



Neighborhood Notification

Open House Information

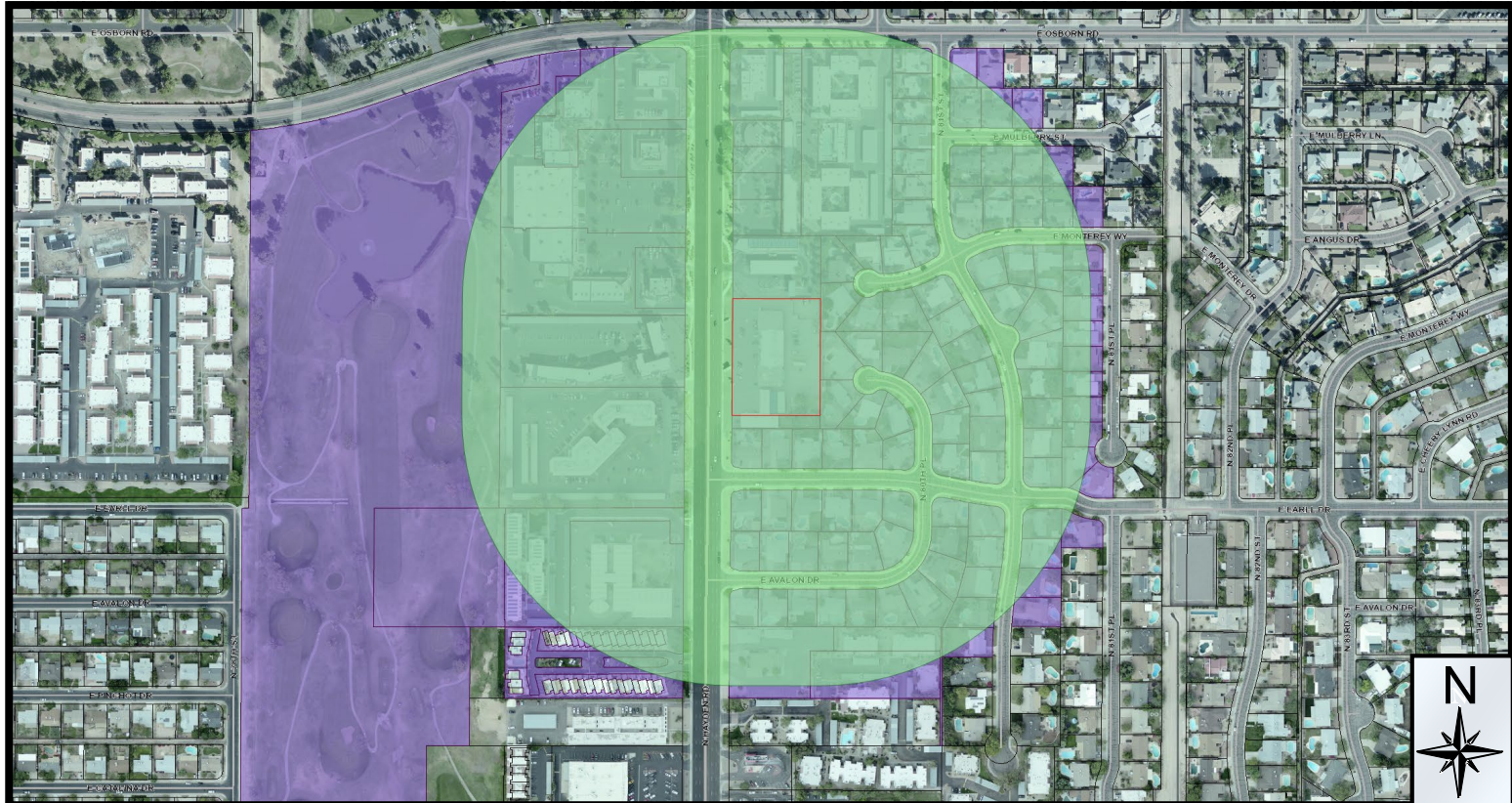
Citizen Comments

Affidavit of Posting

Site Sign

Legal Protest

Trailwest



Additional Notifications:

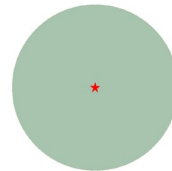
- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- Nextdoor.com
- City Website-Projects in the hearing process

Pulled Labels
March 20, 2019

Map Legend:



Site Boundary



Properties within 750-foot

Postcards: 204

11-DR-2019

PUBLIC HEARING NOTICE

REQUEST: by owner for approval of the site plan, landscape plan, and building elevations for the renovation of an existing shopping center, with approximately 14,603 square feet of building area, all on a 1.8-acre site.

CASE#: 11-DR-2019

DATE: September 5, 2019

HEARING DATE SUBJECT TO CHANGE
PLEASE CHECK OUR WEBSITE FOR LATEST

UNLESS OTHERWISE NOTIFIED, ALL PUBLIC HEARINGS ARE HELD AT:

SCOTTSDALE CITY HALL
3929 N. DRINKWATER BLVD.

YOUR COMMENTS ABOUT THIS REQUEST CAN BE MADE PRIOR TO OR AT THE ABOVE PUBLIC HEARING. IF YOU WISH TO SPEAK AT THIS MEETING PLEASE ALLOW ENOUGH TIME TO FILL OUT A COMMENT CARD.



POSTING DATE:

480-312-7000

8-20-19

1:00 P.M.
DEVELOPMENT REVIEW BOARD

www.ci.scottsdale.az.us/development-review-board



WRITTEN COMMENTS

5

This card is used to submit written comments to the Board or Commission. Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Cassie Franano MEETING DATE 9-5-19

NAME OF GROUP/ORGANIZATION (if applicable) Roadrunner Lounge - Trails West

ADDRESS 3219 N. Hayden Rd ZIP 85251

HOME PHONE (602) 679-0290 WORK PHONE _____

E-MAIL ADDRESS(optional) CFranano@yahoo.com

AGENDA ITEM # 11-DR-2019 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) I am a long time tenenant (32 years) and am looking forward to the proposed renovation of an almost historic location built in 1964.

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

5

This card is used to submit written comments to the Board or Commission. Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Robert Poffycreu MEETING DATE Sept 5 2019

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 3219 N. Hayden Rd. Scottsdale AZ ZIP 85250

HOME PHONE 480235 5693 WORK PHONE _____

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # 11 DR 2019 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) Met with Developer/owner love the plan and keeping existing zoning - also love the old DA Building being restored here.

This card constitutes a public record under Arizona law.

REQUEST TO SPEAK

5



Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.
Public testimony is limited to three (3) minutes per speaker.
Additional time **MAY** be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) CHRISTOPHER FOLDS MEETING DATE 9/5/19.

NAME OF GROUP/ORGANIZATION (if applicable) Kiddie Kampus

ADDRESS 3201 N. HAYDEN RD ZIP 85251

HOME PHONE 480 514 1714 WORK PHONE 480 947 9261

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # 5. I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING REDEVELOPMENT TRAIL WEST

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.

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Additional time **MAY** be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Ian Bertmaring MEETING DATE 9-5-19

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 8118 E Mulberry St ZIP 85251

HOME PHONE 919-619-8981 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # 5 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.

REQUEST TO SPEAK

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Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.
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Additional time MAY be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) CHARLESCALES MEETING DATE 9-5-19

NAME OF GROUP/ORGANIZATION (if applicable) TSCITUMY HOLDINGS LLC

ADDRESS 3201 N. HAVDEN RD ZIP _____

HOME PHONE 480-251-6249 WORK PHONE _____

E-MAIL ADDRESS (optional) CCALES25@GMAIL.COM

I WISH TO SPEAK ON AGENDA ITEM # 11-02-2019 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING #5

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.



Affidavit of Posting

Office of the City Clerk

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

I, Melissa Berry, being first duly sworn, depose and say:

That on August 20, 2019, I posted notification poster(s) for the properties indicated below.

Site(s) must be posted on or before: August 26, 2019

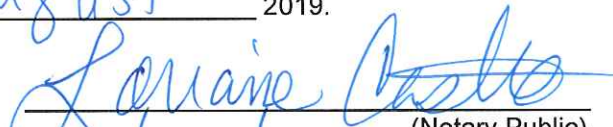
Case No.	Description and Location of Project	No. of Signs	Date Posted
11-DR-2019	Trailwest, 3213 N Hayden Rd	1	8/20/19
15-DR-2019	Papago Marketplace Phase I, 7115 E McDowell Rd	1	8/20/19
16-DR-2019	Broadstone Papago Marketplace, 7115 E McDowell Rd	1	8/20/19
9-DR-2019	Country Inn Hotel, 7312 E Thomas Rd	1	8/20/19
2-DR-2019	Cabana on Hayden, 2240 N Hayden Rd	1	8/20/19

Date of Development Review Board Public Meeting: September 5, 2019, AT 1:00 P.M. IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.

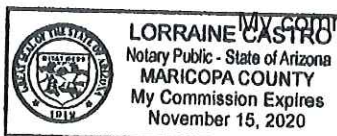


(Signature)

Acknowledged this 20th day of August 2019.



(Notary Public)
11/15/2020



Planning and Development Services

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

Berry, Melissa

From: Cody Wood <codywood1@yahoo.com>
Sent: Friday, September 6, 2019 7:32 PM
To: Moriarity, Ben
Subject: Regarding Kiddie Kampus

⚠ External Email: Please use caution if opening links or attachments!

Hello,

My son goes to Kiddie Kampus and we just recently learned that the neighboring site is to be renovated. Though we love to see it be updated, the plans show no realistic way for parents to enter or exit in front of the childcare center. I have an F250 that is already hard to pull into spots let alone the 4 spaces that will be available with 4-8 other cars picking up their children. Also, I would be backing out after pickup/drop off onto oncoming northbound Hayden traffic. Is Scottsdale's solution really to abandon one of the only childcare centers left in the area? Or setting up parents to be hit by a vehicle doing 45mph?


Is there any possibility that the spaces in front or back of the renovated property will be easement spaces?

Thank you,
Cody Wood

[Sent from Yahoo Mail for iPhone](#)

Berry, Melissa

From: Lisa Hollister <lisahollister22@gmail.com>
Sent: Saturday, September 7, 2019 4:11 PM
To: Moriarity, Ben
Cc: usa66kg@gmail.com
Subject: Re development north of Kiddie Kampus

 External Email: Please use caution if opening links or attachments!

Mr. Ben Moriarity,

I am writing to contest the complete elimination of shared use parking at Kiddie Kampus. My daughter attends daycare there, and with lots of parents coming in and out, mostly at the same times, and mostly in a rush going to work, this will greatly hinder parents from entering and exiting the daycare. It will also cause a huge safety hazard of having to park too close to the busy Hayden Street with small children too close to rush traffic.

I urge to consider our frustrations as parents, and for the business needs of Kiddie Kampus.

Thank You,

Lisa Hollister

Sent from my iPhone

Berry, Melissa

From: Melissa Lee <melissalee72@gmail.com>
Sent: Friday, September 6, 2019 11:01 PM
To: Moriarity, Ben
Subject: Kiddie Kampus center

⚠ External Email: Please use caution if opening links or attachments!

Good Evening,

As a Scottsdale native, resident, mother and teacher, I urge you to keep local businesses and families in mind while deciding the fate of this center on Hayden Road.

We don't need more investors in our Old Town area building more apartments, condos, or chain restaurants. We need to preserve the charm of our city and what made it great in the first place.

Please consider the local residents.

Thank you.

Regards,

Melissa Lee

From: [Moriarity, Ben](#)
To: [Ian Bertmaring](#)
Cc: [Berry, Melissa](#); [Jeff Graham](#)
Subject: RE: Feedback for Case #11-DR-2019
Date: Thursday, September 5, 2019 7:59:33 AM

Ian,

Thank you for your comments, we will share them with the Development Review Board.

The Development Review Board will hear the case today, linked is the agenda if you wish to attend and provide additional public comment at the meeting:

https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Boards/Development/agendas-minutes/2019-agendas/09-05-19_Regular_Agenda.pdf

Ben Moriarity
Planner
Planning & Development Department

CITY OF SCOTTSDALE
7447 E Indian School Rd.
Scottsdale, AZ. 85251
BMoriarity@ScottsdaleAZ.gov
O: 480-312-2836

From: Ian Bertmaring <vtianvt@yahoo.com>
Sent: Wednesday, September 04, 2019 10:16 PM
To: Moriarity, Ben <BMoriarity@Scottsdaleaz.gov>
Subject: Feedback for Case #11-DR-2019

⚠ External Email: Please use caution if opening links or attachments!

To whom this may concern,

I am writing to voice my concern about the impacts that the current plans will have on Kiddie Kampus. From what I understand, there is a legal and binding agreement that 16 parking spaces are to be shared with the daycare from the shopping center. The agreement is 16 spots and I would assume they are available at all times, through construction and after. Currently, the development plans do not incorporate the spaces or the integration to/from Kiddie Kampus. No path to/from or plans during the construction. In fact it seems the plans are designed to prevent foot traffic between the two businesses. Will everyone be forced to park to the south along Earll and walk around the corner during/after this renovation or will it have more serious impacts. At a quick glance, it appears that several parking spots exist, but that is not shared with Kiddie Kampus. This doesn't even begin to consider the spaces needed

for the employees that work there. Don't get me wrong, I'm all for redeveloping the shopping center, it is badly needed, but the lack of setback/egress and elimination of prior agreement on shared parking spaces unfairly impacts Kiddie Kampus. What is also not obvious is the only way to get out of the parking lot is to back into Hayden Road. Also you can imagine during pickup and drop-off, 4 spots would be very challenging to say the least. The plans will significantly decrease the safety of children attending Kiddie Kampus and place liability on the city for this decision. Parking and access aside, I'm not quite clear how the construction is going to proceed without impacting the children (e.g. dust, noise, vibration, etc.). How will Kiddie Kampus integrate with trash and recycle service or other service vehicles. Lots of serious questions that currently don't have answers and it shouldn't be this way.

The sad thing here is what's really going on behind the scenes. A big developer is throwing weight around and running up lawyer costs for a small family-owned daycare that operates on a small margin and can't afford to fight this battle. The intent is to continue this pressure and eventually cause them or their landlord to cave and sell at a depressed value and thus put 100+ families out of childcare. Pretty despicable tact if you ask me. Finding good childcare is tough and if this were to happen, everyone that needs future childcare in this area will have to go pretty far, pay more, or make hard decisions due to the lack of supply and increased demand. Scottsdale United Methodist recently closed their operations and it is already straining supply in south Scottsdale. The current owners, 19+ year tenants, are the nicest people and spend lots of time every day doing things like cooking lunches from scratch and putting in lots of effort to make it what it is. This business brings families to the houses in our neighborhoods and customers to the other local businesses and thus is a key part of a community. We have been lucky to experience this daycare for both of our children and I can't imagine something as simple as access would force its closure. I am hopeful the board can come to a conclusion that ensures a mutually beneficial outcome continues. Thank you for your consideration and time managing this concern.

Ian Bertmaring

8118 E Mulberry St.

Scottsdale, AZ 85251

From: [Moriarity, Ben](#)
To: [Kathryn Bertmaring](#)
Cc: [Berry, Melissa](#); [Jeff Graham](#)
Subject: RE: Feedback for Case #11-DR-2019
Date: Thursday, September 5, 2019 8:02:03 AM

Kathryn,

Thank you for your comments, we will share them with the Development Review Board.

The Development Review Board will hear the case today, linked is the agenda if you wish to attend and provide additional public comment at the meeting:

https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Boards/Development/agendas-minutes/2019-agendas/09-05-19_Regular_Agenda.pdf

Ben Moriarity
Planner
Planning & Development Department

CITY OF SCOTTSDALE
7447 E Indian School Rd.
Scottsdale, AZ. 85251
BMoriarity@ScottsdaleAZ.gov
O: 480-312-2836

From: Kathryn Bertmaring <kvanmaring@gmail.com>
Sent: Thursday, September 05, 2019 7:25 AM
To: Moriarity, Ben <BMoriarity@Scottsdaleaz.gov>
Subject: Feedback for Case #11-DR-2019

⚠ External Email: Please use caution if opening links or attachments!

To Whom It May Concern:

As the old adage goes, it takes a village to raise your children, looking for support from the City of Scottsdale here.

We recently learned that the new plans for the restoration of the Trailwest Plaza will greatly impact and likely lead to the demise of Kiddie Kampus. While we are greatly excited for the beautiful restoration of the plaza, the current plans will impede on the ability for parent drop-off and pick-up, leading to its imminent closure.

Kiddie Kampus, was established in 1967 and has been a loving second home for thousands of children in the South Scottsdale Community over the years. Kiddie Kampus has been a part of our family for the last 3 years. We recently enrolled our second child in the infant program and can tell you our heart breaks at thought of its possible closure. The owners of Kiddie Kampus are truly passionate about the care they provide, you can even find them in the kitchen preparing breakfast and lunch from scratch for the children every day.

We are seeing a lot of growth in the area and zero new childcare facilities. If you have searched for a fully certified and insured child care facility in the last couple years, you know the pain and stress of finding a suitable/safe/loving and affordable childcare provider. Aside from our personal

concerns, there is a bigger problem of pushing families out of South Scottsdale. The majority of households are dual income and can't afford a private at-home nanny. There are 2 highly-rated child care facilities in the 85251 zip code, Kiddie Kampus and Scottsdale United Methodist Cooperation (SUMC). SUMC closed earlier this year leaving Kiddie Kampus to hold the reign and support the ever growing beautiful South Scottsdale neighborhood (among a handful of other lower rated facilities).

As the last 52 years have proven, there is room for a beautiful plaza and a historic childcare center to co-exist. This is essential to maintain the sustainability of our neighborhood.

Thank you for your time and consideration.

Kathryn Bertmaring
8118 E Mulberry St
Scottsdale, AZ 85251

Kathryn Bertmaring
kvanmaring@gmail.com
610-462-3079

From: [Moriarity, Ben](#)
To: [Bruce Grant](#)
Cc: [Berry, Melissa](#); [Jeff Graham](#)
Subject: RE: Trail West Plaza Case #11-DR-2019 hearing 9/5/19
Date: Thursday, September 5, 2019 8:04:05 AM

Bruce,

Thank you for your comments, we will share them with the Development Review Board.

The Development Review Board will hear the case today, linked is the agenda for your reference:
https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Boards/Development/agendas-minutes/2019-agendas/09-05-19_Regular_Agenda.pdf

Ben Moriarity
Planner
Planning & Development Department

CITY OF SCOTTSDALE
7447 E Indian School Rd.
Scottsdale, AZ. 85251
BMoriarity@ScottsdaleAZ.gov
O: 480-312-2836

From: Bruce Grant <bruce.grant@gmail.com>
Sent: Thursday, September 05, 2019 7:29 AM
To: Moriarity, Ben <BMoriarity@Scottsdaleaz.gov>
Subject: Re: Trail West Plaza Case #11-DR-2019 hearing 9/5/19

⚠ External Email: Please use caution if opening links or attachments!

Re: Trail West Plaza Case #11-DR-2019 hearing 9/5/19

We are Scottsdale residents near Hayden and Osborn, and need to comment by email since we can't attend today's hearing.

The plan needs to be modified to prevent disruption to the adjacent business "Kiddie Kampus", marked ADJ BUILDING in the drawing on the Site Plan page of the submittal. We believe this is important to the sustainability of the neighborhood and of South Scottsdale.

Quoting from a discussion on the NextDoor website:

- The current plans will impede on the ability for parent drop-off and pick-up, leading to its imminent closure. We understand the plaza owner is a different owner than Kiddie Kampus and there is no easement between the two.
- Kiddie Kampus, was established in 1967 and has been a loving second home for thousands of

children in the South Scottsdale Community over the years.

- Shared parking spaces with Trail West were approved by the city in 1967, but are eliminated in this plan. Currently, the development plans do not incorporate the spaces or the integration to/from KK. No path to/from or plans during the construction.

- We are seeing a lot of growth in the area and zero new certified and insured childcare facilities.

Here is a link to the discussion with more detail, we agree with the concerns and request you include our comments.

https://nextdoor.com/news_feed/?post=122761542

Thank you,

Bruce Grant and Paula Deanda
8101 E Monterey Way, Scottsdale
602-625-1148

From: [Moriarity, Ben](#)
To: [Leslie Koch](#)
Cc: [Berry, Melissa](#); [Jeff Graham](#)
Subject: RE: Kiddie Kampus
Date: Thursday, September 5, 2019 7:55:19 AM

Leslie,

Thank you for your comments, we will share them with the Development Review Board.

The Development Review Board will hear the case today, linked is the agenda if you wish to attend and provide additional public comment at the meeting:

https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Boards/Development/agendas-minutes/2019-agendas/09-05-19_Regular_Agenda.pdf

Ben Moriarity
Planner
Planning & Development Department

CITY OF SCOTTSDALE
7447 E Indian School Rd.
Scottsdale, AZ. 85251
BMoriarity@ScottsdaleAZ.gov
O: 480-312-2836

-----Original Message-----

From: Leslie Koch <leslie.spellman@icloud.com>
Sent: Wednesday, September 04, 2019 8:31 PM
To: Moriarity, Ben <BMoriarity@Scottsdaleaz.gov>
Cc: Steve Koch <stephenpkoch@gmail.com>
Subject: Kiddie Kampus

External Email: Please use caution if opening links or attachments!

Hello Bill, I was made aware from a neighbor about the hearing tomorrow regarding the plans for the strip center off Hayden just south of Osborn. My main concern is Kiddie Kampus because we have many neighbors who take their children there, and if it's not easily accessible, or worse case ultimately closes, this will cause young families to move out of our neighborhood. We have only heard great things about Kiddie Kampus since living here, and there are not other reputable children day care facilities near by it would also prevent families w/young children to move into our neighborhood. Please take this into consideration during tomorrow's hearing. I appreciate your time.

Best Regards,
Steve and Leslie Koch

Sent from my iPhone

From: [Moriarity, Ben](#)
To: [Katie Gail](#)
Cc: [Berry, Melissa](#); [Jeff Graham](#)
Subject: RE: Feedback for Case #11-DR-2019
Date: Thursday, September 5, 2019 9:35:48 AM

Katie,

Thank you for your comments, we will share them with the Development Review Board.

The Development Review Board will hear the case today, linked is the agenda if you wish to attend and provide additional public comment at the meeting:

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Ben Moriarity
Planner
Planning & Development Department

CITY OF SCOTTSDALE
7447 E Indian School Rd.
Scottsdale, AZ. 85251
BMoriarity@ScottsdaleAZ.gov
O: 480-312-2836

-----Original Message-----

From: Katie Gail <kglred@hotmail.com>
Sent: Thursday, September 05, 2019 9:00 AM
To: Moriarity, Ben <BMoriarity@Scottsdaleaz.gov>
Subject: Feedback for Case #11-DR-2019

External Email: Please use caution if opening links or attachments!

To Whom It May Concern-

The sustainability of a neighborhood relies on an intricate web of supporting businesses. Child care and schools are one of the biggest backbones to this system. Kiddie Kampus is a small independently owned business whose pure existence is on passion for children, not dollars. If childcare facilities start disappearing from South Scottsdale and Arcadia, which they already have, so will families that support the market. Please consider having these plans adjusted to be inclusive of Kiddie Kampus.

Thank you,
Katie Quaid (mother of 3 young boys)
949-212-1488
4862 E Calle Redonda
Phoenix AZ 85018

Sent from my iPhone

From: [Moriarity, Ben](#)
To: [Kathleen Stull](#)
Cc: [Berry, Melissa](#); [Jeff Graham](#)
Subject: 11-DR-2019 Trailwest
Date: Thursday, September 5, 2019 10:20:35 AM

Katie,

Thank you for your comments, we will share them with the Development Review Board.

The Development Review Board will hear the case today, linked is the agenda if you wish to attend and provide additional public comment at the meeting:

https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Boards/Development/agendas-minutes/2019-agendas/09-05-19_Regular_Agenda.pdf

Ben Moriarity
Planner
Planning & Development Department

CITY OF SCOTTSDALE
7447 E Indian School Rd.
Scottsdale, AZ. 85251
BMoriarity@ScottsdaleAZ.gov
O: 480-312-2836

From: Kathleen Stull <kestul2@gmail.com>
Sent: Thursday, September 05, 2019 10:15 AM
To: Moriarity, Ben <BMoriarity@Scottsdaleaz.gov>
Subject:

⚠ External Email: Please use caution if opening links or attachments!

Hi Ben - I am emailing to express my concern about the impact of the renovations at Trail West impacting the Kiddie Kampus business. As you know Kidde Kampus has been an institution to this neighborhood for quite some time and its a critical part to it's future as a community. We need to make it a priority that the old and the new can co-exist.

--

Katie

From: [Moriarity, Ben](#)
To: [Berry, Melissa](#)
Subject: FW: Case #11-DR-2019
Date: Thursday, September 5, 2019 3:22:56 PM

-----Original Message-----

From: The Local Donut LLC <info@thelocaldonutshop.com>
Sent: Thursday, September 05, 2019 11:00 AM
To: Moriarity, Ben <BMoriarity@Scottsdaleaz.gov>
Subject: Case #11-DR-2019

External Email: Please use caution if opening links or attachments!

Hello Bill,

This is Daniel and Margarita from The Local Donut. We are one of the businesses in the Trail West Plaza.

We've been operating successfully here since 2016 and have created something special in the community. We understand and see the renovations as more of a positive step for us and our business. To have the aesthetics of the building and landscape reflect the fresh and contemporary feel of our donuts and business, would be a tremendous upside and would probably help bring in new customers and more foot traffic.

Unfortunately we also see there will be huge loss and massive cost to the community, that has helped build us up through their support and has brought us good business over the years. With the renovations benefiting us and our location we understand that our friendly neighboring business, Kiddie Kampus will be hit the hardest with the construction and ultimately, finished plans of this plaza. With them losing their dedicated parking spots, a lot of their patrons will have a extremely difficult time coming into the plaza. We can't even imagine what it will do to them, if their patrons decide to take their business elsewhere. This would be a direct hit to them, but also us as well since a lot of their patrons are ours as well.

The Local Donut has become something bigger and somewhat of a destination spot for tourist, foodies and patrons from neighboring cities. The hit we would take from the final plans of this plaza, wouldn't be as severe as to what could happen to Kiddie Kampus if they were to lose there intended parking spots. BUT, we care more about our community as a whole and hope there can be a even compromise that will benefit us all.

Best regards,
Daniel and Margarita
The Local Donut

From: [Moriarity, Ben](#)
To: [Berry, Melissa](#)
Subject: FW: Proposed re-development Trail West Center
Date: Thursday, September 5, 2019 3:22:37 PM

From: Blanca Villaseñor <blancamendez13@gmail.com>
Sent: Thursday, September 05, 2019 12:26 PM
To: Moriarity, Ben <BMoriarity@Scottsdaleaz.gov>
Subject: Proposed re-development Trail West Center

⚠ External Email: Please use caution if opening links or attachments!

Hello Mr. Moriarity,

My name is Blanca Villasenor, a Scottsdale resident and part of the Kiddie Kampus family since 2016. My two sons, 3 years old and 1 year old, both attend Kiddie Kampus full time and I am so grateful for everything that Kiddie Kampus has done. Teachers, staff and parents are all welcoming. My husband and I feel at ease during our work schedule knowing that our kids are safely taken care of. It was brought to our attention the current public hearing regarding the parking stalls for the re-development of the adjacent strip mall. Due to our work scheduled my husband and I are not able to attend the September 5th hearing but I would like share that we never had a problem during dropping off/picking up our children due to the space we currently have for parking. My biggest concern if the parking stalls are removed from Kiddie Kampus is the safety of the children and parents. With cars coming in and out and having children around cars is a huge safety risk. I hope this gets resolved and please contact me if you have any questions as a concern parent.

Thank you,
-Blanca and Emmanuel Villasenor

Berry, Melissa

From: JESSICA MILLER <jessica.watkins84@gmail.com>
Sent: Wednesday, September 4, 2019 7:00 AM
To: Moriarity, Ben
Subject: Case: 11-DR-2019 (Trailwest)

⚠ External Email: Please use caution if opening links or attachments!

I am writing concerning the proposed redevelopment at 3213 N Hayden Rd.

Our children have been attending Kiddie Kampus Daycare since February 2015. Kiddie Kampus has become a home away from home for our children---and we have greatly appreciated the love, education, and recreation this facility and it's staff have provided our children---as well as the peace of mind we have regarding our children's care while at work.

I am concerned with the proposed redevelopment outlined in this case. Kiddie Kampus does not have sufficient parking on its own for daycare operations. It is my understanding that due to the lack of parking---a certificate of occupancy was obtained for 16 shared spaces along the strip mall over 50 years ago. The proposed redevelopment of this property eliminates the shared spaces. This will significantly impact the daycares operations---especially pick up and drop off which is very busy and can get crowded in the mornings and afternoons.

Unfortunately I am unable to attend the public hearing this Thursday, so I am writing to ask the review board to please deny this proposal until the parking of this daycare can adequately be addressed---and the property owners can reach a mutually beneficial solution.

Respectfully,

Jessica Watkins-Miller

Kiddie Kampus Customer
Scottsdale Resident

Berry, Melissa

From: Holly Martens <holly@cascadeloans.com>
Sent: Tuesday, September 3, 2019 10:22 PM
To: Moriarity, Ben
Subject: Trail West Center proposed re-development

⚠ External Email: Please use caution if opening links or attachments!

Hello Mr. Moriarity,

I was recently made aware of the proposed project in this center. We have been using the daycare in that parking lot, Kiddie Kampus, for the last 5 ½ years for our 2 children. It is very difficult to find reasonably priced, quality childcare in Scottsdale, and Kiddie Kampus has been amazing for our family. I am very concerned about the negative impact that this project will have on this company. This project will completely eliminate the shared parking, including 16 parking stalls approved by the city of Scottsdale in 1967. From the plans I was able to find online, it looks like the project only leaves 3 or 4 parking spots in from of the daycare. There are several times when either dropping off or picking up my kids that there could be up to 7 or 8 parents picking up kids at the same time. I can't imagine how this would work with only 3 or 4 parking spots. I'm afraid this will have a devastating impact on their business, and I would hate to lose such an amazing service in South Scottsdale. I have lived in this area since 2012, and I love to see areas being improved and upgraded, so I fully support improvements happening to this center, but it is not fair to impose such a burden to a long-standing company that has had such an impact on so many families and more importantly, the kids who are the future of this city. Please reconsider the current plans for this center to allow for more parking for Kiddie Kampus.

Thank you for your time,

Holly Martens
Scottsdale resident since 2012

From: [Moriarity, Ben](#)
To: [Holly Martens](#)
Cc: [Berry, Melissa](#); [Jeff Graham](#)
Subject: RE: Trail West Center proposed re-development
Date: Wednesday, September 4, 2019 8:22:40 AM

Holly,

Thank you for your comments, we will share them with the Development Review Board.

The Development Review Board will hear the case tomorrow, linked is the agenda if you wish to attend and provide additional public comment at the meeting:

https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Boards/Development/agendas-minutes/2019-agendas/09-05-19_Regular_Agenda.pdf

Ben Moriarity

Planner

Planning & Development Department

CITY OF SCOTTSDALE

7447 E Indian School Rd.

Scottsdale, AZ. 85251

BMoriarity@ScottsdaleAZ.gov

O: 480-312-2836

From: Holly Martens <holly@cascadeloans.com>
Sent: Tuesday, September 03, 2019 10:22 PM
To: Moriarity, Ben <BMoriarity@Scottsdaleaz.gov>
Subject: Trail West Center proposed re-development

⚠ External Email: Please use caution if opening links or attachments!

Hello Mr. Moriarity,

I was recently made aware of the proposed project in this center. We have been using the daycare in that parking lot, Kiddie Kampus, for the last 5 ½ years for our 2 children. It is very difficult to find reasonably priced, quality childcare in Scottsdale, and Kiddie Kampus has been amazing for our family. I am very concerned about the negative impact that this project will have on this company. This project will completely eliminate the shared parking, including 16 parking stalls approved by the city of Scottsdale in 1967. From the plans I was able to find online, it looks like the project only leaves 3 or 4 parking spots in front of the daycare. There are several times when either dropping off or picking up my kids that there could be up to 7 or 8 parents picking up kids at the same time. I can't imagine how this would work with only 3 or 4 parking spots. I'm afraid this will have a devastating impact on their business, and I would hate to lose such an amazing service in South

Scottsdale. I have lived in this area since 2012, and I love to see areas being improved and upgraded, so I fully support improvements happening to this center, but it is not fair to impose such a burden to a long-standing company that has had such an impact on so many families and more importantly, the kids who are the future of this city. Please reconsider the current plans for this center to allow for more parking for Kiddie Kampus.

Thank you for your time,

Holly Martens
Scottsdale resident since 2012

From: [Moriarity, Ben](#)
To: jessica.watkins84@gmail.com
Cc: [Berry, Melissa](#); [Jeff Graham](#)
Subject: RE: Case: 11-DR-2019 (Trailwest)
Date: Wednesday, September 4, 2019 8:24:41 AM

Jessica,

Thank you for your comments, we will share them with the Development Review Board.

linked is the agenda for your reference:

https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Boards/Development/agendas-minutes/2019-agendas/09-05-19_Regular_Agenda.pdf

Ben Moriarity

Planner

Planning & Development Department

CITY OF SCOTTSDALE

7447 E Indian School Rd.

Scottsdale, AZ. 85251

BMoriarity@ScottsdaleAZ.gov

O: 480-312-2836

From: JESSICA MILLER <jessica.watkins84@gmail.com>
Sent: Wednesday, September 04, 2019 7:00 AM
To: Moriarity, Ben <BMoriarity@Scottsdaleaz.gov>
Subject: Case: 11-DR-2019 (Trailwest)

⚠ External Email: Please use caution if opening links or attachments!

I am writing concerning the proposed redevelopment at 3213 N Hayden Rd.

Our children have been attending Kiddie Kampus Daycare since February 2015. Kiddie Kampus has become a home away from home for our children---and we have greatly appreciated the love, education, and recreation this facility and it's staff have provided our children---as well as the peace of mind we have regarding our children's care while at work.

I am concerned with the proposed redevelopment outlined in this case. Kiddie Kampus does not have sufficient parking on its own for daycare operations. It is my understanding that due to the lack of parking---a certificate of occupancy was obtained for 16 shared spaces along the strip mall over 50 years ago. The proposed redevelopment of this property eliminates the shared spaces. This will significantly impact the daycares operations---especially pick up and drop off which is very busy and can get crowded in the mornings and afternoons.

Unfortunately I am unable to attend the public hearing this Thursday, so I am writing to ask the review board to please deny this proposal until the parking of this daycare can adequately be

addressed---and the property owners can reach a mutually beneficial solution.

Respectfully,

Jessica Watkins-Miller

Kiddie Kampus Customer
Scottsdale Resident

Berry, Melissa

From: Castro, Lorraine
Sent: Thursday, May 16, 2019 12:46 PM
To: Moriarity, Ben
Subject: FW: case # 11-dr-2019
Attachments: certificate of occupancy daycare addition.pdf

From: Charles Cales <ccaales25@gmail.com>
Sent: Wednesday, May 15, 2019 6:35 PM
To: Projectinput <Projectinput@Scottsdaleaz.gov>
Subject: case # 11-dr-2019

To whom it may concern:

Regarding the proposed plan to redevelop the site located at 3213 N hayden rd:

As the part owner and managing partner of Tschumy holdings LLLP which owns the southern adjacent property, I strongly object to the approval of the planned redevelopment.

Tschumy Holdings owns the property out of which kiddie kampus daycare is operating and has operated continuously since 1963 when my parents began leasing the property at 3201 N hayden Rd. In 1966 my parents purchased the property from the owners at the time , Western builders. At that time my parents were issued a certificate of occupancy from the city of Scottsdale for 16 parking spaces. The customers and employes of Kiddie Kampus have utilized the contiguous strip mall parking on a daily basis since that time. The approval of this project as presently constituted would deny the access to that parking and effectively, practically and legally put kiddie kampus out of business. It would also not allow for ingress and egress to the property for emergency vehicles , trash pick and commercial food deliveries. This right to park on the northern adjacent lot has been conveyed to kiddie kampus via a prescriptive, and or implied by prior use, and or implied by planned use of development easement rights that have been codified by the city of Scottsdale's own certificate of occupancy. I urge you to deny this approval until such time as the the developers can accommodate the parking rights of Kiddie kampus and keep the status quo and grandfathered rights to park that been established over the last 50 years of business. I have attached the certificate of occupancy which references ordinance #159 from the city of Scottsdale for your review. Ordinance 159 requires that there be one parking spot for every 200 sq ft of building. Kiddies kampus is 3062 sq ft.

Regards,
Charles Cales
Manager of Tschumy holdings LLLP

From: [Charles Cales](#)
To: [Projectinput](#)
Subject: case # 11-dr-2019
Date: Wednesday, May 15, 2019 6:36:51 PM
Attachments: [certificate of occupancy daycare addition.pdf](#)

To whom it may concern:

Regarding the proposed plan to redevelop the site located at 3213 N hayden rd:

As the part owner and managing partner of Tschumy holdings LLLP which owns the southern adjacent property, I strongly object to the approval of the planned redevelopment.

Tschumy Holdings owns the property out of which kiddie kampus daycare is operating and has operated continuously since 1963 when my parents began leasing the property at 3201 N hayden Rd. In 1966 my parents purchased the property from the owners at the time , Western builders. At that time my parents were issued a certificate of occupancy from the city of Scottsdale for 16 parking spaces. The customers and employes of Kiddie Kampus have utilized the contiguous strip mall parking on a daily basis since that time. The approval of this project as presently constituted would deny the access to that parking and effectively, practically and legally put kiddie kampus out of business. It would also not allow for ingress and egress to the property for emergency vehicles , trash pick and commercial food deliveries. This right to park on the northern adjacent lot has been conveyed to kiddie kampus via a prescriptive, and or implied by prior use, and or implied by planned use of development easement rights that have been codified by the city of Scottsdale's own certificate of occupancy. I urge you to deny this approval until such time as the the developers can accommodate the parking rights of Kiddie kampus and keep the status quo and grandfathered rights to park that been established over the last 50 years of business. I have attached the certificate of occupancy which references ordinance #159 from the city of Scottsdale for your review. Ordinance 159 requires that there be one parking spot for every 200 sq ft of building. Kiddies kampus is 3062 sq ft.

Regards,
Charles Cales
Manager of Tschumy holdings LLLP

From: [Ruenger, Jeffrey](#)
To: [Moriarity, Ben](#); [Berry, Melissa](#)
Subject: FW: case number 11-DR-2019
Date: Friday, April 5, 2019 2:25:03 PM

From: Chris Loots <lootsy2011@yahoo.com>
Sent: Friday, April 05, 2019 12:43 PM
To: Projectinput <Projectinput@Scottsdaleaz.gov>
Subject: case number 11-DR-2019

Case No. 11-DR-2019

NO! There is a Wonderful quiet family-oriented community directly behind this location. There are new young families moving in as well as families like mine who have raised their children in these homes. My investment in my property when I began my family was in great part due to the quiet and safe neighborhood! Building this monstrosity just 1/2 block west of my home will change all of this for the worst, and no doubt decrease my (and others') property value. Can't Tom Frenkel find some other part of Scottsdale to destroy for his greed?



**NEIGHBORHOOD
NOTIFICATION LIST**

Trail West
3215 N Hayden Rd
Scottsdale, AZ 85251

The following is the City provided list of HOA members within 750 feet of the subject property that were notified by postcard sent on 02/28/2019 of the development review filing for case number 973-PA-2018.

1. SCOTTSDALE GREENS HOA

TOM ANGLIN
16441 N 91ST ST, 104
SCOTTSDALE, AZ 85260

2. SCOTTSDALE ESTATES 5-8

MATT & LISA KELLY- KALINA
8342 E WELDON AV,
SCOTTSDALE, AZ 85251

3. SCOTTSDALE GREENS HOA

PEGGY HICKLIN
3030 N HAYDEN RD, 29
SCOTTSDALE, AZ 85251

4. ROBERT BOOHER

3370 N HAYDEN RD, 123-531
SCOTTSDALE, AZ 85251

The following is a list of neighbors within 750 feet of the subject property that were notified by postcard sent on 02/28/2019 of the development review filing for case number 973-PA-2018.

1. BIRAKOS GEORGE

2091 W HARRISON ST
CHANDLER, AZ 85224

2. PENSABENE FAMILY TRUST

2951 W WAYNE LN
ANTHEM, AZ 85086

3. THOMPSON PAT H

3030 N HAYDEN RD, #3
SCOTTSDALE, AZ 85251

4. COOK PETER A

3030 N HAYDEN RD, #4
SCOTTSDALE, AZ 85251

5. DALTON TERRENCE E/MARGARET E

3030 N HAYDEN RD, #5
SCOTTSDALE, AZ 85251



6. FORSTER POLLY ANN

15676 SOO LINE WY
MONUMENT, CO 80132

7. GRIGGS LOGAN

3030 N HAYDEN RD UNIT 7
SCOTTSDALE, AZ 85251

8. SHIELDS DANIEL JOHN

3030 N HAYDEN RD UNIT 8
SCOTTSDALE, AZ 85251

9. NEW BRIDGE HOMES LLC

5840 E BLOOMFIELD RD
SCOTTSDALE, AZ 85254

10. BTLM PARTNERS LLC

10059 E CINNABAR AVE
SCOTTSDALE, AZ 85258

11. AZWDC LLC

22805 N 91ST WAY
SCOTTSDALE, AZ 85255

12. TUCKER BRANDON

3030 N HAYDEN RD UNIT 12
SCOTTSDALE, AZ 85251

13. TIAN DEYE/SONG WENWEN

30 ST EDMUNDS BAY
WINNIPEG, MB R3T3M6

14. GREENTER TRACY LYNN/HENLEY JASON JEREMY

1923 E REDFIELD RD
TEMPE, AZ 85283

15. KBPRE LLC

4638 N 82ND ST
SCOTTSDALE, AZ 85251

16. CHURCH OF HOLY CROSS LUTHERAN

3110 N HAYDEN RD
SCOTTSDALE, AZ 85251

17. ARIZONA FEDERAL



333 N 44TH ST
PHOENIX, AZ 85008

18. PETWIN HAYDEN LLC
3260 N HAYDEN RD STE 200
SCOTTSDALE, AZ 85251

19. BLUE DIAMOND PROPERTIES LLC
2739 S BALBOA DR
GILBERT, AZ 85295

20. VILLAGE PROPERTY MANAGEMENT LLC
P O BOX 88
BEVERLY HILLS, CA 90213

21. RUBYCO HOLDINGS LLC
2621 KENNIGTON DR
GLENDALE, CA 91206

22. YERKE REAL ESTATE INC
7773 DOUG HILL CRT
SAN DIEGO, CA 92127-2500

23. VILLAGE PROPERTY MANAGEMENT LLC
P O BOX 88
BEVERLY HILLS, CA 90213

24. PLANNING GROUNDS LAB 1 LLC
3333 N HAYDEN RD
SCOTTSDALE, AZ 85251

25. WINFIELD APARTMENTS LLC
20885 N 90TH PL NO 120
SCOTTSDALE, AZ 85255

26. GRUB FOODS INC
3313 N HAYDEN RD
SCOTTSDALE, AZ 85251-6626

27. JOHNSTONE ELMER L/STEPHEN W/CRAIG S
7811 E LINDEN ST
TUCSON, AZ 85715

28. MERRILL DALE
3129 N 81ST ST
SCOTTSDALE, AZ 85251



29. BERGLUND LIVING TRUST

3621 E CAMELBACK
PHOENIX, AZ 85018

30. VERMILLION TAMRA/TRACI

3136 N 81ST ST
SCOTTSDALE, AZ 85251

31. LINDA MAE HASSING REVOCABLE TRUST

3139 N 80TH PL
SCOTTSDALE, AZ 85251

32. GAW SUZANNE MARIE TR

3131 N 80TH PL
SCOTTSDALE, AZ 85251

33. FOLEY JOSEPHINE T/CIPITI NICK A

8002 E EARLL DR
SCOTTSDALE, AZ 85251

34. SCOTT LIVING TRUST

8010 E EARLL DR
SCOTTSDALE, AZ 85251

35. R & M TRUST

8016 E EARLL DR
SCOTTSDALE, AZ 85251

36. VOLLMER LORI E/RICHARD

8711 NORTHEAST 159TH ST
BATTLE GROUND, WA 98604

37. HAENFLER ROY ULYSSES/SHIRLEY MAE TR

8030 E EARLL DR
SCOTTSDALE, AZ 85251

38. BLACKLEDGE DANIEL/JULIE

8036 E EARLL DR
SCOTTSDALE, AZ 85251

39. UWAN ANEKAN

240 N CENTER ST
MESA, AZ 85201

40. MODICA MICHAEL/LEYVA SUCHADA



8109 E OSBORN RD
SCOTTSDALE, AZ 85251

41. SMITH ANITA C
8101 E OSBORN RD
SCOTTSDALE, AZ 85251

42. HALLGREN DAVE
8102 E MULBERRY ST
SCOTTSDALE, AZ 85251

43. FRANCIS CORRIE S/GREGORY J
17248 W 83RD CIR
ARVADA, CO 80007-6881

44. BOGENRIEF JESSIE/JAROD
8117 E MULBERRY ST
SCOTTSDALE, AZ 85251

45. SEGURA LIZA C
8109 E MULBERRY ST
SCOTTSDALE, AZ 85251

46. HANN-LUCERO SUZI J
8101 E MULBERRY ST
SCOTTSDALE, AZ 85251

47. KELLEY RICHARD J & VICKI C
8102 E MONTEREY WAY
SCOTTSDALE, AZ 85251

48. HOPKINS WILLIAM E/TWILA J TR
8110 E MONTEREY DR
SCOTTSDALE, AZ 85251

49. WOLFF RANDALL J/PATRICIA A
8114 E MONTERAY WY
SCOTTSDALE, AZ 85251

50. DUEA DUSTIN
8124 E MONTEREY DR
SCOTTSDALE, AZ 85251

51. GRANT BRUCE VINCENT
8101 E MONTEREY WY
SCOTTSDALE, AZ 85251



52. WHEELER MARILYN TAYLOR/PAMELA DENISE TR
8111 E MONTEREY WY
SCOTTSDALE, AZ 85251

53. GILBREATH TODD A/CHRISTINA J TR
7401 E VISTA DR
SCOTTSDALE, AZ 85250

54. SIZER HOLDINGS LLC
6016 N 3RD ST
PHOENIX, AZ 85012

55. SICK DUCK HOLDINGS LLC
6740 N 15TH ST
PHOENIX, AZ 85014

56. HAMMER JEREMY/TRISHA
3215 N 81ST ST
SCOTTSDALE, AZ 85251

57. OWEN THOMAS H/VICKY L
3207 N 81ST ST
SCOTTSDALE, AZ 85251

58. VULETICH RANDOLPH W
3201 N 81ST ST
SCOTTSDALE, AZ 85251

59. SHEPP MICHELLE R
3202 N 81ST ST
SCOTTSDALE, AZ 85251

60. HOCK STEPHANIE A
3210 N 81ST ST
SCOTTSDALE, AZ 85251

61. HEETLAND JASON/SOCCORSY EMILY
3220 N 81ST ST
PHOENIX, AZ 85251

62. PAEPKE C OWEN
3226 N 81ST ST
SCOTTSDALE, AZ 85251

63. BRIDGES SEAN N



3234 N 81ST ST
SCOTTSDALE, AZ 85251

64. SWANSON MELISSA/CAREY PAUL E
8042 E MONTEREY WY
SCOTTSDALE, AZ 85251

65. CETIN AYKUT/NESLIHAN
3302 N 81ST ST
SCOTTSDALE, AZ 85251

66. BEGAY RICHARD KERRY JR/CARMEN SHIRLEY
3308 N 81ST
SCOTTSDALE, AZ 85251

67. QUIGLEY THEODORE H/MORGAN A
3314 N 81ST ST
SCOTTSDALE, AZ 85251

68. JOHNSON ERIC/SONIA
3320 N 81ST ST
SCOTTSDALE, AZ 85251

69. KLINE JASON/EMILY
3326 N 81ST ST
SCOTTSDALE, AZ 85251

70. ERHARD THOMAS P JR/FERGUSON VALERIE A
3332 N 81ST ST
SCOTTSDALE, AZ 85251

71. POWERS RICHARD D/JULIE M
3338 N 81ST ST
SCOTTSDALE, AZ 85251

72. DOUDS STEVEN/ELIZABETH
8036 E MONTEREY WAY
SCOTTSDALE, AZ 85251

73. WEHRY IRISELDA/ANTHONY
8030 E MONTEREY DR
SCOTTSDALE, AZ 85251

74. ERHARD VALERIE A FERGUSON/THOMAS P JR
8024 E MONTEREY WY
SCOTTSDALE, AZ 85251



75. AHUMADA VICTOR E/NYCOLE M
8023 E MONTEREY WY
SCOTTSDALE, AZ 85251

76. ERHARD STEVEN W
960 VALLEY AVE
SOLANA BEACH, CA 92075

77. POPLAWSKI MICHAL
8035 E MONTEREY WY
SCOTTSDALE, AZ 85251

78. SWEETSER PATRICIA A
3213 N 80TH PL
SCOTTSDALE, AZ 85251

79. MARILYN E ZEVAN TRUST
3207 N 80TH PL
SCOTTSDALE, AZ 85251

80. KOLKMAN KEVIN
3203 N 80TH PL
SCOTTSDALE, AZ 85251

81. WHITE GLENN H/JOY A TR
3204 N 80TH PL
SCOTTSDALE, AZ 85251

82. KOLKMAN KEVIN G
3212 N 80TH PL
SCOTTSDALE, AZ 85251

83. SILER CHARLES A
3218 N 80TH PL
SCOTTSDALE, AZ 85251

84. ARCILLA GEORGE C JR/DANELLE
3225 N 80TH PL
SCOTTSDALE, AZ 85251

85. LOOTS CHRISTINE
3219 N 80TH PL
SCOTTSDALE, AZ 85251

86. 7363 LLC



7340 E MAIN ST STE 200
SCOTTSDALE, AZ 85251

87. TSCHUMY HOLDINGS LLLP
4833 MARBLEHEAD BAY DR
OCEAN SIDE, CA 92057

88. HAYDEN PARK APARTMENTS LLC
10163 E HUALAPAI DR
SCOTTSDALE, AZ 85255

89. GREGG JOSEPH P/EVA F TR
3115 N 81ST ST
SCOTTSDALE, AZ 85251

90. HORTON RONALD THOMAS
3038 N 81ST ST
SCOTTSDALE, AZ 85251

91. W MICHAEL CARPER SURVIVORS TRUST
3519 NE 15TH AVE
PORTLAND, OR 97212

92. BEARD JOE L/ MARGARET B TR
3110 N 81ST ST
SCOTTSDALE, AZ 85251

93. COFFMAN JAMES H
3116 N 81ST ST
SCOTTSDALE, AZ 85251

94. FELDMAN AMY L/DANIEL F
5500 S FRANKLIN ST
FREENWOOD VILLAGE, CO 80121

95. WEDOT LLC
16000 VENTURA BLVD STE 600
ENCINO, CA 91436

96. ASPEITIA SIXTO
4817 N 73RD ST APT 30
SCOTTSDALE, AZ 85251-1336

97. SILKEY JASON/SHALEGH
8041 E AVALON DR
SCOTTSDALE, AZ 85251



98. LINDSAY HEIDI ANN/ZACHARY RAY
8035 E AVALON DR
SCOTTSDALE, AZ 85251

99. GULLEKSON ANNA
8027 E AVALON DR
SCOTTSDALE, AZ 85251

100. SOBEK FRANK P/HELEN J
8021 E AVALON DR
SCOTTSDALE, AZ 85251

101. LENWORTH AND LEANN BLAKE LIVING TRUST
8015 E AVALON DR
SCOTTSDALE, AZ 85251

102. GAMACHE ANTHONY/ELSE STEPHANIE
8009 E AVALON DR
SCOTTSDALE, AZ 85251

103. SHATTUCK JOHN P
213 N MERRIMAC DR
ANAHEIM, CA 92807

104. GIARDINA MARTIN J/LAURIE A
8002 E AVALON DR
SCOTTSDALE, AZ 85251

105. AVILES IRENE
8010 E AVALON DR
SCOTTSDALE, AZ 85251

106. RICE KAREN E
8016 E AVALON DR
SCOTTSDALE, AZ 85251

107. TAYLOR THOMAS L & BARBARA A
8022 E AVALON DR
SCOTTSDALE, AZ 85251

108. EVANS JOHN/PAMELA
8030 E AVALON DR
SCOTTSDALE, AZ 85251

109. GIBSON HEATHER M



3112 N 80TH PL
SCOTTSDALE, AZ 85251

110. WETHERILL STEVEN A/MADISON L
8035 E EARLL DR
SCOTTSDALE, AZ 85251

111. BITZER ROGER/MYRNA
8029 E EARLL DR
SCOTTSDALE, AZ 85251

112. POND JASON/JOANN
8023 E EARLL DR
SCOTTSDALE, AZ 85251

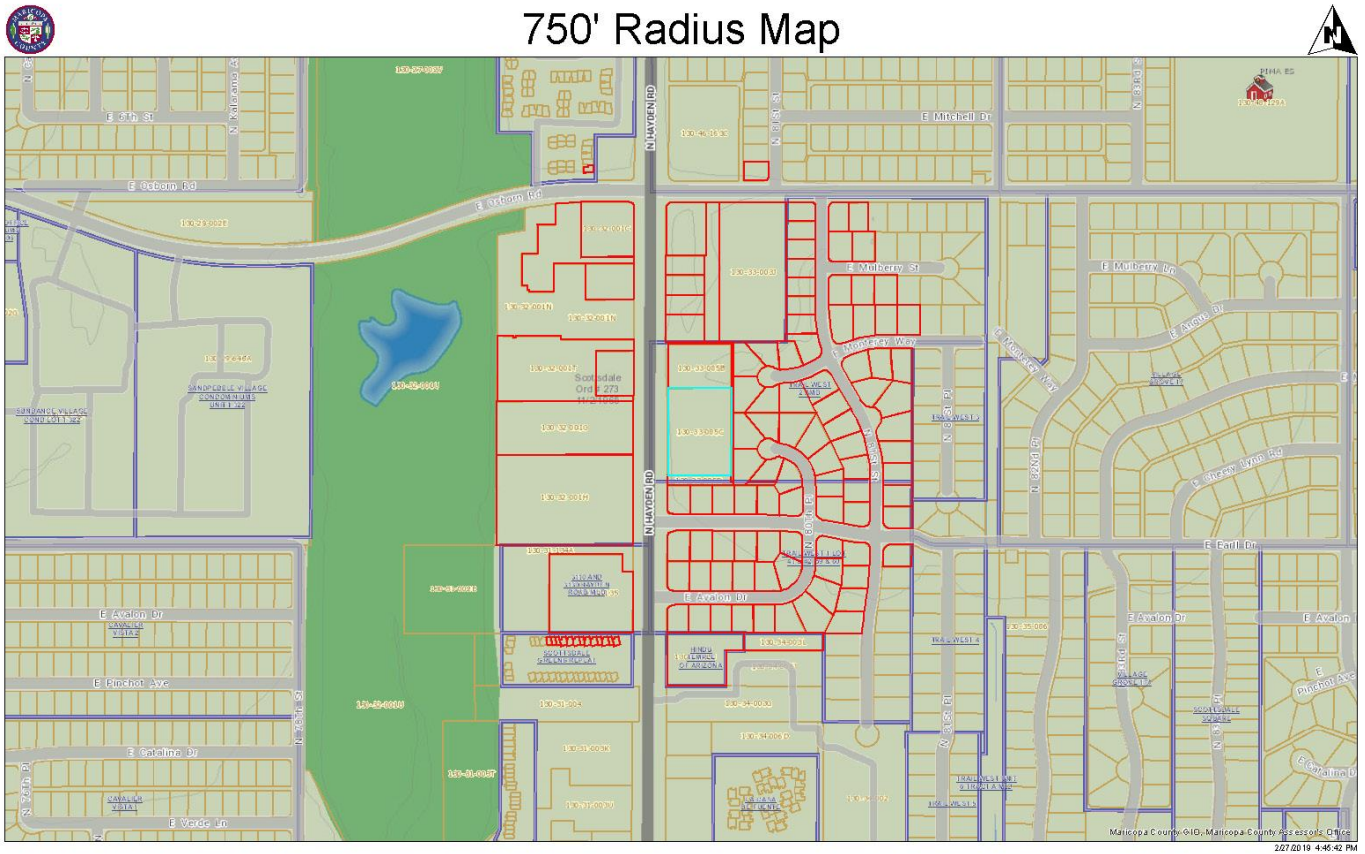
113. STACK ANDREW
8015 E EARLL DR
SCOTTSDALE, AZ 85251

114. DELEON EDGE LLC
910 W ORIOLE WAY
CHANDLER, AZ 85286

115. WALTERS MARK D
8001 E EARLL DR
SCOTTSDALE, AZ 85251

116. HINDU TEMPLE OF ARIZONA
3019 N HAYDEN RD
SCOTTSDALE, AZ 85251

117. CARLSON TODD
3402 N 81ST ST
SCOTTSDALE, AZ 85251



Postcard Example
Front



TRAIL WEST
NEIGHBORHOOD NOTIFICATION



PROJECT DESCRIPTION

This is a notification regarding our recent filing for development review request for improvements to an existing, single story, 10,165 s.f. mixed use commercial shopping center building at the property address indicated below. South portion to have existing car wash removed and a new 4,211 s.f. single story building added.

SITE INFORMATION

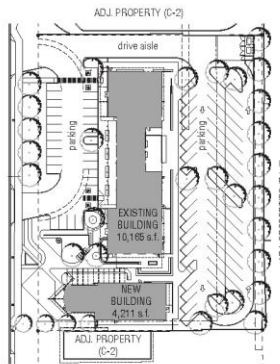
Location: 3215 N. Hayden Rd.
Scottsdale, AZ 85251
Zoning: C-1 (no change)
Lot Area: 79,598 s.f. (1.83 acres)
Building Area: 10,165 s.f.(existing) 4,211 s.f. (proposed)

CONTACT INFORMATION

Tom Frenkel, Developer (Applicant)
Clayton Companies
7340 East Main Street, #200
Scottsdale, Arizona 85251
P: 602-989-7295
E: tom@claytoncompanies.com

Ben Moriarity, Planner
City of Scottsdale
7447 E. Indian School Road
Scottsdale, Arizona 85251
P: 480.312.2836
E: BMoriarity@scottsdaleaz.gov

Back



SITE PLAN

Brian Krob
Aline Architecture . Concepts
7340 East Main Street, #210
Scottsdale, Arizona 85251

Ben Moriarity
Planner

City of Scottsdale
7447 E. Indian School Road
Scottsdale, Arizona 85251

Thank you,

Jeff Graham
Project Manager
t. 480-273-4233
jg@madewithaline.com