

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

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THE ARIZONA REPUBLIC

Requirements - At least 18 years old. Dependable transportation. Valid Arizona driver's license. Current auto insurance.



NOTICE OF CITY COUNCIL HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Scottsdale, Arizona, will hold a public hearing on March 07, 2017, at 5:00 P.M. in the City Hall Kiva, 3939 N. Drinkwater Boulevard, Scottsdale, Arizona, for the purpose of hearing all persons who wish to comment on the following:

- 7-ZN-2016** (Palmerate) Request by owner for a Zoning District Map Amendment from Resort/Townhouse Residential (R-4R) zoning to Planned Regional Center (PRC) zoning, with approval of a Development Plan, on a +/- 20-acre site located at 6990 N. Scottsdale Road. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is George Pasquet III, 602-230-0600.
- 8-UP-2012#2** (Monarch Wellness Centers) Request by owner for a renewal of an existing Conditional Use Permit for a Medical Marijuana Use in a +/- 1,585-square foot facility located at 8729 E. Manzanita Drive, with Commercial Office District, Planned Community District (C-0 PCD) zoning. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is Court Rich, 480-505-3937.
- 9-UP-2016** (Fry's Fuel Center #621) Request by owner for an amendment to an existing Conditional Use Permit to allow for the expansion of an existing Gas Station to add four (4) dispensers on a +/- 9.5-acre site located at 9350 N. 90th Street with Planned Community (PC) zoning, with comparable Highway Commercial (C-3) zoning district land uses and property development standards. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is Joanna Bartholomew, 480-588-7226.

A case file on the subject properties is on file at 7447 E. Indian School Road, Suite 105, where it may be viewed by any interested person.

A COPY OF A FULL AGENDA, INCLUDING ITEMS CONTINUED FROM PREVIOUS MEETINGS IS AVAILABLE AT LEAST 24 HOURS PRIOR TO THE MEETING AT THE FOLLOWING

City Hall, 3939 N. Drinkwater Boulevard

ALL INTERESTED PARTIES ARE INVITED TO ATTEND.
ALL NON-REMOTE SITE PUBLIC HEARINGS ARE HELD IN THE COUNCIL CHAMBERS, SCOTTSDALE CITY HALL, 3939 N. DRINKWATER BOULEVARD, SCOTTSDALE, ARIZONA.
CITY COUNCIL

Attest
Lorraine Castro
Planning Specialist

For additional information visit our web site at www.scottsdaleaz.gov

PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING LORRAINE CASTRO (480-312-7620). REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT LORRAINE CASTRO (480-312-7620).



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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: 9-UP-2016
 Project Name: FRT'S Fuel Center
 Location: 9350 N. 90th Street
 Site Posting Date: 1-5-2017
 Applicant Name: JOANNA BARTHOLEMEW
 Sign Company Name: Boetz & Duke Sign Company
 Phone Number: 602-272-9356

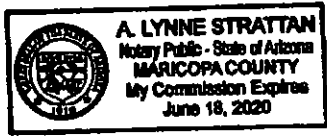
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

[Signature]
Applicant Signature

1-5-17
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 5th day of January 2017



A. Lynne Strattan
Notary Public
My commission expires: June 18, 2020

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: 9-UP-2016

Project Name: Fry's Fuel CENTER

Location: 9350 N. 90th Street

Site Posting Date: 2-14-17

Applicant Name: JOANNA BARTHOLOMEW

Sign Company Name: Boote & Duke Stone Company

Phone Number: _____

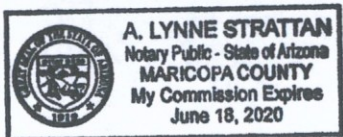
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

[Signature]
Applicant Signature

2-14-17
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 14 day of February 2017



A. Lynne Strattan
Notary Public

My commission expires: June 18, 2020

City of Scottsdale -- Current Planning Division

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



City of Scottsdale
Public Notice

ZONING/PUBLIC HEARINGS

City Hall
3939 N. Drinkwater Boulevard
<https://eservices.scottsdaleaz.gov/bldgresources/Cases>

PLANNING COMMISSION: 5:00 P.M., 1/25/2017
CITY COUNCIL: 5:00 P.M., TBD

REQUEST: by owner for an amendment to an existing Conditional Use Permit to allow for the expansion of an existing fuel center with four (4) additional dispensers on a +/- 9.5-acre site located at 9350 N. 90th Street with Planned Community (PC) zoning, with comparable Highway Commercial (C-3) zoning district land uses and property development standards. **Applicant contact person is Joanna Bartholomew, 480-588-7226**

LOCATION: 9350 N. 90th Street

Case Number: 9-UP-2016

Applicant/Contact: Joanna Bartholomew

Phone Number: 480-588-7226

Email Address: Joanna@azseg.com

City Contact: Brad Carr

Phone Number: 480-312-7713

Email Address: bcarr@scottsdaleaz.gov

Case File Available at City of Scottsdale
480-312-7000

Project information may be researched at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases>

Posting Date:

Penalty for removing or defacing sign prior to date of last hearing

-Applicant Responsible for Sign Removal

Carr, Brad

Subject: 9-up-2016, Fry's fuel Center #621

From: **Jim Borst** <jim@desertpacific.com>
Date: Wed, Jan 4, 2017 at 2:14 PM
Subject: 9-up-2016, Fry's fuel Center #621
To: projectinput@scottsdale.gov

I am a concerned neighbor, across the street. We notice and hear many accidents on 90th street in front of the existing Fry's Center. Long lines in the middle "suicide" lane.
Also, many long lines at the fuel pumps, with horns honking and angry customers.

many times during the day there are line extending through the parking lot and blocking traffic.

i would be concerned another 4 pumps would add the disruption and chaos at the center

Thank You

Jim Borst
Desert Pacific Advisors
Management/Sales/Leasing
9393 N. 90th Street #207
Scottsdale, AZ 85258
480.990.0970
602.697.9324(M)

Community Classified

TO PLACE AN AD, PLEASE CALL 602-444-4444

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NOTICE OF CITY COUNCIL HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Scottsdale, Arizona, will hold a public hearing on January 24, 2017, at 5:00 P.M. in the City Hall Kiva, 3939 N. Drinkwater Boulevard, Scottsdale, Arizona, for the purpose of hearing all persons who wish to comment on the following:

- 18-ZN-2013#2** (Scottsdale Quarter - Block L & M) Request by owner for a Zoning District Map Amendment to delete stipulation #5 from the previously approved zoning case for Phase III Blocks L & M of Scottsdale Quarter (18-ZN-2013), regarding floor area for residential uses on a +/- 23.52-acre site, as well as site plan and density modifications in the Development Plan for Block L, on a +/- 6.07-acre site located at the northwest corner of E. Butherus Drive and N. 73rd Street. Staff contact person is Bryan Cluff, 480-312-2258. Applicant contact person is Paul Gilbert, 480-429-3000.
- 19-ZN-2002#5** (BCB Group Investments) Request by owner for a Zoning District Map Amendment from Planned Community District, Planned Regional Center (PCD PRC) to Planned Community District, Planned Regional Center, Planned Shared Development (PCD PRC PSD) on a +/- 10-acre site located at the northeast corner of Scottsdale Road and Chauncey Lane. Staff contact person is Greg Bloomberg, 480-312-4306. Applicant contact person is Alexandra Schwchter, 480-947-8830.
- 20-ZN-2016** (Quail Crest Estates) Request by owner for a Zoning District Map Amendment from Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL), to Single-family Residential, Environmentally Sensitive Lands (R1-70 ESL) zoning on a +/- 16.7-acre site located at the southeast corner of N. 132nd Street and E. Quail Track Road. Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is Keith Nichter, 480-994-0994.
- 21-ZN-2016** (Main Street Scottsdale Development) Request by owner for a Zoning District Map Amendment from Central Business, Downtown Overlay and Parking P-2; Passenger Vehicle Parking, Downtown Overlay (C-2/DD and P-2/DD) to Downtown/Downtown Multiple Use - Type 2 Downtown Overlay (D/DMU-2 DD) zoning on a +/- 1.93-acre site located at the southeast corner of North 69th Street and East Main Street, and approximately 95 feet east of the northeast corner North 69th Street and East 1st Street (6903, 6909, 6915, and 6939 E. Main Street and 6914, 6920, and 6930 E. 1st Street). Staff contact person is Dan Symer, AICP, 480-312-4218. Applicant contact person is John Berry, 480-385-2727.
- 23-ZN-2016** (6922 Mixed Use) Request by owner for a Zoning District Map Amendment from Central Business, Downtown Overlay (C-2 DD) to Downtown/Downtown Multiple Use - Type 2 Downtown Overlay (D/DMU-2 DD) zoning with amended development standards on a +/- 2,063 sq. ft. site located at 6922 E 5th Avenue. Staff contact person is Dan Symer, AICP, 480-312-4218. Applicant contact person is Brian Stark, 602-505-0116.
- 7-ZN-2016** (Palmerais) Request by owner for a Zoning District Map Amendment from Resort/Townhouse Residential (R-4R) zoning to Planned Regional Center (PRC) zoning, with approval of a Development Plan, on a +/- 20-acre site located at 6900 N. Scottsdale Road. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is George Pasquel III, 602-230-0600.

A case file on the subject properties is on file at 7447 E. Indian School Road, Suite 105, where it may be viewed by any interested person.

A COPY OF A FULL AGENDA, INCLUDING ITEMS CONTINUED FROM PREVIOUS MEETINGS IS AVAILABLE AT LEAST 24 HOURS PRIOR TO THE MEETING AT THE FOLLOWING

City Hall, 3939 N. Drinkwater Boulevard



NOTICE OF PLANNING COMMISSION HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Scottsdale, Arizona, will hold a public hearing on January 25, 2017, at 5:00 P.M. in the City Hall Kiva, 3939 N. Drinkwater Boulevard, Scottsdale, Arizona, for the purpose of hearing all persons who wish to comment on the following:

- 8-UP-2012#2** (Monarch Wellness Centers Medical Marijuana) Request by owner for a renewal of an existing Conditional Use Permit for a Medical Marijuana Use in a +/- 1,585- square-foot facility located at 6729 E. Manzanita Drive, with Commercial Office District, Planned Community District (C-D PCD) zoning. Staff contact person is Greg Bloomberg, 480-312-4306. Applicant contact person is Jennifer Hall, 480-505-3937.
- 9-UP-2016** (Fry's Fuel Center #621) Request by owner for an amendment to an existing Conditional Use Permit to allow for the expansion of an existing fuel center with four (4) additional dispensers on a +/- 9.5-acre site located at 9350 N. 90th Street with Planned Community (PC) zoning, with comparable Highway Commercial (C-3) zoning district land uses and property development standards. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is Joanna Bartholomew, 480-588-7226.

A case file on the subject properties is on file at 7447 E. Indian School Road, Suite 105, where it may be viewed by any interested person.

A COPY OF A FULL AGENDA, INCLUDING ITEMS CONTINUED FROM PREVIOUS MEETINGS IS AVAILABLE AT LEAST 24 HOURS PRIOR TO THE MEETING AT THE FOLLOWING

City Hall, 3939 N. Drinkwater Boulevard
Online at: <http://www.ScottsdaleAZ.gov/Boards/planning-commission>

ALL INTERESTED PARTIES ARE INVITED TO ATTEND.
ALL NON-REMOTE SITE PUBLIC HEARINGS ARE HELD IN THE COUNCIL CHAMBERS, SCOTTSDALE CITY HALL, 3939 N. DRINKWATER BOULEVARD, SCOTTSDALE, ARIZONA.

CHAIRMAN
Attest
Lorraine Castro
Planning Specialist

For additional information visit our web site at www.scottsdaleaz.gov

PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING LORRAINE CASTRO (480-312-7620). REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT LORRAINE CASTRO (480-312-7620).



NOTICE OF CITY COUNCIL HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Scottsdale, Arizona, will hold a public hearing on January 24, 2017, at 5:00 P.M. in the City Hall Kiva, 3939 N. Drinkwater Boulevard, Scottsdale, Arizona, for the purpose of hearing all persons who wish to comment on the following:

- 6-ZN-2016** (South Scottsdale Mixed-Use) Request by owner for a Zoning District Map Amendment from Highway Commercial District (C-3) to Planned Unit Development District (PUD), including a Development Plan and amended development standards, on a +/- 3.3-acre site located at 2040 and 2042 N. Scottsdale Road. Staff contact person is Greg Bloomberg, 480-312-4306. Applicant contact person is Lance Baker, 480-948-9766.

A case file on the subject properties is on file at 7447 E. Indian School Road, Suite 105, where it may be viewed by any interested person.

A COPY OF A FULL AGENDA, INCLUDING ITEMS CONTINUED FROM PREVIOUS MEETINGS IS AVAILABLE AT LEAST 24 HOURS PRIOR TO THE MEETING AT THE FOLLOWING

City Hall, 3939 N. Drinkwater Boulevard

ALL INTERESTED PARTIES ARE INVITED TO ATTEND.

ALL NON-REMOTE SITE PUBLIC HEARINGS ARE HELD IN THE COUNCIL CHAMBERS, SCOTTSDALE CITY HALL, 3939 N. DRINKWATER BOULEVARD, SCOTTSDALE, ARIZONA.

CITY COUNCIL
Attest
ALEX ACEVEDO

For additional information visit our web site at www.scottsdaleaz.gov

PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING ALEX ACEVEDO (480-312-2542). REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT ALEX ACEVEDO (480-312-2542).

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FRY'S FOOD STORES OF ARIZONA FRY'S FUEL CENTER #621

Citizen Participation Report

9350 N. 90th Street

SUBMITTED TO:
CITY OF SCOTTSDALE PLANNING, NEIGHBORHOOD &
TRANSPORTATION DIVISION
Scottsdale, Arizona

APPLICANT:
SUSTAINABILITY ENGINEERING GROUP

Prepared: December, 2016

9-UP-2016
12/06/16

8280 E. Gelding Dr., Suite 101
Scottsdale, AZ 85260



PURPOSE

The purpose of this Report is to document the results of the implementation of the Citizen Participation Plan for Fry's Fuel Center #621 expansion located at 9350 N. 90th Street. This report provides evidence that citizens, property owners, neighborhood associations, agencies, and interested parties in the vicinity of the site have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. The proposal includes a request to amend the existing Conditional Use Permit (CUP).

Comments, sign-in lists, and other materials are attached.

CONTACT

All questions and/or comments related to this proposal should be directed to:

Ali Fasih
Sustainability Engineering Group
8280 E. Gelding Dr.
Suite 101
Scottsdale, AZ 85260
(480) 588-7226
ali@azseg.com

ACTION PLAN

In order to provide effective citizen participation in regards to this application, the following actions have been taken to provide adequate opportunity to adjacent landowners or any other potentially affected individuals, agencies, or organizations to learn of and address any and all real or perceived impacts these requests may have on individuals, properties, or the community:

1. Initial Notification
 - A. A contact list was created for all entities in the area potentially affected by this development which include:
 - a) Neighboring landowners within 750 feet of the project. Refer to Exhibit "A" for Context Aerial Map and mailing list.
 - B. A notification letter was created that provides a description of the project, including a site plan with vicinity map. Refer to Exhibit "B" for the notification information.
 - a) This letter was sent on August 4, 2016 to the Target Area.
 - C. An Open House was held on August 17, 2016 at Mustang Library.
 - a) A sign-in sheet was used to record attendees and minutes were taken of the presentation, attendees' comments and questions. Refer to Exhibit "C" for sign-in sheet and meeting minutes.



2. Site Posting

A. Post the Property with a "Project Under Review" sign.

- a) The site was posted at a prominent location on the project site on August 5, 2016. Refer to Exhibit "D" for posting information.

3. HOA Meeting

A. An HOA meeting was held on June 27, 2016.

- a) The review committee reviewed the plans and approved the design. A formal letter of support from McCormick Ranch Property Owner's Associate was provided. Refer to Exhibit "E" for letter of support

EXHIBIT A Mailing List

<u>Owner Name</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
8787 EAST MOUNTAIN VIEW ANTIGUA 2082 LLC	10260 E WHITE FEATHER LN UNIT 2007	SCOTTSDALE	AZ	85262
8787 MOUNTAIN VIEW APARTMENT INC	10823 E AUTUMN SAGE DR	SCOTTSDALE	AZ	85255
9180 E DESERT COVE LLC	14200 N NORTHSIGHT BLVD NO 160	SCOTTSDALE	AZ	85260
ABRAHAM CHERRIE Z	4620 HINGSTON	MONTREAL	PQ	H4A2K1
ADAMS JAY B/ROXANE E	17059 PASADENA CT	OMAHA	NE	68130
ADLER JEFFREY A	1478 MEISE DR	GLENVIEW	IL	60025
ALEXANDER JOSEPH MICHAEL/NANCY LEE	9001 E SAN VICTOR DR UNIT 1022	SCOTTSDALE	AZ	85258-5385
ANTIGUA 2075 LLC	200 MILWAUKEE AVE	LIBERTYVILLE	IL	60048
ARICO FRANCESCO/EVELYN	10621 MUSKRAT LN	FOUNTAIN HILLS	AZ	85268
AWS BUSINESS PROPERTIES LLC	9393 N 90 ST STE 102 PMB 259	SCOTTSDALE	AZ	85258-5073
BAKKE GLENN M/JEAN D	3737 KALLIN AVE	LONG BEACH	CA	90808
BALDING RALPH W/JEANNE VIOLA	7320 WYNWOOD TERRACE	COLORADO SPRINGS	CO	80919
BARBARA AND NICKOLAS MOLAS TRUST	9381 N 87TH WAY	SCOTTSDALE	AZ	85258
BARCLAY HOLDINGS XLI LLC	2390 E CAMELBACK RD STE 200	PHOENIX	AZ	85016
BC LTD 0945712	8291 NORTHSIDE RD	VANDERHOOF	BC	V0J 3A2
BENDEL RUSSELL J/DAVIS ROBERT	23312 ANCIA LN	MISSION VIEJO	CA	92691
BERNARDY FAMILY NOMINEE TRUST	4256 CAMINITO CASSIS	SAN DIEGO	CA	92122
BORSHCH ANNA	8787 E MOUNTAIN VIEW RD 2064	SCOTTSDALE	AZ	85258
BOYNTON TIMOTHY E/LOUISE JUNE	9411 N 87TH WY	SCOTTSDALE	AZ	85258
BROWN DOUGLAS D/ROSE MARIA	8823 E SAN RAFAEL DR	SCOTTSDALE	AZ	85258
CALI JOSEPH R/LARLENE	3 STONE ARCH RD	OLD WESTBURY	NY	11568-1530
CAMPAGNOLO THEODORE	5207 E DANBURY RD	SCOTTSDALE	AZ	85254-7501
CARL MITCHELL SMOOT/CHARLOTTE	8762 E SAN PEDRO DR	SCOTTSDALE	AZ	85258
CF CAR WASH VIA LINDA LLC	9237 E VIA DE VENTURA STE 110	SCOTTSDALE	AZ	85258
CHAFFEE ROWAND R J TR	4747 N 7TH ST STE 400	PHOENIX	AZ	85014
CHELSEA	8787 E MOUNTAIN VIEW DR 1057	SCOTTSDALE	AZ	85258
CHERNEY MARVIN L/JUDITH E/OATES JODENE A	8200 S 34TH ST	FRANKLIN	WI	53132
CHEZ SONG LLC	9912 E MISSION LN	SCOTTSDALE	AZ	85258
CIPOLLONE ALEXANDER TR	5231 FOOTHILLS TRL NORTHEAST	ALBUQUERQUE	NM	87111
COCHRANE GEORGE	1 ADAMS ST NO 707	QUINCY	MA	02169
COX COMMUNICATIONS ARIZONA LLC	1400 LAKE HEARN DR	ATLANTA	GA	30319
COX LINDA/WEISHAAR OLIVER/MISTIE	8787 E MOUNTAIN VIEW RD UNIT 1076	SCOTTSDALE	AZ	85258
CP MAPLE LEAF 2 LLC	111 W MONROE ST	CHICAGO	IL	60603
DAHL KIRSTIN A	9356 N 87TH WAY	SCOTTSDALE	AZ	85258
DAIZADEH MOSTAFA/CHANTELLE	9001 E SAN VICTOR DR UNIT 1019	SCOTTSDALE	AZ	85258
DESCHAMPS ERIC R	8787 E MOUNTAIN VIEW DR NO 1045	SCOTTSDALE	AZ	85258
DI SILVESTRO ANNA MARIE A	1285 N SHORESIDE CT	PALATINE	IL	60067
DIGIULIO MICHAEL/MEGAN	9001 E SAN VICTOR DR UNIT 2024	SCOTTSDALE	AZ	85258
DOUVIKAS MATHEOS	1604 N LARCH AVE	MOUNT PROSPECT	IL	60056
DUGAN BETH	9372 N 87TH WY	SCOTTSDALE	AZ	85258
EPSTEIN PAUL L TR	9049 N 87TH WAY	SCOTTSDALE	AZ	85258
ESTILL KARY MICHELLE/HINTZ GENEVA M	8787 E MOUNTAIN VIEW RD	SCOTTSDALE	AZ	85258
EWALD CAROLYN A	8850 E SAN RAFAEL DR	SCOTTSDALE	AZ	85258
FELDMAN JERRY	8787 E MOUNTAIN VIEW RD NO 1064	SCOTTSDALE	AZ	85258
FIRSTBANK OF ARIZONA INC	12345 W COLFAX AVE	LAKEWOOD	CO	80215
FITZPATRICK COLLEEN/JAMES	8787 E MOUNTAIN VIEW RD NO 2043	SCOTTSDALE	AZ	85258
FITZSIMMONS PATRICK	8864 CUSTER SCHOOL RD	CUSTER	WA	98240
FLOREZ FAMILY PROPERTIES LLC	12001 N 67TH ST	SCOTTSDALE	AZ	85254
FROELICH MICHAEL R/JANICE L	9001 E SAN VICTOR DR UNIT 2025	SCOTTSDALE	AZ	85258
GARVIN JOSEPH A	8787 E MOUNTAIN VIEW RD NO 2083	SCOTTSDALE	AZ	85258
GARY AND CYNTHIA GORALNIK FAMILY TRUST	4653 E SUNSET DR	PHOENIX	AZ	85022
GLOBAL ARTWORKS INC	8989 N GAINES CENTER DR UNIT 142	SCOTTSDALE	AZ	85258
GOODINE DONNA	PO BOX 4093	SCOTTSDALE	AZ	85261
GORE PAUL L	8787 E MOUNTAIN VIEW NO 1046	SCOTTSDALE	AZ	85258
GULDBERG GREG/GONYEA PAUL	PO BOX 4907	SCOTTSDALE	AZ	85261
GUZA THOMAS MICHAEL	8787 E MOUNTAIN VIEW RD UNIT 1075	SCOTTSDALE	AZ	85258
HART FAMILY TRUST	8814 E SAN RAFAEL DR	SCOTTSDALE	AZ	85258
HENNESSY DENNIS J	989 B HERITAGE VILLAGE	SOUTHBURY	CT	06488
HERRINGTON BOBBI	PO BOX 5301	WALNUT CREEK	CA	94596
HIDDER GREGORY A/THOMAS L	8787 E MOUNTAIN VIEW RD UNIT 1071	SCOTTSDALE	AZ	85258
HIGGINBOTHAM PROPERTIES LLC	1830 W ELLIOT RD	TEMPE	AZ	85284

HOOYMAN JOHN R/EILEEN B TR	9309 N 87TH WY	SCOTTSDALE	AZ	85258
HORROCKS LYNN R TR	8787 E MOUNTAIN VIEW RD UNIT 1062	SCOTTSDALE	AZ	85258
JACKSON STACEY L	562 SHIPPING VIEW DR	FREELAND	WA	98249
JSH FAMILY TRUST	6518 E BAR Z LN	PARADISE VALLEY	AZ	85253
KAN ALICE GAR LAI	48 EDGEHILL CIR NW	CALGARY	AB	T3A 2X6
KEEN BETHANNE	9001 E SAN VICTOR DR UNIT 1024	SCOTTSDALE	AZ	85258
KELLEY G FLOYD LIVING TRUST	PO BOX 1240	VICTOR	MT	59875
KHNANISHO CHRISTINA	10272 N 135TH ST	SCOTTSDALE	AZ	85259
KLEMMER DONALD A/MARINO VALMARIE	5054 GLADIOLA WY	GOLDEN	CO	80403
KRULL FAMILY TRUST	8802 E SAN RAFAEL DR	SCOTTSDALE	AZ	85258
KUHN BRADLEY L/MARILYN G	2645 CONSTELLATION DR	COLORADO SPRINGS	CO	80906
KYRENE VILLAGE II LLC	6621 N SCOTTSDALE RD	SCOTTSDALE	AZ	85250
LEFROCK ALYSSA	8820 E SAN RAFAEL DR	SCOTTSDALE	AZ	85258
LEZOTTE LAWRENCE W/RUTH A	1722 SHAKER BLVD	OKEMOS	MI	48864
LI ADRIAN L/MARIA TERESA	2300 BIANCO TER	GLENVIEW	IL	60025
LLEWELLYN BILLIE	8787 E MOUNTAIN VIEW RD NO 1056	SCOTTSDALE	AZ	85258
LONG AUSTIN T/GENEVIEVE S	10101 N ARIABIAN TR UNIT 2035	SCOTTSDALE	AZ	85258
LUCY AMELIA COLTMAN REVOCABLE LIVING TRUST	9349 N 87TH WY	SCOTTSDALE	AZ	85258
LUNDBERG JOSEPH C	1622 W WARREN BLVD APT 3	CHICAGO	IL	60612
LYALL ALLAN/SHONA	9001 E SAN VICTOR DR UNIT 2019	SCOTTSDALE	AZ	85258
MACE KIMBERLY/JASON	701 RED OAK ST	CHARLESTON	WV	25302
MAK AMELIA/PING HOI	P O BOX 14832	SCOTTSDALE	AZ	85267
MANNING DARRELL A/ANGELA D	8787 E MOUNTAIN VIEW RD UNIT 1059	SCOTTSDALE	AZ	85258
MARINO FRANK T/MARIA J	54533 FLAMINGO	SHELBY TOWNSHIP	MI	48315
MARSHALL EDWIN	4426 CAMBRIDGE CT	BLOOMINGDALE	IL	47408
MARTHA S O'CONNOR REVOCABLE TRUST	9357 N 87TH WY	SCOTTSDALE	AZ	85258
MARX PETRONELLA J	4827 N 72ND WY	SCOTTSDALE	AZ	85251
MCCORMICK RANCH PROPERTY OWNERS ASSN INC	9248 N 94TH ST	SCOTTSDALE	AZ	85258
MCKENZIE LAURA A/CHRISTOPHER	13112 LONGVIEW DR	BURNSVILLE	MN	55337
MCNAMARA ERIN M	8787 E MOUNTAIN VIEW RD UNIT 2047	SCOTTSDALE	AZ	85258
MEYER FAMILY REVOCABLE TRUST	13347 OXNARD ST	VALLEY GLEN	CA	91401
MICHELLE S BROWN REVOCABLE TRUST	2810 BELGRAVE RD	PEPPER PIKE	OH	44124
MILLER ALAN DAVID/DIANE BRITTON TR	8775 E SAN RAFAEL DR	SCOTTSDALE	AZ	85258
MILLETTO WILLIAM BRUCE	1028 SE WATER AVE NO 275	PORTLAND	OR	97214
MUMA GREGORY S/TONI M	8767 E SAN VICTOR DR	SCOTTSDALE	AZ	85258
NAHON MARCUS/NATALEE B	9001 E SAN VICTOR DR UNIT 2020	SCOTTSDALE	AZ	85258-5387
NAKANO HIROFUMI/SUMAKO	9230 N SUNSET RIDGE DR	FOUNTAIN HILLS	AZ	85268
NASHBAN BURTON TR/DIANA L NASHBAN FAMILY LIVI	9341 N 87TH WAY	SCOTTSDALE	AZ	85258
NELSON DAVID D	14700 N FRANK LLOYD WRIGHT STE 157	SCOTTSDALE	AZ	85260
NESEMEIER GEORGE	25210 N 90TH WAY	SCOTTSDALE	AZ	85255
NEWSON MAXINE B	8787 E MOUNTAIN VIEW RD 1047	SCOTTSDALE	AZ	85258
OCEAN BREEZE-DAWN LLC	PO BOX 18614	BOULDER	CO	80308
OKLU RAHMI/MONTUORI SUSAN	9001 E SAN VICTOR DR UNIT 1025	SCOTTSDALE	AZ	85258
OLSON ELIZABETH A/SCHUMACHER ROY S	6354 E HUMMINGBIRD LN	PARADISE VALLEY	AZ	85253
ONEAL TERESA	521 HARTMAN NO 2	MISSOULA	MT	59802
PAMELA W FREEMAN REVOCABLE LIVING TRUST/ETAL	2565 E SUMMER CREEK DR	BLOOMINGTON	IN	47401
PANG PATTY	650 N BUCKBOARD CT	BREA	CA	92821
PAXSON COURTNEY L TR	8500 N SENDERO TRES M	PARADISE VALLEY	AZ	85253
PAYAN MEGAN	9001 E SAN VICTOR DR UNIT 2023	SCOTTSDALE	AZ	85258
PLESNIK PALO/HUANG CRYSTAL	PO BOX 182	PACIFIC PALISADES	CA	90272
POWERS FRANK	11463 N 42ND ST	PHOENIX	AZ	85028
RANCH AUTO CENTER LLC	PO BOX 2033	SUN CITY	AZ	85372
RANCH CENTER RETAIL LLC	9393 N 90TH ST STE 207	SCOTTSDALE	AZ	85258
RASMUSSEN ABBY NICOLE	8787 E MOUNTAIN VIEW RD UNIT 2076	SCOTTSDALE	AZ	85258-1462
RASMUSSEN HANNAH	7325 E GALLEGU LN	SCOTTSDALE	AZ	85255
RAZEY HARLAN S/MEREDITH A	9316 N 87TH WY	SCOTTSDALE	AZ	85260
ROBIN DEBORAH B	9389 N 87TH WAY	SCOTTSDALE	AZ	85258
ROLLINS R J/DAVIS S/BEVERLY J TR/CHILDERS R J	1311 S VIRGINIA ST	RENO	NV	89502
ROSEMARIE MASCHHAUPT REVOCABLE LIVING TRUST	8787 E MOUNTAIN VIEW RD UNIT 1061	SCOTTSDALE	AZ	85258
ROSEMARIE RABENBURG REVOCABLE TRUST	48 INDIAN PIPE DR	WYNANTS KILL	NY	12198
RUPPRATH ROBERT KIRK/MARY LEE	8817 E SAN RAFAEL DR	SCOTTSDALE	AZ	85258
SADA LLC	10403 VALLEY SPRING LN	TOLUCA LAKE	CA	91602

SAINT LAWRENCE HOLDING CO	500 S 99TH AVE	TOLLESON	AZ	85353
SALOMONS TIMOTHY L	8787 E MOUNTAIN VIEW RD UNIT 1079	SCOTTSDALE	AZ	85258
SANDS MCCORMICK TOWNHOMES ASSOCIATION	8720 E SAN RAFAEL DR	SCOTTSDALE	AZ	85258
SARLAT IRA K TR	8838 E SAN RAFAEL DR	SCOTTSDALE	AZ	85258
SCHUCHART FRED/KATHERINE	8105 S HILBY RD	SPOKANE	WA	99223
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD #205	SCOTTSDALE	AZ	85251
SHAW CAROL TR	9332 N 87TH WAY	SCOTTSDALE	AZ	85258
SHELLEY PETER	775 UNION AVE	BOULDER	CO	80304
STANDARD PACIFIC OF ARIZONA INC	6710 N SCOTTSDALE RD STE 150	SCOTTSDALE	AZ	85253
STAUDINGER FRANK A/LANA M	9505 SUGAR MILL DR	FORT WAYNE	IN	46835
STOVER SARAH E	8787 E MOUNTAIN VIEW RD UNIT 1069	SCOTTSDALE	AZ	85258
STU-LIN ENTERPRISES LLC	1433 KENILWORTH AVE	GLENVIEW	IL	60025
SUMMERFIELD BLAKELY	9324 N 87TH WAY	SCOTTSDALE	AZ	85258
SUZANNE C WILLIAMS SEPARATE PROPERTY TRUST	9001 E SAN VICTOR DR UNIT 1023	SCOTTSDALE	AZ	85258
TAKAWAKI TATSUHIKO/JUNKO	9325 N 87TH WAY	SCOTTSDALE	AZ	85258
TORSEN JAMES/VITA	152 LARCHMONT LN	BLOOMINGDALE	IL	60108
ULBRICH MANFRED TR	201 CALLE MIRAMAR UNIT 33	REDONDO BEACH	CA	90277
US BANK NA TRUSTEE	8950 CYPRESS WATERS BLVD	COPPELL	TX	75019
VOLANIS GEORGIA	8787 E MOUNTIAN VIEW RD UNIT 2069	SCOTTSDALE	AZ	85258
WALLACE TRUST	9373 N 87TH WAY	SCOTTSDALE	AZ	85258
WEBSTER DOUGLAS R TR	9403 N 87TH WY	SCOTTSDALE	AZ	85258
WEIGEL FAMILY TRUST	3714 SE ALDECREST RD	MILWAUKIE	OR	97222
WILSON MARGARET M	8787 E MOUNTAIN VIEW RD 1068	SCOTTSDALE	AZ	85258



EXHIBIT A
CONTEXT MAP - 750' NOTIFICATION AREA





EXHIBIT B

"LEED®ing and Developing Smart Projects"

August 3, 2016

RE: **Open House Meeting**
Fry's Fuel Center #621 expansion
9350 N. 90th Street

Dear Property Owner/Neighbor:

We represent Fry's Food and Drug Stores, who are proposing an expansion of the Fry's Fuel Center located at 9350 N. 90th Street as shown on the attached Site Plan and Expansion Exhibit.

In order to present the project to you and provide an opportunity to answer any questions you may have, we have scheduled an open house for:

Date and Time:	Wednesday, August 17 at 6pm
Location:	Mustang Library Book Discussion Room 10101 N. 90th Street Scottsdale, AZ 85258

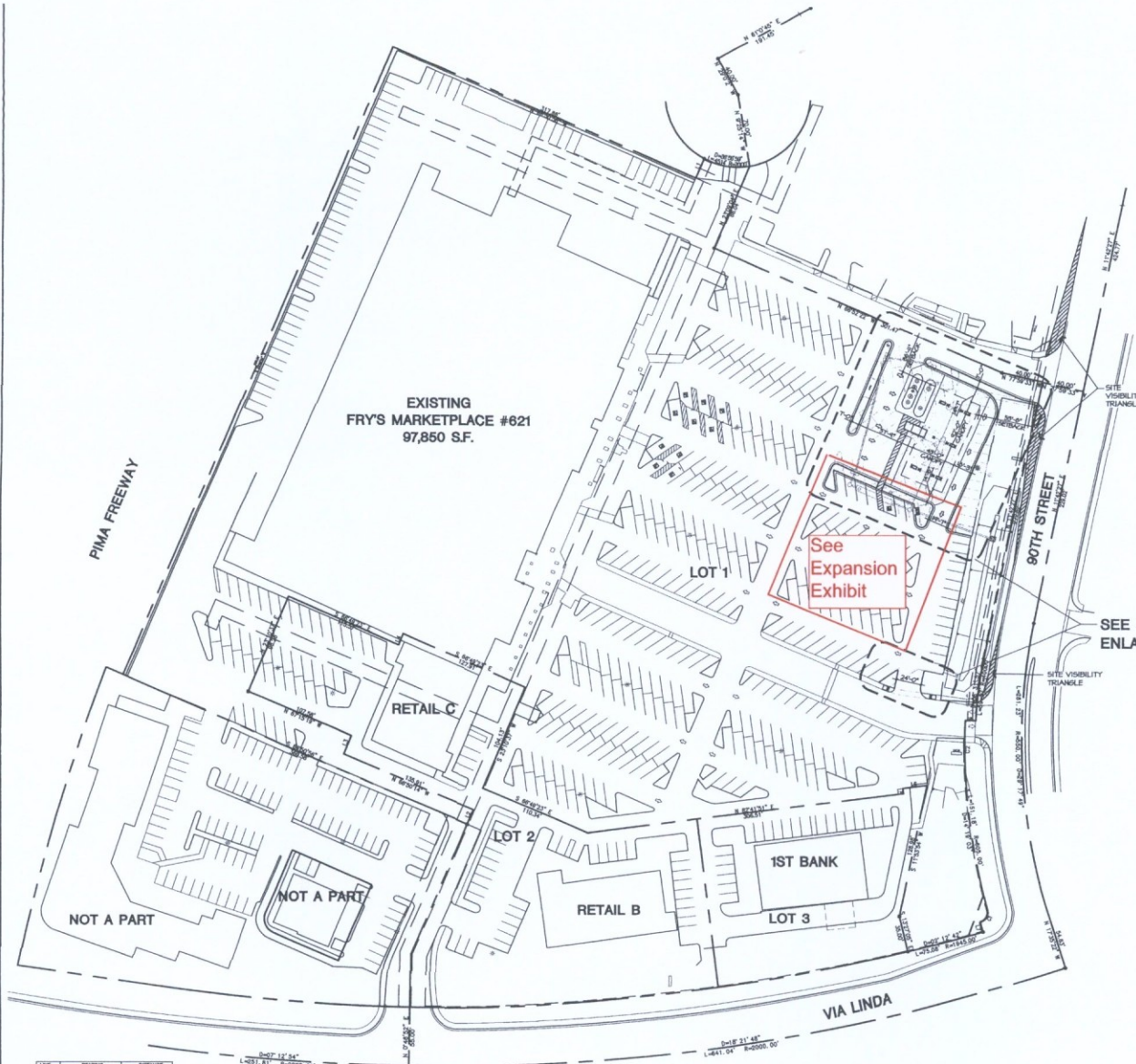
If this date and time is not convenient, we would be glad to meet or speak with you individually. If you should have any questions or comments, please feel free to contact me at 480-588-7226 or via email at ali@azseg.com. Thank you for your courtesy and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Ali Fakih", enclosed within a large, loopy oval scribble.

Ali Fakih

Enclosed you will find a proposed exhibit for your review.



PROJECT ADDRESS
4950 N 40TH STREET, SCOTTSDALE AZ

PROJECT DESCRIPTION
REMOVAL OF 41 EXISTING PARKING STALLS AND ASSOCIATED CURBS AT AN EXISTING FRY'S MARKETPLACE FOR A NEW PREFAB. FUELING CANOPY AND KIOSK WITH UNDERGROUND FUEL TANKS (2) AND FUEL DISPENSERS (5), VENT RISERS.

GENERAL INFORMATION

USE: NEW FUEL CENTER - RETAIL CANOPY; I-B SPRINKLERED KIOSK; I-B SPRINKLERED M-CANOPY & KIOSK

CONSTRUCTION TYPE: C-3

OCCUPANCY: C-3

ADJAC. ZONING: 211-36-001-0

SITE AREA: 413,340 S.F.

EXIST. LANDSCAPE AREA: 37,182 S.F.

DEM. LANDSCAPE AREA: 1,214 S.F.

NEW LANDSCAPE AREA: 37,965 S.F.

TOTAL LANDSCAPE AREA: 74,151 S.F.

LANDSCAPE/SITE COVERAGE: 17%

EXIST. FRY'S AREA: 47,850 S.F.

FUEL CANOPY AREA: 3,456 S.F.

FUEL KIOSK AREA: 176 S.F. (46 S.F. UNDER CANOPY)

FUEL CENTER AREA: 4,000 S.F.

TOTAL BUILDING AREA: 47,850 S.F. (BUILDING) + 4,000 S.F. (FUEL CENTER) = 51,850 S.F.

BUILDING/SITE COVERAGE: 10,150 S.F. / 413,340 S.F. = 24.6%

ADJACENT ZONING: NORTH - C-4, EAST - C-3, SOUTH - C-3, WEST - R-4 (ACROSS PIMA FREEWAY)

PARKING CALCULATION

REQUIRED PARKING:

FRY'S: 47,850 S.F. - 1 P.S. / 300 S.F. = 163 P.S. REQ'D

1ST BANK: 4,401 S.F. - 1 P.S. / 250 S.F. = 18 P.S. REQ'D

RETAIL B: 12,000 S.F. - 1 P.S. / 250 S.F. = 48 P.S. REQ'D

RETAIL C: 15,000 S.F. - 1 P.S. / 250 S.F. = 60 P.S. REQ'D

FUEL CANOPY: 3,456 S.F. - 3 P.S. / SERVICE BAY (10) = 30 REQ'D

FUEL KIOSK: 176 S.F. - 1 P.S. / 250 S.F. = 1 P.S. REQ'D

TOTAL REQUIRED: 200 P.S.

EXISTING PARKING:

LOT 1: 442 P.S.

LOT 2: 54 P.S.

LOT 3: 21 P.S.

TOTAL EXISTING: 517 P.S.

REMOVED PARKING: 317 P.S.

ADDED PARKING: 10 (SERVICE BAYS)

TOTAL PARKING PROVIDED: 200 P.S.

ARCHITECT
KDF ARCHITECTURAL GROUP, LLC.
4001 N. THIRD ST. SITE 130
PHOENIX, ARIZONA 85012
O 602-234-8686
F 602-234-1415

PROPERTY OWNER
FRY'S FOOD STORES OF ARIZONA
500 S. 4TH AVE.
TOLLESON, ARIZONA 85089
O 602-807-7100
ATTN: JEFF GAUTTE

NOTES

- THIS PROPERTY IS BASED ON A TOPOGRAPHIC SURVEY DONE BY BAUER LAND SURVEYING DATED 03/11/2011
- TRASH RECEPTACLES WILL BE LOCATED AT THE FUELING AREA UNDER THE CANOPY AND AT THE KIOSK. TRASH FROM THESE RECEPTACLES WILL BE COLLECTED ON A REGULAR BASIS BY THE KIOSK ATTENDANT AND DISPOSED OF IN THE MAIN TRASH COLLECTION AREA FOR THE GROCERY STORE.

LINE	BEARING	DISTANCE
L1	S 27°09'54" W	20.07
L2	S 73°09'54" W	15.30
L3	S 23°17'07" W	15.30
L4	S 67°42'34" W	11.85
L5	S 02°17'50" W	3.30
L6	S 85°42'34" W	11.85
L7	S 12°28'42" W	10.00
L8	S 88°11'24" W	10.00

CURVA	ARC	TANGENT	CHORD
C1	15.30	89°58'20"	15.30
C2	31.57	56°24'42"	410.00



REVISIONS

NO.	DATE	DESCRIPTION
1	11/14/11	ISSUED FOR PERMITS

APPROVED FOR SUBMITTAL

DATE: 11/14/11

BY: [Signature]

FOR: [Signature]

FRY'S

Fry's Food Stores of Arizona
300 South Baseline Street, Suite A
Phoenix, Arizona 85004
Phone: (602) 977-1984
Fax: (602) 977-1987

Kroger

The Kroger Co.
1001 East McDowell Street, Suite A
Phoenix, Arizona 85004
Phone: (602) 977-1917
Fax: (602) 977-1917

NEW GAS STATION FOR
FRY'S #621
9850 N 90TH STREET
SCOTTSDALE, ARIZONA

DATE: 11/14/11
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APP. BY: [Signature]
SCALE: AS SHOWN

4001 N. THIRD ST. SITE 130
PHOENIX, AZ 85012
O 602-234-8686
F 602-234-1415

KDF/JMS Architects, LLC
207 WEST WASHINGTON
PHOENIX, ARIZONA 85003

SP-1
OVERALL SITE PLAN

EXHIBIT C

"LEED®ing and Developing Smart Projects"



Meeting Minutes

Re: Fry's Fuel Center 621 Expansion

Date: **August 17, 2016**

Time: **6:00 pm**

Place: Mustang Library, Book Discussion Room

Development Team in attendance:

Ali Fasih, Sustainability Engineering Group
Joanna Bartholomew, Sustainability Engineering Group
Ashlee Pounds, Sustainability Engineering Group
Susan Houston, Sustainability Engineering Group
Ryan Gaston, Fry's Food Stores of Arizona

The open house was set up with Boards for neighbors to review the proposed expansion of the Fuel Center and a sign in sheet to track neighbors in attendance. By 6:15 PM, no neighbors had arrived, but the development team decided to wait for another 30 minutes to allow neighbors that might be late. By a quarter until 7 PM, not a single neighbor arrived for the open house. At this time the development adjourned the meeting.

On the scheduled open house, no neighbors were in attendance, however SEG received a phone call from a neighbor, Martha requesting an electronic copy of the proposed site plan and an email from Michelle Estill in favor of the project.

8280 E. Gelding Dr., Suite 101
Scottsdale, AZ 85260

Joanna Bartholomew (Arciga)

From: Martha O'Connor <serocon88@cox.net>
Sent: Thursday, August 11, 2016 12:53 PM
To: Joanna Arciga
Subject: Re: Fry's Fuel Center 621 Expansion - Open House
Attachments: image002.jpg; ATT00001.htm; image004.jpg; ATT00002.htm; Expansion Exhibit-1.pdf; ATT00003.htm; #621_SP-1 overall-1.pdf; ATT00004.htm

Thank you. Martha

On Aug 11, 2016, at 10:18 AM, Joanna Arciga <Joanna@azseg.com> wrote:

Martha and Diana,

Attached is the two exhibits included in the letter. I do apologize for the blurriness I will definitely let our print shop know. If you have any additional questions please feel free to give me a call either at the office number of my cellphone. My contact information is listed below.

Thank you,

|

Joanna Bartholomew (Arciga)

From: Ali Fakh
Sent: Monday, August 15, 2016 9:04 PM
To: Joanna Arciga; Steve Counsell
Subject: Fwd: Fry's Expansion

Let's make sure we add this to our citizen participation report pls.

Thank you,
Ali

Begin forwarded message:

From: Michelle Estill <mestill62@aol.com>
Date: August 11, 2016 at 8:09:20 AM MST
To: ali@azseg.com
Subject: Fry's Expansion

Dear Ali,

I received your letter regarding the expansion of the Fry's fuel station and am excited for the improvement. We live near this location and feel it will add benefit to our local area. The current configuration is difficult and dangerous.

Sincerely,
Michelle Estill

Michelle Estill
PING Sales Representative-
Southern Arizona
Direct 563.508.9983
michellee@ping.com

"PLAY YOUR BEST"

EXHIBIT D
SIGN POSTING



EXHIBIT E



McCormick Ranch
Property Owners' Association

June 27, 2016

Saint Lawrence Holding Co
509 S 99th Ave
Tolleson, AZ 85353

Re: 8900 E Via Linda, ARC Request, Account # 18995

Dear Saint Lawrence Holding Co,

The Architectural Review Committee has reviewed and approved your architectural request for the conceptual fuel center expansion at Fry's marketplace. A formal and complete application must be submitted before beginning any construction.

If you have any questions regarding this matter, please feel free to contact Valerie Venable at vvenable@mrpoa.com.

Regards,

MRPOA Architectural Review Committee