

Neighborhood Notification
Open House Information
Citizen Comments
Affidavit of Posting
Site Sign
Legal Protest



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

Winfield Scottsdale

April 27, 2017

Overview

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment and Infill Incentive District of an approximately 1.27+/- acre property located at the northeast corner of Scottsdale Road and 3rd Avenue. The proposed project would result in a boutique luxury hotel and high-end residential condominium units. This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling a list of impacted and interested stakeholders and neighborhood outreach began prior to the application filing and will also continue throughout the process. Communication with impacted and interested parties has taken place with verbal, written, electronic, and door-to-door contact.

Community Involvement

The outreach team has been communicating with neighboring property owners, HOA's, and community members by telephone, one-on-one meetings and door-to-door outreach. Members of the outreach team will continue to be available to meet with any neighbors who wish to discuss the project. Additionally, they will be contactable via telephone and/or e-mail to answer any questions relating to the project.

Surrounding property owners, HOAs and other interested parties were notified via first class mail regarding the project. The distribution of these notifications met the City's requirements as specified in the Citizen Review Checklist. These notifications contained information about the project, as well as contact information. This contact person will continue to provide, as needed, additional information and the opportunity to give feedback. The notifications also contained information regarding two neighborhood

Open Houses that were held on March 9, 2017 to address the rezoning request and April 13, 2017 to address the Infill Incentive District at 4221 N. Scottsdale Road for those who wished to learn more about the project. The location and times were posted on the Early Notification Sign.

7 interested people attended the first Open House and 6 interested people attended the second Open House. Most of the attendees were supportive of the project, with a couple of questions being raised regarding views. Questions were addressed at the Open House and additional follow up is ongoing. However, as previously stated, the outreach team will continue to be available to respond to any neighbors who have questions or comments.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. Again, the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

ATTACHMENTS:

Notification Letters
Notification List
Affidavit of Posting
Sign-in sheets

Early Notification of Project Under Consideration

Neighborhood Open House Meeting

Date: Thursday, March 9, 2017
Time: 5:00 PM – 6:00 PM
Location: 4221 N Scottsdale Road

Site Address: 4221 N. Scottsdale Rd., 4216 & 4234 N. Winfield Scott Plaza

Project Overview:

• **Description of Request:** The request is for a Zoning District Map Amendment from Central Business Downtown Overlay (C-2 DO) and Central Business Parking P-3 District Downtown Overlay (C-2/P-3 DO) to Downtown J Downtown Multiple Use - Type 4 Planned Block Development Overlay Downtown Overlay (DOWU-4 PBD DO) and Downtown Downtown Multiple Use - Type 2 Planned Block Development Overlay Parking P-3 District Downtown Overlay (DOWU-2 PBD P-3 DO). Additionally, there is a request to abandon 88 feet of the north-south alley right-of-way north of East 3rd Avenue between East 3rd Avenue and East 4th Avenue, and west of North Scottsdale Road.

• **Site Acreage:** 71+/- Acres

• **Site Zoning:** C-2 DO & C-2/P-3 DO

Applicant Contact: John Berry
Phone number: 480-385-2727
Email: JB@BerryRiddell.com

City Contacts: Dan Symer
Phone number: 480-312-4218
Email: DSymer@ScottsdaleAZ.gov

Pre-Application #: 993-PA-2016 Available at The City of Scottsdale: 480-312-7000

Project information may be researched at: <http://services.scottsdaleaz.gov/ldgresources/PreApp/Search>

Posting Date: 02-27-2017

Penalty for removing or defacing sign prior to date of last hearing.
Applicant Responsible for Sign Removal.

02/27/2017 10:48

Early Notification of Project Under Consideration

Neighborhood Open House Meeting

Date: Thursday, March 9, 2017

Time: 5:00 PM – 6:00 PM

Location: 4221 N Scottsdale Road

Site Address: 4221 N. Scottsdale Rd., 4216 & 4234 N. Winfield Scott Plaza

Project Overview:

- Description of Request: The request is for a Zoning District Map Amendment from Central Business Downtown Overlay (C-2 DO) and Central Business Parking P-3 District Downtown Overlay (C-2/P-3/DO) to Downtown / Downtown Multiple Use - Type -2 Planned Block Development Overlay Downtown Overlay (D/DMU-2 PBD DO) and Downtown /Downtown Multiple Use - Type - 2 Planned Block Development Overlay Parking P-3 District Downtown Overlay (D/DMU -2 PBD P-3 DO). Additionally, there is a request to abandon (90)feet of the north-south alley right-of-way north of East 3rd Avenue between East 3rd Avenue and East 4th Avenue, and west of North Scottsdale Road.
- Site Acreage: .71+/- Acres
- Site Zoning: C-2 DO & C-2/P-3/DO

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02/27/2017 11:36

Early Notification of Project Under Consideration

Neighborhood Open House Meeting

Date: Thursday, April 13, 2017

Time: 5:00 PM – 6:00 PM

Location: 4221 N Scottsdale Road

Site Address: 4221 N. Scottsdale Rd., 4216 & 4234 N. Winfield Scott Plaza

Project Overview:

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Project Information may be researched at: <http://eservices.scottsdaleaz.gov/bldgresources/PreAppResources>

Posting Date: 02-27-2017

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-Applicant Responsible for Sign Removal

03/31/2017

Early Notification of Project Under Consideration

Neighborhood Open House Meeting

Date: Thursday, April 13, 2017

Time: 5:00 PM – 6:00 PM

Location: 4221 N Scottsdale Road

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- Multiple Use - Type - 2 Planned Block Development Overlay Downtown Overlay (D/DMU-2 PBD DO) and Downtown / Downtown Multiple Use - Type - 2 Planned Block Development Overlay Parking P-3 District Downtown Overlay (D/DMU -2 PBD P-3 DO) with an Infill Incentive District. Additionally, there is a request to abandon (90)feet of the north-south alley right-of-way north of East 3rd Avenue between East 3rd Avenue and East 4th Avenue, and west of North Scottsdale Road.
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- Site Zoning: C-2 DO & C-2/P-3/DO

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03/31/2017

Winfield - Slattery

Owner Name	Mailing Address1	Mailing Address City	Mailing State	Mailing Zip Code	APN
207 THIRD AVENUE LOFTS LLC	6412 E MAVERICK RD	PARADISE VALLEY	AZ	85253	17351137
4141 NORTH SCOTTSDALE LLC	11601 WILSHIRE BLVD SUITE 107	LOS ANGELES	CA	90025	17351102C
4200 MARSHALL WAY LLC	7240 N BROOKVIEW WY	SCOTTSDALE	AZ	85253	17350037
4215 N WINFIELD SCOTT LLC	6922 E 5TH AVE	SCOTTSDALE	AZ	85251	17351024A
4221-ASSOCIATES AZ LLC	11 S CENTRAL AVE UNIT 1408	PHOENIX	AZ	85004	17351005
4223 MARSHALL WAY LLC	3219 E CAMELBACK RD STE 838	PHOENIX	AZ	85018	17350042
4234 CRAFTSMAN COURT LLC	32 19 E CAMELBACK RD STE 838	PHOENIX	AZ	85018	17350011
4242 TRUST	5610 E SANNA ST	PARADISE VALLEY	AZ	85253	17351142
4243 BROWN AVENUE LLC	4414 N CIVIC CENTER PLAZA NO 100	SCOTTSDALE	AZ	85251	17351049
4251 LLC	7756 E 3RD ST	SCOTTSDALE	AZ	85251	17351069
4282 N DRINKWATER BLVD LLC	5100 POLULAR AVE SUITE 2114	MEMPHIS	TN	38137	17351106A
5TH & MARSHALL LLC	6831 E 5TH AVE	SCOTTSDALE	AZ	85251	17350048
5TH AVENUE SCOTTSDALE LLC	7151 E 6TH AVE	SCOTTSDALE	AZ	85251	17350101B
6TH AVENUE ESTATE LLC	7961 E VIZ BONITA	SCOTTSDALE	AZ	85258	17341263
7301 E THIRD AVENUE 408 LLC	14 CITADEL DR	AMARILLO	TX	79124	17351182
7317 E 6TH AVE LLC	1877 E MCNAIR DR	TEMPE	AZ	85283	17341072
ABBOTT KENNETH VAUGHN	7301 E 3RD AVE UNIT 121	SCOTTSDALE	AZ	85251	17351130
AGNESE UDINOTTI LIVING TRUST THE	4215 N MARSHALL WAY	SCOTTSDALE	AZ	85251	17350043
ANDRESEN CYNTHIA KAY	7301 E 3RD AVE	SCOTTSDALE	AZ	85251	17351145
ANTAB JOSEPH	7301 E 3RD AVE UNIT 213	SCOTTSDALE	AZ	85251	17351143
AT & BB PROPERTIES LLC	2235 N 35TH AVE	PHOENIX	AZ	85009	17351160
AVB DEVELOPMENT PARTNERS II LLC	6991 E CAMELBACK RD STE D-205	SCOTTSDALE	AZ	85251	17341109
B&I INVESTMENTS LLC	7147 E RANCHO VISTA DR NO 3005	SCOTTSDALE	AZ	85251	17351126
BAKER CHRISTOPHER	6520 PLATT AVE NO 305	WEST HILLS	CA	91307	17351122
BALDWIN INVESTMENTS L L C	8143 E GARY RD	SCOTTSDALE	AZ	852606534	17351038
BANFIELD STOCKTON	7301 E 3RD AVE NO 206	SCOTTSDALE	AZ	85251	17351136
BANK OF SCOTTSDALE THE	P O BOX 1510	SCOTTSDALE	AZ	85252	17351097F
BARISH FAMILY TRUST	211 E MISSION ST	SANTA BARBARA	CA	93101	17341108
BBCH LLC	3861 N JAKAKE DR	SCOTTSDALE	AZ	85251	17350032A
BISNETT ROGER S	PO BOX 1105	PENDLETON	OR	97801	17351148
BLJ'S PROPERTIES LTD PARTNERSHIP	2244 W MCDOWELL RD	PHOENIX	AZ	85009	17341063
BMR INTERNATIONAL I LLC	5104 E CALLE DEL MEDIO	PHOENIX	AZ	85018	17351156
BOLLINGER CHRISTOPHER	7301 E 3RD AVE UNIT 119	SCOTTSDALE	AZ	85251	17351128

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BONDY SUSAN TR	7301 E 3RD AVE 414	SCOTTSDALE	AZ	85251	17351188
BRASSE JEFF	2001 N SHORE DR	CLEAR LAKE	IA	50428	17351200
BROCK MARC E	530 WAYLAND AVE	KENILWORTH	IL	60043	17351180
BROOKS BUILDERS INC	7229 E 1ST AVE #201	SCOTTSDALE	AZ	85251	17342026B
BROWN AVENUE PROPERTIES LLC	6700 E MAVERICK RD	PARADISE VALLEY	AZ	85253	17351046
BTT PROPERTIES LLC	10263 N 103RD ST	SCOTTSDALE	AZ	85258	17350015A
BURSTEIN JEFFREY	7301 E THIRD AVE NO 505	SCOTTSDALE	AZ	85251	17351194
C & S 7070 LLC	11215 N 74TH ST	SCOTTSDALE	AZ	85260	17350049A
CANNON LISA	7301 E 3RD AVE NO 315	SCOTTSDALE	AZ	85251	17351167
CARLI FAMILY TRUST	8431 E STELLA LN	SCOTTSDALE	AZ	85253	17341099
CARTWRIGHT ANN TR	4255 N BROWN AVE	SCOTTSDALE	AZ	85251	17351055
CAY PARTNERS LLC	11231 US HWY 1 STE 328	NORTH PALM BEACH	FL	33408	17350009
CHRISTENSEN GERALD N/MARY K TR/ETAL	5631 E WALTANN LN	SCOTTSDALE	AZ	85254	17351032
CITY OF SCOTTSDALE	3939 CIVIC CENTER PLAZA	SCOTTSDALE	AZ	85251	17350124E
CRAFTMAN COURT HOLDINGS LLC	20701 N SCOTTSDALE RD 107	SCOTTSDALE	AZ	85255	17350023
CRAFTSMAN INVESTORS LLC	7114 E STETSON DR SUITE 205	SCOTTSDALE	AZ	85251	17350013B
CRANE CARTER M TR	7140 N CLEARWATER PKWY	PARADISE VALLEY	AZ	85253	17351072A
CSM HGI SCOTTSDALE LLC	500 WASHINGTON AVE S STE 3000	MINNEAPOLIS	MN	55115	17351107
D K C VENTURES LLC	4260 N BROWN AVE	SCOTTSDALE	AZ	85251	17351062A
DIVERGENT HOLDINGS LLC	4808 N 24TH ST NO 1205	PHOENIX	AZ	85016	17351037
DODGE NGUYEN PROPERTIES LLC	4252-4254 N BROWN AVE	SCOTTSDALE	AZ	85251	17351067A
EARL & ELLEN RUSSELL TRUST	7301 E 3RD AVE UNIT 319	SCOTTSDALE	AZ	85251	17351171
EBEL PROPERTIES AZ LLC	30 W 315 CALUMET AVE	WARRENVILLE	IL	60555	17341028
EDEN ROCK REALTY LLC	P O BOX 9787	SCOTTSDALE	AZ	85252	17350026
FANATEL PROPERTIES INC	4555 E MAYO BLVD UNIT 3331	PHOENIX	AZ	85050	17350017
FANTEL PROPERTIES INC	7433 E TUCKY LN	SCOTTSDALE	AZ	85250	17350016
FARNSWORTH C NEIL	400 112TH AVE NE STE 390	BELLEVUE	WA	98004	17351149
FIRST CHURCH OF CHRIST SCIENTIST SCOTTSD	6427 E INDIAN SCHOOL RD	SCOTTSDALE	AZ	852510000	17351074B
FLOYD INVESTMENTS LIMITED PARTNERSHIP	6939 E 5TH AVE	SCOTTSDALE	AZ	85251	17351051
GDO LIMITED PARTNERSHIP LLLP	3925 N SCOTTSDALE RD	SCOTTSDALE	AZ	85251	17350003
GHERARDI BENJAMIN	7301 E 3RD AVE UNIT 112	SCOTTSDALE	AZ	85251	17351121
GIBBS CHARLES	8485 E MCDONALD RD UNIT 232	SCOTTSDALE	AZ	85250	17351176
GIDDYUP PROPERTIES LLC	PO BOX 2055	EUGENE	OR	97402	17350039
GOLDEN TOOTH BEAR ENTERPRISES L P	1525 N GRANITE REEF STE 1	SCOTTSDALE	AZ	85257	17351050A

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GOLDMAN MORRIS B/SHEILA M CALVANO LIVING TR	707 W MISSOURI AVE	PHOENIX	AZ	85013	17350126
GOOKIN BUILDING LLC	4215 N BROWN AVE STE A	SCOTTSDALE	AZ	85251	17351041
GORDON DAVID G	4432 E CAMELBACK RD UNIT 120	PHOENIX	AZ	85018	17351031A
GRAY JAY L	10719 N MOUNTAIN VISTA CT	FOUNTAIN HILLS	AZ	85268	17351116
GRE S LLC	21320 N 56TH ST UNIT 2001	PHOENIX	AZ	85054	17351170
GREGORY DEAN TR	6927 E CABALLO DR	PARADISE VALLEY	AZ	85253	17351008
GROSSMAN RYNA J/SCHUMAN DAVID G/J J TR	7301 E 3RD AVE NO 214	SCOTTSDALE	AZ	85251	17351144
GRULLER ROLF/KRISTINA K TR	1942 E DAWN DR	TEMPE	AZ	85284	17350021A
GUYETTE KEVIN D	4542 E COCHISE RD	PHOENIX	AZ	85028	17351158
GUZMAN ANGEL	8008 SACRAMENTO ST	FAIR OAKS	CA	92658	17351133
HALL GEORGE/NANCY M TR	430 I AVE	CORONADO	CA	92118	17351157
HALTON ANN F	7301 E 3RD AVE NO 321	SCOTTSDALE	AZ	85251	17351173
HEAVY T AND LITTLE D LLC	14747 N NORTHSIGHT BLVD SUITE 111 306	SCOTTSDALE	AZ	85260	17351189
HERMOSA INN RESTAURANT L L C ETAL	7134 E STETSON DRIVE FL 4	SCOTTSDALE	AZ	852513276	17342011D
HERMOSA INN RESTAURANT LLC/ETAL	7134 E STETSON DR NO 400	SCOTTSDALE	AZ	85251	17342008B
HHP SCOTTSDALE ASSOCIATES LLC	44 HERSHA DR	HARRISBURG	PA	17102	17351099B
HO DON VAN	7301 E 3RD AVE #222	SCOTTSDALE	AZ	85251	17351150A
HOOLEY ROBERT E	7301 E 3RD AVE UNIT 115	SCOTTSDALE	AZ	85251	17351124
HUDYE GROUP LP	7175 E CAMELBACK RD UNIT 1202	SCOTTSDALE	AZ	85251	17341256
JAMES J MCGOVERN AND RENE J MCGOVERN LIV TR	7301 E 3RD AVE UNIT 405	SCOTTSDALE	AZ	85251	17351179
JE SOUTHWEST GROUP REAL ESTATE LLC	3004 N CIVIC CENTER PLZ	SCOTTSDALE	AZ	85251	17350033
JFMC REAL ESTATE LLC	4204 N BROWN AVE	SCOTTSDALE	AZ	85251	17351040A
JILKA GEROLD D	7301 E 3RD AVE UNIT 110	SCOTTSDALE	AZ	85251	17351119
JLB INVESTMENTS LIMITED PARTNERSHIP	33 W LINGER LN	PHOENIX	AZ	85021	17351009
JLB INVESTMENTS LTD PARTNERSHIP	2398 E CAMELBACK RD 1100	PHOENIX	AZ	85016	17350104A
KAREN M RILEY REVOCABLE TRUST	7301 E 3RD AVE UNIT 302	SCOTTSDALE	AZ	852514460	17351154
KARLIN-4321 SCOTTSDALE LLC	4321 N SCOTTSDALE RD	SCOTTSDALE	AZ	85251	17341028A
KCAJ LLC	4045 S NONCHALANT CIR	COLORADO SPRINGS	CO	80917	17351065A
KELMAR LLC	7150 E 5TH AVE	SCOTTSDALE	AZ	85251	17350101C
KHALIFA E GUS	7301 E 3RD AVE NO 412	SCOTTSDALE	AZ	85251	17351139
KHALIFA EMAD G	7301 E 3RD AVE UNIT 310	SCOTTSDALE	AZ	85251	17351162
KHALIFA EMAD GUS	7301 E 3RD AVE NO 204	SCOTTSDALE	AZ	85251	17351134
KIACZ JAMES R TR	7301 E 3RD AVE 102	SCOTTSDALE	AZ	85251	17351111
KIMSEY PROPERTIES LTD PARTNERSHIP	301 E VIRGINIA AVE STE 3300	PHOENIX	AZ	85004	17350108A

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KOSCELANSKY APHRODITE C	611 WYOMING AVE	WYOMING	PA	18644	17351132
LIKEY COM LLC	5520 N 79TH PL	SCOTTSDALE	AZ	85250	17341073
LINDSAY AND ALAN FAMILY TRUST	14850 E GRANDVIEW DR NO 233	FOUNTAIN HILLS	AZ	85268	17351118
LOEB BRIAN/ROCKOWITZ NEAL/LAURA	7808 N IRONWOOD DR	PARADISE VALLEY	AZ	85253	17351163
LUCEAL CHARLES LLC	PO BOX 12694	SCOTTSDALE	AZ	85267	17351138
LUI JERRY CHIN KIN/SHARON	2773 E 24TH AVE	VANCOUVER	BC	V5R1E3	17351114
M AND M1 LLC	409 N BUNDY DR	LOS ANGELES	CA	90049	17350124D
MARRIOTT SUITES LTD PARTNERSHIP	6903 ROCKLEDGE DR # 1500	BETHESDA	MD	20817	17351097G
MARSHALL WAY 4201 LLC	4201 N MARSHALL WY	SCOTTSDALE	AZ	85251	17350128
MASTRO PROPERTIES LLC	16441 N 90TH ST STE 200	SCOTTSDALE	AZ	85260	17342022
MAX PROPERTIES LLC	4327 N SCOTTSDALE RD	SCOTTSDALE	AZ	852520000	17341030A
MCCLLENAGAN FAMILY REVOCABLE TRUST	7301 E 3RD AVE UNIT 120	SCOTTSDALE	AZ	85251	17351129
MCHANNON PROPERTIES LLC	831 MONROE ST UNIT 617	HOBOKEN	NJ	7030	17351125
MEINHOLD HELEN K TR	7301 E 3RD AVE 120	SCOTTSDALE	AZ	85251	17351159
MICHAELS JOEL L/JENNIFER RITA	6208 MEADOW CT	ROCKVILLE	MD	20852	17351153
MILANO INVESTMENTS LLC	7039 E MCDONALD DR	PARADISE VALLEY	AZ	85253	17341075
MOHORCIC MARINKA	7301 E 3RD AVE UNIT 221	SCOTTSDALE	AZ	85251	17351151
MOORE KRISTINE ANN	7301 E THIRD AVE NO 118	SCOTTSDALE	AZ	85251	17351127
MY NEXT HOME PROPERTIES-SCOTTSDALE LLC	3310 MILLER ST	EAUCLAIRE	WI	54701	17351047A
NARDI FRANK L/FLOYD AMY C	1025 BONITA DR	PARK RIDGE	IL	60068	17351161
ON SIXTH LLC	7325 E SIXTH AVE	SCOTTSDALE	AZ	85251	17341074
ONEILL EDMOND	516 HEGLER CRES NW	EDMONTON	AB	T6R 1T3	17351178
ONG HELEN G & LAURENCE S TR	5403 W BUTLER DR	GLENDALE	AZ	85302	17350001
OXLEY HARRY K/KATHLEEN R	858 EL QUANITO DR	DANVILLE	CA	94526	17351131
PATTERSON AND WHITE FAMILY TRUST	210 6TH AVE	SANTA CRUZ	CA	95062	17351120
PIECUCH LIVING TRUST	7301 E 3RD AVE NO 504	SCOTTSDALE	AZ	85251	17351199
PJC&T LLC	915 W JEFFERSON ST	BOISE	ID	83706	17351035
PORTER JON/MARYANN	739 REDDING RD	REDDING	CT	6896	17351183
PRADE THOMAS	7301 E 3RD AVE UNIT 413	SCOTTSDALE	AZ	85251	17351187
PS INVESTMENT LLC	7343 E CAMELBACK RD STE A	SCOTTSDALE	AZ	85253	17351201
RANCHO INDUSTRIAL PARK INC	6401 E EL MARO CIR	PARADISE VALLEY	AZ	85253	17351202
REAM BARRYT V/HEIDI H/R G HOUGHAM/ANN	4434 N WINFIELD SCOTT PLAZA	SCOTTSDALE	AZ	852510000	17351012
REDD GARRETT	7301 E 3RD AVE UNIT 103	SCOTTSDALE	AZ	85251	17351112
REDWOOD VILLA INC	47 ALMA CT	LOS ALTOS	CA	94022	17351106B

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RILEY RAY A/LINDA DIANE	7301 E 3RD AVE UNIT 506	SCOTTSDALE	AZ	85251	17351165
RILEY RAY/L DIANE	7301 E 3RD AVE NO 506	SCOTTSDALE	AZ	85251	17351195
RIVERA FAMILY RESTAURANT LLC	815 J ST SUITE 202	SAN DIEGO	CA	92101	17351060
RIVERA FAMILY RESTAURANT LLC	4258 N BROWN AVE	SCOTTSDALE	AZ	85251	17351064A
RODHAM JARED	7301 E 3RD AVE UNIT 106	SCOTTSDALE	AZ	85251	17351115
ROGER PORKUT LLC	67 N DELAWARE AVE	YARDLEY	PA	19067	17351141
ROJAS-CALDERON CARLOS I	7301 E 3RD AVE 114	SCOTTSDALE	AZ	85251	17351123
RSFM 4253 LLC	4514 COLE AVE STE 1100	DALLAS	TX	75205	17351095A
RUNDLE CENTER LLC	4160 N SCOTTSDALE RD	SCOTTSDALE	AZ	85251	17350093B
SCHMIT LIANG E	10362 N SCOTTSDALE RD STE B	SCOTTSDALE	AZ	85254	17351155
SCOTTSDALE CANAL PROJECT L L C	7120 E 6TH AVENUE STE 14	SCOTTSDALE	AZ	85251	17351021
SCOTTSDALE CANAL PROJECT LLC	7127 E 6TH AVE	SCOTTSDALE	AZ	85251	17350095A
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205	SCOTTSDALE	AZ	85251	17341040B
SCOTTSDALE CITY OF	BLVD	SCOTTSDALE	AZ	852510000	17341068
SCOTTSDALE CITY OF	3939 CIVIC CENTER BLVD	SCOTTSDALE	AZ	85251	17341069
SCOTTSDALE CITY OF	3939 N DRINKWATER BLVD	SCOTTSDALE	AZ	85251	17341219B
SCOTTSDALE DRINKWATER TRUST	4434 E BROWN RD NO 104	MESA	AZ	85205	17351105D
SCOTTSDALE FINANCIAL CENTER OWNER LLC	6011 CONNECTION DR	IRVING	TX	75028	17351097J
SCOTTSDALE INN LLC	PO BOX 4372	SCOTTSDALE	AZ	85261	17350117B
SES PROPERTIES LP	4221 WINFIELD SCOTT PLAZA	SCOTTSDALE	AZ	85251	17351203
SGNG INVESTMENTS LLC	4211 N MARSHALL WAY	SCOTTSDALE	AZ	85251	17350044
SIMONCRE AEPI V LLC	6900 E 2ND ST	SCOTTSDALE	AZ	85251	17351105C
SIMONSON BUILDINGS INC	3402 N 36TH ST	PHOENIX	AZ	85018	17350124C
SMJ PROPERTIES LLC	4242 B CRAFTSMAN CT	SCOTTSDALE	AZ	85251	17350008
SMYTHE ENTERPRISES LLC	9106 E POINSETTIA DR	SCOTTSDALE	AZ	85260	17341113
SNOWY OWL INVESTMENTS LLC	PO BOX 5532	SCOTTSDALE	AZ	85261	17350035
SR VENTURES LLC	8320 N HAYDEN RD STE B110A	SCOTTSDALE	AZ	85258	17350006
STETSON ESTATE LLC	7903 E VIA LINDA	SCOTTSDALE	AZ	85258	17341096
STOCKDALE GALLERIA PROJECT OWNER LLC	10850 WILSHIRE BLVD STE 1050	LOS ANGELES	CA	90024	17341219A
STORE MASTER FUNDING VIII LLC	1984 E 5TH ST SUITE 104	TEMPE	AZ	85281	17350024
SUGAR LARRY	1176 W 7TH AVE	VANCOUVER	BC	V6H 1B43	17351175
SUMMIT HOSPITALITY XIV LLC	12600 HILL COUNTRY BLVD STE R-100	AUSTIN	TX	78738	17351104
SUSAN L LAW TRUST/BRUCE C LAW TRUST	7301 E 3RD AVE 314	SCOTTSDALE	AZ	85251	17351166
SUTHERLAND JOHN	350 S 200 EAST UNIT 316	SALT LAKE CITY	UT	84111	17351172

Winfield - Slattery

SWEAT R JEFFREY/MOLLIE A	1124 E CLUB CT	SPOKANE	WA	99203	17351164
SWISS GERMAN PROPERTIES LLC	9031 N CROWN RIDGE	FOUNTAIN HILLS	AZ	852686411	17350022
TCS AZ LAND TRUST	12825 THREE CANYONS POINT	SAN DIEGO	CA	921306861	17351174
TELEKEY II INVESTMENTS LLC	1155 W RIO SALADO PKWY	TEMPE	AZ	85281	17350036
THAKUS MENS WEAR INC	4320 N SCOTTSDALE RD	SCOTTSDALE	AZ	85251	17342013
THIRD AVENUE LOFTS LLC	9362 E RAINTREE DR	SCOTTSDALE	AZ	85260	17351117
TRI-ZONE PROPERTIES LLC	4414 N CIVIC CENTER PLAZA STE 100	SCOTTSDALE	AZ	85251	17351011A
TSP LINCOLN TOWNE CENTRE L L C	5001 SPRING VALLEY RD SUITE 400W	DALLAS	TX	75244	17351108
TYLER KELLY	7301 E 3RD AVE NO 411	SCOTTSDALE	AZ	85251	17351185
URBAN GRAPHITE HOLDINGS LLC	7633 EAST ACOMA DRIVE STE 206	SCOTTSDALE	AZ	85260	17342018
VALLEY OF THE SUN ENTERTAINMENT LLC	1345 S LEWIS ST	ANAHEIM	CA	92805	17350034
VEHR JOHN/JODY A	2020 W QUAIL AVE	PHOENIX	AZ	85027	17351177
VELASCO HOLDINGS LLC	8513 E CITRUS WY	SCOTTSDALE	AZ	85250	17342017A
VERTUCA CARL R JR	6955 CORDWOOD CT	BOULDER	CO	80301	17351110
YK WELLNITZ LIVING TRUST	19 E LOS ARBOLES CIR	TEMPE	AZ	85284	17351169
ZALMANOWITZ BARRY/ROSS JUNE M	14335 SUMMIT DR NORTHWEST	EDMONTON	AB	T5N3T1	17351135
ZENO LANCE	2777 E CAMELBACK RD STE 150	PHOENIX	AZ	85016	17351140



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.



Project Under Consideration Sign (White)



Public Hearing Notice Sign (Red)

Case Number: 993-PA-2016

Project Name: _____

Location: 4221 N. Scottsdale Rd., 4216 & 4234 N. Winfield Scott Plaza

Site Posting Date: 02/27/2017

Applicant Name: John Berry

Sign Company Name: Scottsdale Signarama

Phone Number: 480-994-4000

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Cynthia Ouelo
Signature

2-27-2017
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 27th day of February 2017



Berria Lynn
Notary Public
My commission expires: 06/30/2018

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



Affidavit of Posting

Required: Signed, Notarized originals.
Recommended: E-mail copy to your project coordinator.



Project Under Consideration Sign (White)



Public Hearing Notice Sign (Red)

Case Number: 993-PA-2016

Project Name: _____

Location: 4221 N. Scottsdale Rd., 4216 & 4234 N. Winfield Scott Plaza

Site Posting Date: 03/31/2017

Applicant Name: John Berry

Sign Company Name: Scottsdale Signarama

Phone Number: 480-994-4000

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

[Signature]
Signature

March 31st 2017
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 31 day of MARCH 2017



[Signature]
Notary Public

My commission expires: 2/15/20

City of Scottsdale Current Planning Division

7447 E Indian School Road, Suite 100, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



Affidavit of Posting

Required: Signed, Notarized originals.
Recommended: E-mail copy to your project coordinator.

Project Under Consideration Sign (White) Public Hearing Notice Sign (Red)

Case Number: 993-PA-2016

Project Name: _____

Location: 4221 N. Scottsdale Rd., 4216 & 4234 N. Winfield Scott Plaza

Site Posting Date: 03/31/2017

Applicant Name: John Berry

Sign Company Name: Scottsdale Signarama

Phone Number: 480-994-4000

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Annal Krup
Signature

March 31st 2017
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 31 day of March 2017

Dana Holland
Notary Public

My commission expires: 2/15/20



City of Scottsdale Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



February 24, 2017

Dear Neighbor:

We are pleased to inform you about the owner's upcoming request to be filed with the City of Scottsdale (993-PA-2016) to allow for the development of the proposed The Winfield Hotel on approximately 0.20 +/- acres located on the east side of Scottsdale Road north of northeast corner of North Scottsdale Road and East 3rd Avenue and 0.51 +/- acres along Winfield Scott Road, north of 3rd Ave (0.71 +/- total acres). The request is for a Zoning District Map Amendment from Central Business Downtown Overlay (C-2 DO) and Central Business Parking P-3 District Downtown Overlay (C-2/P-3/DO) to Downtown / Downtown Multiple Use – Type -2 Planned Block Development Overlay Downtown Overlay (D/DMU-2 PBD DO) and Downtown / Downtown Multiple Use – Type -2 Planned Block Development Overlay Parking P-3 District Downtown Overlay (D/DMU-2 PBD P-3 DO). The Winfield Hotel is designed to be an iconic boutique hotel and upper level residential condominiums that will tribute to Scottsdale's rich western heritage. Please see the attached site plan. The existing area of the Parking P-3 District will be retained, and not enlarged. This request is in conformance with the Downtown Character Area Plan.

In addition to the above reference Zoning District Map Amendment, an abandonment application will be submitted to abandon (90) feet of the north-south alley right-of-way north of East 3rd Avenue between East 3rd Avenue and East 4th Avenue, and west of North Scottsdale Road. Please see the attached site plan for the location of the alley abandonment.

You are invited to attend an open house to discuss this proposal. The open house will be held on Thursday, March 9, 2017 from 5 p.m. to 6 p.m. at 4221 N. Scottsdale Road (please see attached map for location and parking information).

If you have any questions, please contact the neighborhood outreach team at 602-957-3434 or info@technicalolutionsaz.com. The City of Scottsdale Project Coordinator for the project is Dan Symer, who can be reached at 480-312-4218 or DSymer@scottsdaleaz.gov.

Thank you.

Sincerely,

Paul Smith
President



March 30, 2017

Dear Neighbor:

As you know, Desco Capital Partners will be filing an application with the City of Scottsdale (993-PA-2016) to allow for the development of the proposed The Winfield Hotel on approximately 0.20+/- acres located on the east side of Scottsdale Road north of northeast corner of North Scottsdale Road and East 3rd Avenue and 0.51 +/- acres along Winfield Scott Road, north of 3rd Ave (0.71 +/- total acres). The request is for a Zoning District Map Amendment from Central Business Downtown Overlay (C-2 DO) and Central Business Parking P-3 District Downtown Overlay (C-2/P-3/DO) to Downtown / Downtown Multiple Use – Type -2 Planned Block Development Overlay Downtown Overlay (D/DMU-2 PBD DO) and Downtown / Downtown Multiple Use – Type -2 Planned Block Development Overlay Parking P-3 District Downtown Overlay (D/DMU-2 PBD P-3 DO) with an Infill Incentive District. The Winfield Hotel is designed to be an iconic boutique hotel and upper level residential condominiums that will tribute to Scottsdale's rich western heritage. Please see the attached site plan. The existing area of the Parking P-3 District will be retained, and not enlarged. This request is in conformance with the Downtown Character Area Plan.

Based on the review of the application by City Staff, we are making a technical change to the application by adding an Infill Incentive District application to the request to achieve the desired height of the project. There is, however, no substantive change to the proposed development plan as submitted to the City that was the subject of our prior neighborhood meeting.

In addition to the above reference Zoning District Map Amendment, an abandonment application has been submitted to abandon (90) feet of the north-south alley right-of-way north of East 3rd Avenue between East 3rd Avenue and East 4th Avenue, and east of North Scottsdale Road. Please see the attached site plan for the location of the alley abandonment.

The City's Zoning Ordinance requires us to hold another open house due to this addition to our application. You are invited to attend this additional open house to discuss this proposal. The open house will be held on Thursday, April 13, 2017 from 5 p.m. to 6 p.m. at 4221 N. Scottsdale Road (please see attached map for location and parking information).

If you have any questions, please contact the neighborhood outreach team at 602-957-3434 or info@technicalolutionsaz.com. The City of Scottsdale Project Coordinator for the project is Dan Symer, who can be reached at 480-312-4218 or DSymer@scottsdaleaz.gov.

Thank you.

Sincerely,

Paul Smith
President



SCHOOL DISTRICT

Determination of Adequate Facilities

City of Scottsdale Project Number: 993 -PA- 2016

Project name: Winfield Scottsdale

Project Location NEC of Scottsdale Road and 3rd Avenue

Applicant Name: John Berry Phone: 480-385-2727

Applicant E-mail: JB@berryriddell.com Fax: 480-385-2757

School District: Scottsdale Unified

I, _____ hereby certify that the following determination has been made in regards to the Referenced project:

- The school district had adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area; or
- The school district will have adequate school facilities via a planned capital improvement to be constructed within one year of the date of notification of the district and located within the school district's attendance area; or
- The school district has determined an existing or proposed charter school as contracted by the district can be provide adequate school facilities for the projected increase in students; or
- The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner (a copy said agreement is attached hereto); or
- The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

Attached are the following documents supporting the above certification:

- Maps of the attendance areas for elementary, middle and high schools for this location.
- Calculations of the number of students that would be generated by the additional homes.
- School capacity and attendance trends for the past three years.

Or;

I, _____, hereby request a thirty (30) day extension of the original discussion and response time.

Superintendent or Designee

Date

Planning, Neighborhood and Transportation Division

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088

