

**ELLERMANN,
SCHICK &
BRUNO**
ARCHITECTURE PLANNING

June 19, 2017

PROJECT NOTIFICATION LETTER

This notification is being sent to you because you are a property owner, a Home Owner Association contact, or a Neighborhood Group registered with the City of Scottsdale and your stakeholder interest is within 1,000 feet of the proposed project described below.

City of Scottsdale Project No.: 275-PA-2017

Project Location: 31317 N. Scottsdale Road, Parcel 3, North Scottsdale Marketplace

Project Request and Description: The owner of the vacant building pad at the above address is seeking the City of Scottsdale's Development Review Board approval of a proposed 2,200 square foot drive through building for a new Starbucks restaurant. There is an outdoor patio of approximately 350 square feet. An enlarged courtyard area is proposed between the existing Pad 3 building and the new project which will form an integral part of the original design of the center's pedestrian network. The proposed construction is designed to finish the overall shopping center concept by utilizing the currently vacant Pad parcel previously approved for a 6,600 square foot mixed use commercial retail building.

The proposed project is on Parcel 3 of the overall center. Parcel 3 has a net area of 1.9646 acres or 84,775 square feet.

Current zoning for the project parcel is "PCC ESL".

Please see the enclosed site plan for the project.

Please address questions or comments to the following project contacts:

Applicant
Ellermann, Schick & Bruno
Kirt Barr
(602) 266-6202

City of Scottsdale
Planning and Development Services
Meredith Tessier
(480) 312-4211

Open House Project Presentation:

Monday, July 10, 2017, at 6:00 PM
31319 N. Scottsdale Rd. (the building adjacent to the project site)

SCOTTSDALE NORTH MARKETPLACE
SEC SCOTTSDALE RD. & LONE MOUNTAIN RD.
 31817 N. SCOTTSDALE ROAD
 SCOTTSDALE, ARIZONA
FOR
VALUE ROCK REALTY PARTNERS

PROJECT DATA

NO. OF UNITS (TOTAL) 1,100
 NO. OF UNITS (TOTAL) 1,100
 NO. OF UNITS (TOTAL) 1,100

PARCEL 3 - BUILDING

NO. OF UNITS 1,100
 NO. OF UNITS 1,100
 NO. OF UNITS 1,100

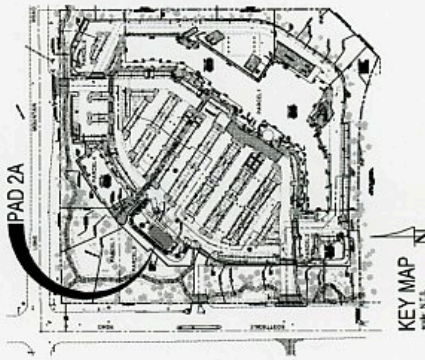
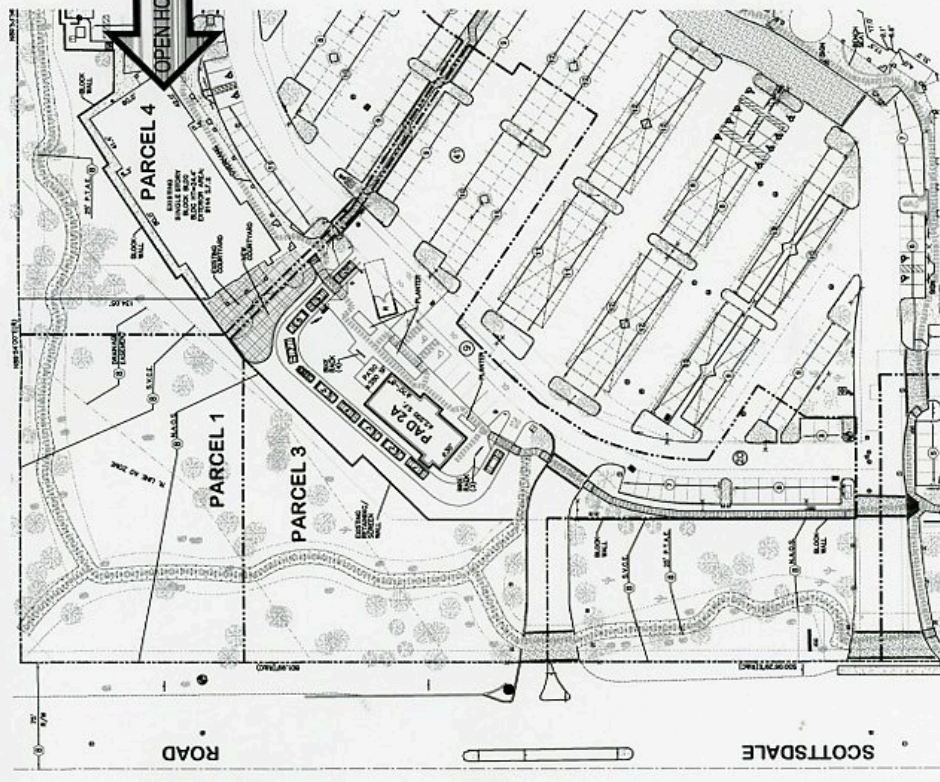
PARCEL 3 - PARKING

NO. OF SPACES 1,100
 NO. OF SPACES 1,100
 NO. OF SPACES 1,100

LEGEND

- RECEIVING NETWORK
- OFFICE BUILDING

PRELIMINARY SITE PLAN
 14 JUNE 2017
 2 JUNE 2017
 23 MAY 2017
 15 MAY 2017



KEY MAP
 MAP, U.S.