

4368 North Civic Center Plaza
Scottsdale, Arizona 85251

602.619.7751 office
480.718.8387 fax

www.tomecakdesign.com



October 1, 2024

Dear Neighbor:

An application for a proposed 3-story multifamily project has been filed with the City of Scottsdale for Design Review. The proposed project will occupy the vacant lots on Miller Road just north of McKellips Road on the east side of Miller Road. The existing entry drive of Polk Street will be the access to the project. The project will consist of (24) twenty-four townhome style units with individual (2) two car garages and approximately 1,700 sf of livable space.

Project Request:	Design Review
Pre-application number:	174-PA-2024
Project Location:	7601 East Polk Street, Scottsdale, AZ 85257
Lot Size:	0.96 Acres, 41,893 S.F.
Zoning:	R-5

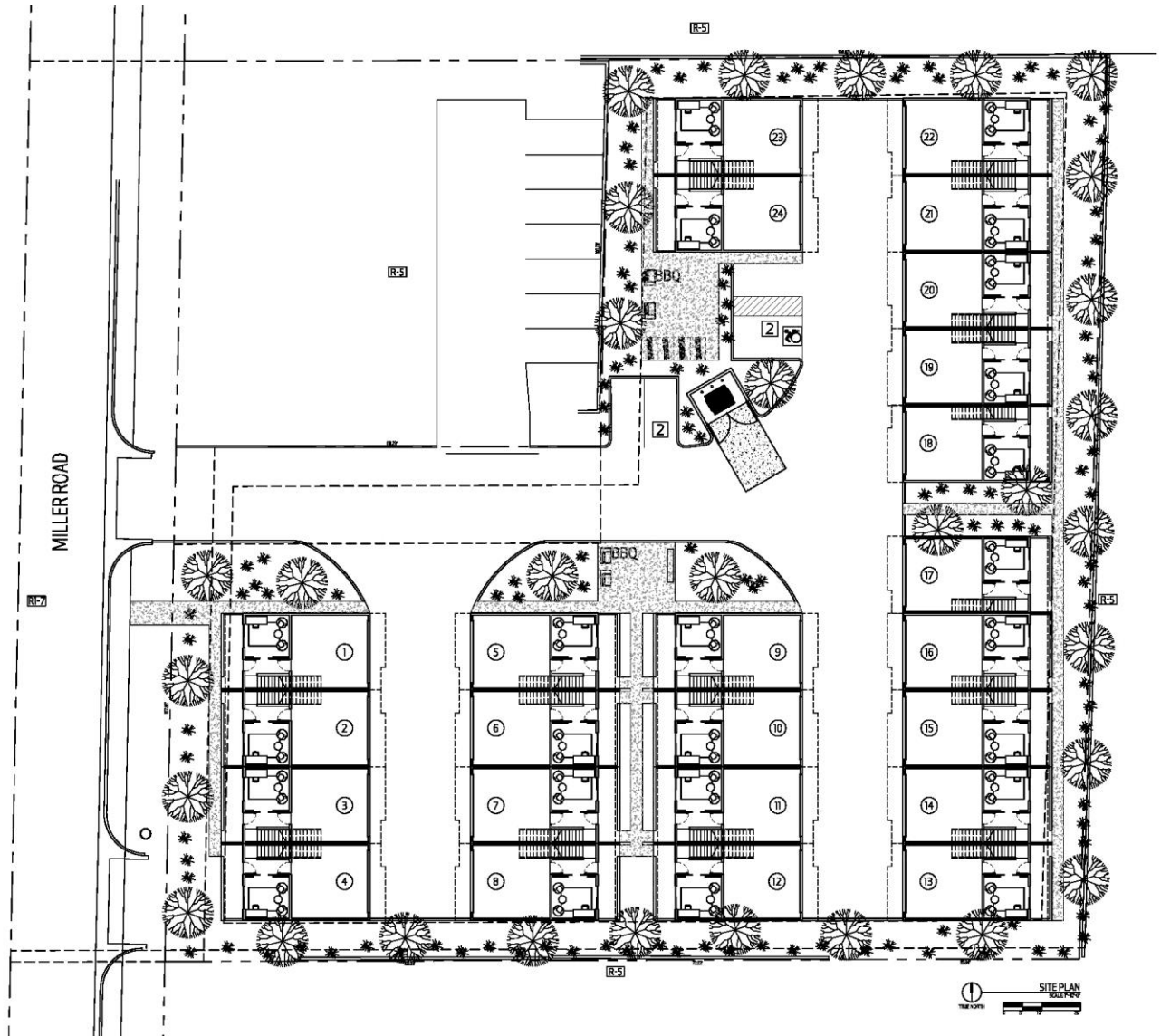
This letter is being sent to you as part of the notification procedure. If you wish to submit a written comment about this proposal into the record, please e-mail the project planner, Greg Bloemberg, at kposler@scottsdaleaz.gov. If you have general questions about this proposal, please contact the City 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

SITE PLAN EXHIBIT



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Scottsdale, Arizona 85251

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BUILDING ELEVATIONS EXHIBIT

NEIGHBORING PROPERTIES WITH A 750' RADIUS



NEIGHBORHOOD NOTIFICATION MAILING LIST

4368 North Civic Center Plaza
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Owner

POLK DEVCO LLC

POLK DEVCO LLC

POLK DEVCO LLC

POLK DEVCO LLC

DSC3 LLC

CIRCLE K STORES INC

MCKELLIPS PLAZA LLC

APPLETON MELODY J

CAMERON FAMILY NON-EXEMPT GST TRUST

VERDE RIVER LLC

FLINDER CASPAR

LOSOYA RAMON FLORES/MONTERO MERCEDES ACOSTA

TAX LIEN ASSOCIATES LLC

TENBERG JARED

DIAZ HELADIO/ORTIZ LUZ

GONZALEZ JESSICA ESQUIVEL

PHILLIPS PETER DAVID

DIPPOLD ANGELA

MUMFORD MICHAEL WILLIAM/MARALENE HONEY

WRIGHT KATHY A/FOREST

MARSHALL MARJORIE L TR

HOFFMAN MARK

FLINDER CASPAR

WARD DIANA L

BURTON TAMARA/FRANK

RASMUSSEN SUSYN C

HILD CAROLINE M

PAYNE KATHRYN A

MITCHELL S RAMSEY SEPARATE PROPERTY TRUST

GAXIOLA AUDENCIO ORTIZ/REBOLLAR M ROSARIO

GAXIOLA LUZ MARIA ORTIZ

ELLIOTT EUGENE T

STORCK MEAGAN/ARTHUR

AMADOR ABRAHAM AMADOR/FIDENCIO TOMASA PADILLA

FLINDER CASPAR

PLIEGO ELIAS/FIGUEROA ALICIA CATALINA

MALDONADO JOSE GARCIA

COOPER GAYLE

VAN LUONG MICHAEL LOC

FLOYD L FRANK/DONNA S TR

JINGZE XI INVESTMENTS LLC

TAINSH THOMAS JOHN

BENITES MATILDE

PEGGY ROUPE LIVING TRUST

BEAL MARY ANN

FLINDER CASPAR

MCKELLIPS PROPERTY HOLDINGS LLC

Address

15721 N GREENWAY HAYDEN LP 105
15721 N GREENWAY HAYDEN LOOP STE
105

9801 E MISSION LN

14256 N NORTHSIGHT BLVD STE 110

1523 GIBSON DR

PO BOX 52085

428 S GILBERT RD STE 111

7660 E MCKELLIPS RD SP

PO BOX 90638

155 W ALLUVIAL AVE

3 BLALOCK CIR

7660 E MCKELLIPS RD UNIT 5

24 W CAMELBACK RD STE A PMB 95

7660 E MCKELLIPS RD LOT 7

7660 E MCKELLIPS RD UNIT 8

7660 E MCKELLIPS RD LOT 9

7660 E MC KELLIPS RD

7600 E MCKELLIPS

7660 E MCKELLIPS RD LOT 12

7660 E MCKELLIPS RD LOT 13

7660 E MCKELLIPS UNIT 14

PO BOX 635

3 BLALOCK CIR

7660 E MCKELLIPS 17

7600 E MCKELLIPS

7660 E MCKELLIPS RD UNIT 48

7660 E MCKELLIPS RD 49

3302 S CEDAR AVE

814 N 82ND ST G213

7660 E MCKELLIPS RD UNIT 52

7660 E MCKELLIPS RD 53

20707 N 67TH AVE APT 249

1967 E AZALEA CT

4139 E MCDOWELL RD LOT D14

3 BLALOCK CIR

7660 E MCKELLIPS RD UNIT 58

7660 E MCKELLIPS RD LOT 59

7660 E MCKELLIPS RD UNIT 60

1350 W FLOWER ST

7660 E MCKELLIPS RD UNIT 62

773 E MARIA LN

7660 E MCKELLIPS RD LOT 65

7660 E MCKELLIPS RD UNIT 66

7660 E MCKELLIPS 67

3 BLALOCK CIR

28001 DOROTHY DR

NEUMAN FRANK H/VICKY L/COLE STEVEN
TAX LIEN ASSOCIATES
NEWBY PAULETTE
LOSOYA RAMON FLORES/MONTERO MERCEDES ACOSTA
ROBLING JEFFERY T/TINA
FROISTAD KIRK C/LOIS J
SAATHOFF HANNELORE ESTATE OF
GILLINS LEE/SARAH
BEARDSLEE LYLE/MARGARET
FLINDER CASPAR
ARIAS JOSE/HERNANDEZ MARIA
TILTON TAMRA
TILTON TAMRA
TILTON TAMRA
DANIEL H PIPER LIVING TRUST
SCOTTSDALE MOBILE ESTATES ASSN
SCOTTSDALE MOBILE ESTATES ASSN

CIRCLE K STORES INC

EWING TRUST
LEE PUEN LAP/LIZZIE T
HUNTER ERIC CHARLES
KAVI 615 LLC
ORGES ANTHONY CHARLES
BRDAZ LLC

ROSALIE AVERY TRUST
THARAPPEL ANN F
JACKSON FAMILY TRUST
WASSERMAN SANFORD ALAN
RAGONESE LIVING TRUST
JUANG FUCHUN/ESPOSO DANIEL
IP JIMMY
DURKIN KEITH MICHAEL

EWING TRUST
SPANGLER KATHLEEN/RONNIE
TAH 2018-1 BORROWER LLC
STEPHANIE TSUYA TRUST
NORTH STACEY L

RINGEL DARREN
HILDEBRAND RACHEL A/RUSSELL W
MUMMS PROPERTIES LLC
ABER ZACHARY
SMAILBEOVIC OMAR
CHACHKO MARILYN S

RINGEL DARREN
HILDEBRAND RUSSELL W/RACHEL A
CRJ LLP
22 MATLOG HOMES LLC

7660 E MCKELLIPS RD
24 W CAMELBACK RD STE A95
7660 E MCKELLIPS RD 73
7660 E MCKELLIPS RD LOT 74
7660 E MCKELLIPS RD 75
1102 BELGRADE CT
7660 E MCKELLIPS RD UNIT 77
7660 E MCKELLIPS RD UNIT 78
23411 N 21ST WAY
3 BLALOCK CIR
3200 N 75TH ST APT 15
7660 E MCKELLIPS RD 82
7660 E MCKELLIPS RD LOT 82
7660 E MCKELLIPS RD LOT 82
7660 E MCKELLIPS RD LOT 85
555 W. CHANDLER BLVD. 204
555 W. CHANDLER BLVD. 204

PO BOX 52085
10055 E MOUNTAINVIEW LAKE DR UNIT
1047
1106 W DAVIS RD
311 NW 12TH AVE UNIT 304
29662 NOVACELLA
525 N MILLER RD UNIT 105
2651 E VALLEJO CT

4044 E LAMAR RD
525 N MILLER RD UNIT 108
2275 OXFORD AVE
525 N MILLER RD 110
PO BOX 2473
4826 TAMPICO WAY
525 N MILLER RD UNIT 113
525 N MILLER RD UNIT 114
10055 E MOUNTAINVIEW LAKE DR UNIT
1047
6631 N PASEO DE GABRIEL
1508 BROOKHOLLOW DR
706 E WASHINGTON ST APT 109
525 N MILLER RD 119

3637 22ND ST
4309 W VENUS WAY
525 N MILLER RD UNIT 122
525 N MILLER RD UNIT 123
3150 N SHEFFIELD AVE APT 204
525 N MILLER RD UNIT 125

3637 22ND ST
14046 S 33RD ST
2123 W PARKSIDE LN APT 115
2705 W SUMMIT PL

THIEL TIFFANY KAY	525 N MILLER RD 130
LEPLEY CARRINGTON	525 N MILLER RD UNIT 131
ABARCA VIVIANA	525 N MILLER RD 132
NICKS MATTHEW J	2134 E WHITTON AVE
BRYANT MAURICE ORLANDO	5205 26TH AVE SE
KAVI 615 LLC	6363 N SWAN RD STE 151
CAROL A WILLIAMS FAMILY TRUST	5001 E EXETER BLVD
GIORDANO VIRGINIA/WILLIAM A	525 N MILLER RD UNIT 137
BELVA GERALD MICHAEL	525 N MILLER RD UNIT 138
BOONE RACHEL MARIE	525 N MILLER RD UNIT 139
FEIGENBAUM ERAN R	19442 SIERRA LINDA RD
JACKSON LINDA M/DES JARLAIS BETSY L	2311 N 58TH ST
INGLEDUE BRADY	525 N MILLER RD UNIT 142
OTOOLE MICHAEL T	525 N MILLER RD 143
HARRIS DAVID AARON/MARY JEAN	15560 N FRANK LLOYD WRIGHT BLVD
MCCAFFREY JORDAN/ASHLEA	6678 S GARNET WY
MAHONEY SHANNON R	525 N MILLER RD UNIT 146
PIPKINS ELLEN E	525 N MILLER RD UNIT 147
LEYVA CONSUELO	525 N MILLER RD UNIT 148
KOGI CAPITAL MANAGEMENT LLC	9430 S PALM DR
CELIS GONZALO	461 E DEERS REST PL
TIKU AASHNA/VISHAL/SRIPRIYA	525 N MILLER RD UNIT 151
SHARRIN MATTHEW HUNTER	525 N MILLER RD UNIT 152
HERSTOWSKI DENNIS J	525 N MILLER RD UNIT 153
NEJAD MARJAN	10304 N HAYDEN RD 110
CERTO LLC	7955 E CHAPARRAL RD UNIT 128
FLORES ALEXIA C	1250 CHEROKEE ST APT 1907
TAH 2018-1 BORROWER LLC	1508 BROOKHOLLOW DR
REED FAMILY TRUST	14807 N 94TH PL
JACQUELINE DAVIS REVOCABLE LIVING TRUST	525 N MILLER RD UNIT 159
GHOST CHATEAU TRUST	10938 E SOUTHWIND LANE
DAVIS NATHAN W	525 N MILLER RD UNIT 161
PATEL SHANEEL	525 N MILLER RD UNIT 162
REBER AUSTIN	525 N MILLER RD UNIT 163
COX ELLA	525 N MILLER RD UNIT 164
TWITTY CHARLES B/MINELA JUKOVIC	525 N MILLER RD UNIT 165
GUMINA MICHAEL ANTHONY/JULIA ANNE	PO BOX 2061
CHAVEZ VERONICA/ALBERT	20335 E CALORA ST
BELTRAN DIEGO DAVID GORDON	525 N MILLER RD UNIT 168
HALPERT GABRIELA	525 N MILLER RD
LEE HARRISON/FULCHER BRANDON/HWANG MICHAEL/GUERRERO	
JUAN	251 CHELAN AVE NE
NEDIALKOV TZENKO	5412 W EL CORTEZ TRL
CLEARY TIMOTHY L/BARBARA J	525 N MILLER RD UNIT 172
TRAVIS SARAH	525 N MILLER RD UNIT 173
KOEHLER SARAH	525 N MILLER RD UNIT 174
TU TUAN/LE CHAU/MINH PHUONG T	525 N MILLER RD UNIT 175
FABELLAR LISANDRO CRUZ	525 N MILLER RD UNIT 176
KENDALL MADISON R/DOUGLAS/DARLA	525 N MILLER RD UNIT 177
SWARTZ-KASPERSKI SHERYL/KASPERSKI CASSANDRA C	8520 E ANGUS DR
YANG ZHI AN/MIN C	7954 COLONY OAKS DR
PIASECKI JEFFREY D	525 N MILLER RD 202

RISCHITELLI NOAH	525 N MILLER RD UNIT 203
AGUILAR VERONICA ANTONETTE	525 N MILLER RD UNIT 204
HASSLACHER HEIDI LYNN	525 N MILLER RD UNIT 205
KLYPE SEBASTIAN PAUL	525 N MILLER RD UNIT 206
HOBSON FAMILY TRUST	41920 N HARBOUR TOWN CT
CALVERT AMY	525 N MILLER RD UNIT 208
LEVENHAGEN MICHAEL	4400 N SCOTTSDALE RD STE 9 PMB 368
FELIX JESUS MANUEL	525 N MILLER RD 210
HARDY ENTERPRISES LLC	1302 E PALOMINO DR
CRIFE MACKENZIE CAITLIN	525 N MILLER RD UNIT 212
FORD JONATHAN BAILEY	525 N MILLER RD UNIT 213
ROSE VINCENT MICHAEL	525 N MILLER RD UNIT 214
VANDERAH SEAN ANTHONY/TONY J	525 N MILLER RD UNIT 215
LEINENKUGAL MATTHIAS/LIBBY	525 N MILLER RD UNIT 216
ANDREW HOLMSTOENS ARIZONA TRUST	151 W 78TH ST UNIT 2C
JOLLY KUSHAGR/MARWAHA AKRITI	4647 153RD AVE SE
525 N MILLER ROAD 219 SCOTTSDALE LLC	4101 E OSBORN RD
FREY LANA	2166 YOUNGFIELD ST
HOULIHAN SHELBY	2138 E SAPIUM WAY
KRAMER KATHRYN J/JOHN S/PAMELA J	10258 SE BRISTOL CT
CARVER JOHN A	525 N MILLER RD UNIT 223
ORTON KAREN E	9216 S KACHINA DR
HOLEMON PROPERTIES LLC	5401 E SHAW BUTTE DR
GRAHAM ROBERT H/PATRICIA A	3731 E HATCHER RD
GRYZIEWICZ FAMILY TRUST	36 MANDALAY
MINAS NATALIE	17163 RAYEN ST
SCOTT A KIENAST AND MARILYN A KIENAST FAMILY TRUST	938 E KNOLL ST
MENDOZA MAYRA M	525 N MILLER RD UNIT 230
JEFF AND LYDIA SMITH FAMILY TRUST	8114 E CACTUS RD UNIT 210
MINAS EVAN	525 N MILLER RD UNIT 232
STIMPFLE JOHN PAUL/AMY	1213 GARDEN ST
KIM KYUNG SOOK	525 N MILLER RD UNIT 234
BRADLEY GREGORY/LEWIS-BRADLEY MARIE	30643 ELVIRA RD
ZHOU LIQI	1354 E PASEO WAY
SIGLIN BRETT DAVID	525 N MILLER RD UNIT 237
PATTERSON NICOLE	525 N MILLER RD UNIT 238
SCHMITT ANDREW/ASHLEY	7618 E VIA DE LINDO
HSD PROPERTIES INC	1583 GLENCREST DR
HUFF LIVING TRUST	3267 S TEMPERANCE WAY
KEFFELER PROPERTIES LLC	525 N MILLER RD UNIT 242
RUSSELL ALEX J/ANGELA P	8507 S 28TH PL
525 MILLER 244 LLC	3219 E CAMELBACK RD STE 294
EVA CROPP LIVING TRUST	22809 N 38TH PL
PETROSIAN DIANA	525 N MILLER RD UNIT 246
WELLER CURT/AMY	11586 E 26TH LN
NAGAR RIO	525 N MILLER RD UNIT 248
SCOTTSDALE CASITAS L L C	7520 ANGUS RD
ANDERSON CHRISTINA	303 N MILLER RD UNIT 1001
BERGER JAMES	303 N MILLER RD UNIT 1002
HOLT GARY W	303 N MILLER RD UNIT 1003
HARRISON TIFFANY E	15704 E CHOLLA DR

ALYON RODRIGUES LIVING TRUST
PRANGER THOMAS
FRONISTA HARRY
MARTINEZ RYAN
HOFF ELIAS ANDERS
GCDA 1010 LLC
DOSS JOSHUA J/SUMAIRA

5468 MAEMURRAY DR
303 N MILLER RD
8969 ADAMS RD
303 N MILLER RD UNIT 1008
303 N MILLER RD UNIT 1009
2400 E ARIZONA BILTMORE DR UNIT 1220
303 N MILLER RD UNIT 1011

RICHARD ALLEN LAINE AND ELIZABETH BARBARA LAINE TRUST
KLEPIC-REDZIC SENKA
GROGAN WILLIAM C
TURNER INVESTMENTS LLC
KLINE COLLEEN S
DONIPARTHI AKARSHA
VROOM VROOM TRUST
DAVISON JAMES E TR
BESSON FAMILY TRUST
GASPAR CHAVEZ VASQUEZ AND ROBIN ILENE VASQUEZ LIVING
TRUST
AYASKANT SAHU AND KATHRYN C SEHR REVOCABLE TRUST
DUNCAN SHELLI L/PARKER D
ROMERO-FIRMINGER FAMILY TRUST
SHAMBAUGH VALERIE A
BARBOR ERICK
FRITZ KAYLA
RODRIGUEZ MARIO A/JIMENEZ MARIA I
KOZJAK VLASTA/GRACIA JAIME A
CHANNA REEMA/TARUN
KRESS AUSTIN ROBERT
ARM OF SAVE THE FAMILY FOUNDATION OF ARIZONA
GROGAN WILLIAM CHARLES
MURPHY ERIN
MAILEN PANKIEWICZ TRUST
ARM OF SAVE THE FAMILY FOUNDATION OF AZ
CASA DE AMIGOS AFFORDABLE HOUSING INC
GARCIA OSCAR A/MARTINEZ MARIA V
NOYES EDWARD NICK/ESPERANZA N
BARRON ALBERTO/VERONICA CUELLAR
KROFF ERIC W
BENNINGER KURTIS/HUDDLE MOLLY
BEAUMONT AMY
7543 EAST PIERCE LLC
VALENZUELA ARTHURO M& FRANCISCA
HERTZOG SHAWN A TR
COOK ERNEST
LACHANCE PATTY J
7530 FILLMORE LLC
SOLIS-MORALES DAMIAN/HERNANDEZ-ISLAS JUANA
WF3 LLC
CHAUDOIN MICHAEL
REED RICHARD W
GUAN JAMES B

10700 DEERFIELD DR
2333 E SOUTHERN AVE UNIT 2012
9644 E MISSION LN
5028 N CAMELHEAD RD
303 N MILLER RD UNIT 1016
303 N MILLER RD 1017
7633 E MONTECITO AVE
PO BOX 22074
6321 E CATALINA DR

10846 ETIWANDA AVE
3107 BAKER DR
303 N MILLER RD UNIT 2003
14000 N 94TH ST UNIT 1075
303 N MILLER UNIT 2005
4140 N CENTRAL AVE 3121
303 N MILLER RD UNIT 2007
303 N MILLER RD UNIT 2008
500 WESTOVER DR
13574 N 88TH PL
303 N MILLER RD UNIT 2011
125 E UNIVERSITY DR
9644 E MISSION LN
303 N MILLER RD UNIT 2018
303 N MILLER RD UNIT 2019
125 E UNIVERSITY DR
PO BOX 13615
7544 E PIERCE ST
7320 E PAPAGO DR
7519 E PIERCE ST
7525 E PIERCE
38 E LANTERN RD
7537 E PIERCE ST
1100 W KENT AVE UNIT 4707
7554 E FILLMORE ST
7414 E TAYLOR ST
7542 E FILLMORE ST
7536 E FILLMORE ST
4628 E EDGEMONT AVE
7524 E FILLMORE ST
2225 W PECOS RD STE 6
7 E FILLMORE ST
7531 E FILLMORE ST
8114 E AMELIA AVE

ESPINOZA JORGE/ROSA E	7543 E FILLMORE ST
SWH 2017-1 BORROWER LP	8665 E HARTFORD DR 200
IH2 PROPERTY BORROWER LP	1717 MAIN ST 2000
BROWN RAYMOND BARRY/CINTRA YASMIN	7556 E TAYLOR ST
HANLEY JOHN MICHAEL	7550 E TAYLOR ST
BODINGTON MATTHEW/SOTO BENNETT ELISA	7544 E TAYLOR ST
WATKINS HAZEL R TR	7538 E TAYLOR ST
DELGADO ERNESTO G	7532 E TAYLOR ST
WENDORF ERIN ELIZABETH	7526 E TAYLOR ST
EDWARDS ROSS ARELLANO/LIANA ARELLANO	7520 E TAYLOR ST
SERGEANT WILLIAM R & NANCY C	7514 E TAYLOR
ALFARO ADOLFO J/GUZMAN ANDONY A JUAREZ	7513 E TAYLOR ST
OLIVARES ILSE VERA	7519 E TAYLOR ST
SMITH GORE TASHA R	7525 E TAYLOR ST
MARY ANN SIMMON LIVING TRUST	7531 E TAYLOR ST
GUARDIOLA GABRIELA	7537 E TAYLOR ST
FASSL RONALD FRANK JR	7543 E TAYLOR ST
LADOMATO A GENE/CANDICE JOY TR	4108 E MCDONALD DR
JUNG DORATHEA	11017 E BECKER LN
CASTANEDA ANA	7554 E POLK ST
BRICE C EDWARD/ANNA O	32098 N 73RD PL
HURT JERRY CRAWFORD/CLARE ELIZABETH	7542 E POLK ST
JURADO AMPARO	7536 E POLK ST
NAYAREZ JESUS ESQUIVEL	7530 E POLK ST
LYKKEN JOLEENE/TERRY LEE/JANISZEWSKI JOHANNA F	7524 E POLK ST
ZALESKI PETER/EVA	15651 E CENTIPEDE DR
ALAVARADO MARCELO	7512 E POLK
BROWN SHAWN	7519 E POLK ST
SAAVEDRA FRANK C & JOSEFINA L	7525 E POLK ST
7531 E POLK LLC	7042 E PORTLAND ST
AQUILINO STEVEN J/ROMAN-AQUILINO PATRICIA TR	7537 E POLK ST
VIDAL GERARDO/GUTIERREZ ANTONIETA DELGADO	7543 E POLK ST
HOUSE ANNA C/LYNCH COOPER J	1865 PRIMROSE LN
LOPEZ JOSE PIEDAD	7555 E POLK ST
LOVELESS CHARLES W/WANDA J	7550 E MCKELLIPS
DELGADO YENNY ROMERO/ROMERO BRENDA	7544 E MCKELLIPS RD
MAITA RACHA	3502 W CACTUS RD
MONTOYA VERONICA/MONTOYA JACQUELINE	7532 E MCKELLIPS RD
BOYSEN KEATON P	7526 E MCKELLIPS RD
O HOMES LLC	2766 E VIRGINIA ST
SCOTTSDALE TOWN OF	3939 CIVIC CENTER BLVD