
FAX (480) 429-3100

Kurt Waldier
DIRECT (480) 429-3061
E-Mail Address: kwaldier@beusgilbert.com

FILE NUMBER
100719-000001

January 19, 2023

Dear Property Owner:

Our Firm, Beus Gilbert McGroder PLLC, represents a small business owner seeking to open a doggy day care and pet spa at the northwest corner of Pinnacle Peak Road and 74th Street/Los Portones Drive (7474 E Pinnacle Peak Dr, Scottsdale, AZ 85255). The purpose of this letter is to inform you that we are requesting a Minor General Plan Amendment to the from City of Scottsdale General Plan 2035 from Employment Office to Commercial, as well as a companion Zoning District Map Amendment (rezoning) request from C-O ESL to C-1 ESL on a 0.95-acre property located at the northwest corner of Pinnacle Peak Road and 74th Street/Los Portones Drive (7474 E Pinnacle Peak Dr, Scottsdale, AZ 85255). The approval of the proposed Minor General Plan Amendment and Zoning Map Amendment will result in the development of a Doggy Day Care and Pet Spa (Case #956-PA-2022).

The Development Team has scheduled a neighborhood meeting provide additional information to those potentially affected by this proposal and interested in learning more. You are invited to attend and participate in a neighborhood meeting. The meeting details are provided below.

Neighborhood Meeting Details:

Date: Tuesday, January 31, 2023

Time: 5:30 PM

Location: Pinnacle Peak Preparatory School Media Center
7690 E Williams Dr
Scottsdale, AZ 85255

Anyone who is interested is welcome to attend and participate in the neighborhood meeting. If you are unable to attend, please do not hesitate to contact Kurt Waldier with Beus Gilbert McGroder PLLC at kwaldier@beusgilbert.com or 480-429-3061 for more Information. Additionally, you may contact the City of Scottsdale Planner assigned to this case, Katie Posler at 480-312-2703 or kposler@scottsdaleaz.gov. You may also make your feelings known about this case over the phone or in writing by referencing Case #956-PA-2022. All correspondence will be made part of the case file with the City of Scottsdale.

Please be advised that meetings and hearings before the City of Scottsdale Planning Committee and City Council are planned to review this case. Specific meeting and hearing dates have not yet been set. You should receive a subsequent notice identifying the date and location of the meeting/hearings when they have been scheduled.

Again, I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. We look forward to an open and productive dialogue throughout this process. Thank you for your time and consideration. We look forward to meeting with you.

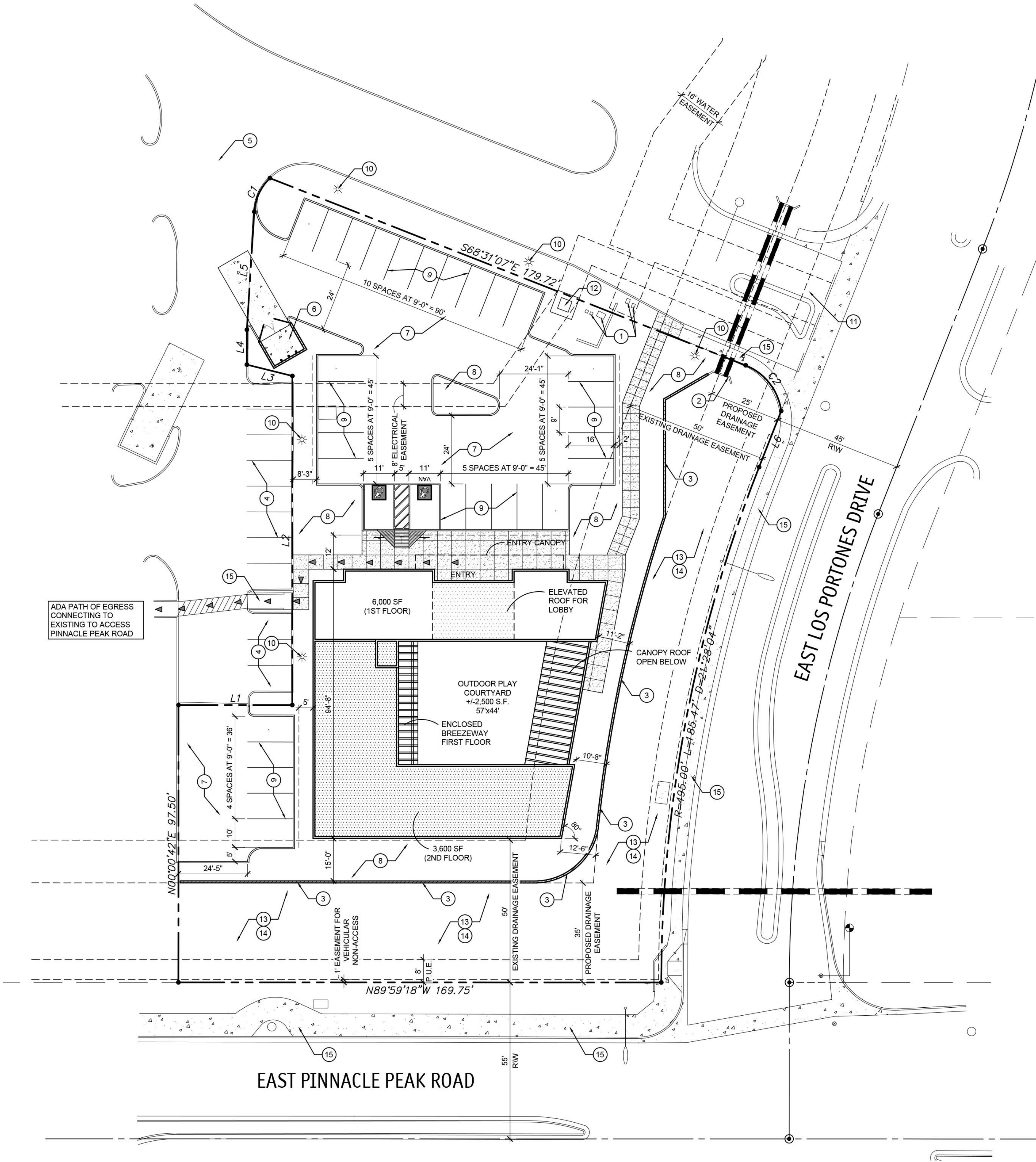
Sincerely,

BEUS GILBERT McGRODER PLLC

A handwritten signature in blue ink that reads "K+ Waldier". The signature is stylized, with a large "K" and a cursive "Waldier".

Kurt Waldier, AICP

Enclosed: Preliminary Site Plan



SHEET KEYNOTES

- 1 EXISTING UTILITY JUNCTION BOX
- 2 EXISTING CONCRETE HEADWALL TO REMAIN
- 3 RETAINING WALL - SEE CIVIL DRAWINGS
- 4 EXISTING PARKING TO REMAIN, TYP.
- 5 EXISTING INTERIOR DRIVE TO REMAIN, TYP.
- 6 REFUSE ENCLOSURE PER CITY STANDARDS - SEE SITE DETAILS
- 7 ASPHALT OVER ABC - SEE CIVIL DRAWINGS AND GEO TECHNICAL REPORT
- 8 LANDSCAPING, TYP. - SEE LANDSCAPE DRAWINGS
- 9 PROVIDE PAINTED PARKING STRIPING, ADA SIGNAGE, AND WALKWAY STRIPING PER CITY STANDARDS
- 10 EXISTING LIGHT POLE TO REMAIN - PROTECT DURING DEMOLITION AND CONSTRUCTION PHASES
- 11 EXISTING DRIVEWAY TO REMAIN - SEE CIVIL DRAWINGS
- 12 EXISTING TRANSFORMER TO REMAIN - SEE CIVIL AND ELECTRICAL DRAWINGS
- 13 EXISTING LANDSCAPE TO REMAIN - SEE LANDSCAPE DRAWINGS
- 14 EXISTING RETENTION BASIN, TYP.
- 15 EXISTING SIDEWALK TO REMAIN

SITE DATA

PROJECT:	PINNACLE PEAK PET RESORT		
ADDRESS:	7474 EAST PINNACLE PEAK ROAD SCOTTSDALE, AZ 85255		
OWNER:	DOGGY STYLE RESORT & DAYCARE 15957 NORTH 81ST STREET, SUITE 101 SCOTTSDALE, AZ		
SCOPE:	A NEW COMMERCIAL BUILDING		
LEGAL DESCRIPTION:	SEE CIVIL		
ASSESSOR PARCEL NO.:	212-05-531		
CURRENT ZONING:	C-O ESL		
PROPOSED ZONING:	C-1 ESL		
SITE AREA:	+/- 41,378 S.F.	+/- 0.95 ACRES	
BUILDING AREA:	9,800 S.F. GROSS		
STORIES:	TWO STORY		
LOT COVERAGE:	-%		
LANDSCAPE AREA:	- S.F.		
LANDSCAPE COVERAGE:	-%		
OCCUPANCY:	B		
CONSTRUCTION TYPE:	V-B w/ A.F.E.S.		
ALLOWABLE AREA:	33,102 S.F. (0.80 FAR)		
CLEAR HEIGHT:	14'-0"		
STRUCTURAL DEPTH:	3'-0"		
BUILDING HEIGHT:	28'-0"		
ALLOWED HEIGHT:	36'-0" (PER C-1 ZONING)		

PARKING CALCULATIONS

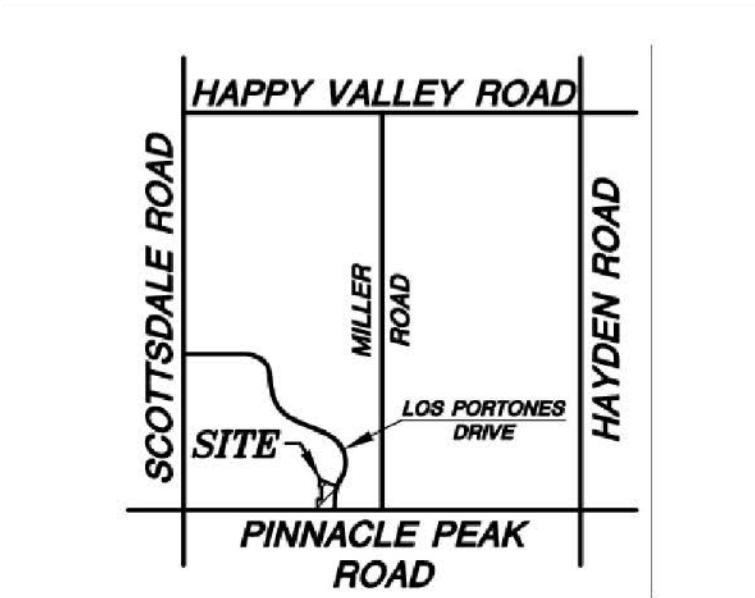
BUILDING AREA CALCULATIONS			
OCCUPANCY	1ST FLOOR		TOTALS
OFFICE	5,160 S.F.		5,160 S.F.
KENNEL	4,440 S.F.		4,440 S.F.
TOTAL:	9,600 S.F.		9,600 S.F.

REQUIRED PARKING CALCULATIONS			
OCCUPANCY	S.F.	FACTOR	TOTAL
OFFICE	5,160 S.F.	1/300	17.2
KENNEL	4,440 S.F.	-	-
TOTAL:			17.2 = 18

PARKING PROVIDED		
TOTAL REGULAR SPACES		30
TOTAL ACCESSIBLE SPACES		2
TOTAL SPACES ON SITE		32

BICYCLE PARKING CALCULATIONS			
	RATIO	REQUIRED	PROVIDED
1/25 PARKING SPACES		2	2

VICINITY MAP



SITE PLAN



Attachment C

First Open House Sign-In Sheets



Open House Sign-In Sheet

Date: January 31, 2023

Location: Pinnacle Peak Preparatory School

This Sign-In Sheet is a Public Record

Name MIKE + DEE LABOWTERT		Business Name	
Address & Zip 23775 N. 75th PL.		Phone 602-717-2515	E-mail mdpersale@cox.net
Name Kala Petry		Business Name	
Address & Zip 7521 E. Camino Real		Phone 480-390-0705	E-mail KalaPetry@cox.net
Name Diana Powell		Business Name	
Address & Zip 13804		Phone	E-mail
Name JEFF STERN		Business Name	
Address & Zip 7319 E. CASITAS DEL RIO		Phone 740.706.6295	E-mail jeff.stern@outlook.com
Name BOB BAREWIN		Business Name	
Address & Zip 7515 E. CAMINO REAL		Phone	E-mail SDBOMAC@yahoo.com
Name RICHARD GOLDEN		Business Name	
Address & Zip 7451 E. MARIPOSA GRANDE		Phone	E-mail RGOLDEN9@cox.net
Name Stemmiel Richard Adinolfi		Business Name	
Address & Zip 7281 EAST Softwood Dr		Phone 4806827534	E-mail astemmiel@yahoo.com



Location: Pinnacle Peak Preparatory School

Name Abe & Linda McCubse		Business Name	
Address & Zip 23765 N. 75th Street	Phone 414 852-7321	E-mail lindamcubse1@gmail.com	
Name Sarah & Mark King		Business Name	
Address & Zip 7402 E. Sand Hills Rd.	Phone 480 794-0572	E-mail crown1@cox.net	
Name LENOR SIMMONS		Business Name	
Address & Zip 23698 N 75th ST SCOTTSDALE	Phone 847 732-4862	E-mail LENOR@5C.COMCAST.NET	
Name TURID SABIA		Business Name	
Address & Zip 23842 N 75th ST SCOTTSDALE AZ 85255	Phone 970-846-2957	E-mail AZVIKING02@gmail.com	
Name Pam Ball		Business Name	
Address & Zip 23384 N. 73rd Pl	Phone 650 281 7700	E-mail Pamdball@gmail.com	
Name Lori Starr		Business Name	
Address & Zip 7358 E. Vista Bonita Dr. Scotts	Phone 480-200-7850	E-mail LoriLynnstarr@gmail.com	
Name Rimsky Randy Dewser		Business Name	
Address & Zip 23515 N. 75th Pl, Scottsdale	Phone 623-556-6679 630-697-3469	E-mail Rand.roy89@yahoo.com	

85255



Open House Sign-In Sheet

Date: January 31, 2023

Location: Pinnacle Peak Preparatory School

This Sign-In Sheet is a Public Record

Name <i>Laurel/Tom Walsh</i>		Business Name	
Address & Zip <i>23785 N. 75th St.</i>	Phone <i>480.585.5547</i>	E-mail <i>laurel@ltwalsh.com</i>	
Name <i>DAN ERIKKILA</i>		Business Name	
Address & Zip <i>23555 N. 75th PL</i>	Phone <i>(513) 515-1943</i>	E-mail <i>derkkila@cox.net</i>	
Name <i>Suzanne Erkkila</i>		Business Name	
Address & Zip <i>23555 N. 75th PL</i>	Phone <i>513-515-1943</i>	E-mail	
Name <i>Elisa Rowell</i>		Business Name	
Address & Zip <i>7380 E. Asale Ct. Scottsdale, AZ 85255</i>	Phone <i>480-388-4556</i>	E-mail <i>elisa-rowell@yahoo.com</i>	
Name <i>CRAIG & Judy Nicholes</i>		Business Name	
Address & Zip <i>23551 N 73rd Pl</i>	Phone <i>480 250 8513</i>	E-mail <i>Judith.Nicholes@gmail.com</i>	
Name		Business Name	
Address & Zip	Phone	E-mail	
Name		Business Name	
Address & Zip	Phone	E-mail	



Open House Sign-In Sheet

Date: January 31, 2023

Location: Pinnacle Peak Preparatory School

This Sign-In Sheet is a Public Record

Name <u>Nancy Powers</u>		Business Name	
Address & Zip <u>23684 N. 75th St</u>	Phone	E-mail <u>nancepowers@yahoo.com</u>	
Name <u>Patrick Gibbons</u>		Business Name <u>Patrick Gibbons Handmade</u>	
Address & Zip <u>23670 N 75th St</u>	Phone <u>480 236 5803</u>	E-mail <u>patrick@gibbonshandmade.com</u>	
Name <u>CAROL MARTIN</u>		Business Name	
Address & Zip <u>85255 7215 EAST SILVERSTONE 2034</u>	Phone <u>630-460-7723</u>	E-mail <u>CMART2001@YAHOO.COM</u>	
Name		Business Name	
Address & Zip	Phone	E-mail	
Name		Business Name	
Address & Zip	Phone	E-mail	
Name		Business Name	
Address & Zip	Phone	E-mail	
Name		Business Name	
Address & Zip	Phone	E-mail	



Open House Sign-In Sheet

Date: January 31, 2023

Location: Pinnacle Peak Preparatory School

This Sign-In Sheet is a Public Record

Name DIANE VILDOSOLA		Business Name	
Address & Zip 23640 N. 75th PLACE	Phone 480-720-8208	E-mail newclimber9@gmail.com	
Name Leslie Lemense		Business Name	
Address & Zip 23620 N. 75th Pl. 85255	Phone 602.448.5299	E-mail leslielemense@icloud.com	
Name		Business Name	
Address & Zip	Phone	E-mail	
Name		Business Name	
Address & Zip	Phone	E-mail	
Name		Business Name	
Address & Zip	Phone	E-mail	
Name		Business Name	
Address & Zip	Phone	E-mail	
Name		Business Name	
Address & Zip	Phone	E-mail	



Location: Pinnacle Peak Preparatory School

[illegible]

Attachment D

First Open House Comment Cards

**Pinnacle Peak Doggy Daycare
Neighborhood Meeting Comment Card**

Print Name: MARK & SARAH KING Date: 1/31/2023
Address: 7402 E SAND HILLS RD City: SCOTTSDALE State: AZ Zip: 85255
Phone: 480-236-1031 Email: KMARK6133@GMAIL.COM

Please tell use your thoughts and Suggestions regarding the proposed project:

THANK YOU FOR THE PRESENTATION AND INFORMATION.