



Planning Commission Report

MEETING DATE: October 16, 2002 ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **Crossroads East**

REQUEST Request to amend the Master Development Plan of the Planned Community (PC) District including Amended Development Standards for the Central Business District (C-2), Industrial Park (I-1), Commercial Office (C-O), Planned Commercial Center (PCC), Planned Regional Center (PRC), Multi-Family Residential (R-5), and remove the Highway Commercial (C-3) as a comparable district on 1000+/- acres located east of Scottsdale Road, north and south of the Loop 101 freeway.
19-ZN-2002

Key Items for Consideration:

- Sets the land use tone for the area providing balance and partnership to achieve a benefit for the entire community
- Proposal reflects Scottsdale character in providing future signature projects
- Regional coordination in connecting the four major quadrants of the State Lands surrounding the Loop 101 and Scottsdale Road interchange
- Provision of adequate and timely infrastructure to serve the region and community
- To update the existing conceptual plan for portions of state lands along the north and south sides of the 101 Freeway
- To create a flexible framework and land use budget with land planning in the area
- The creation of transition/buffer character areas near abutting residential development
- Overall refinement to land use and circulation issues within the freeway corridor

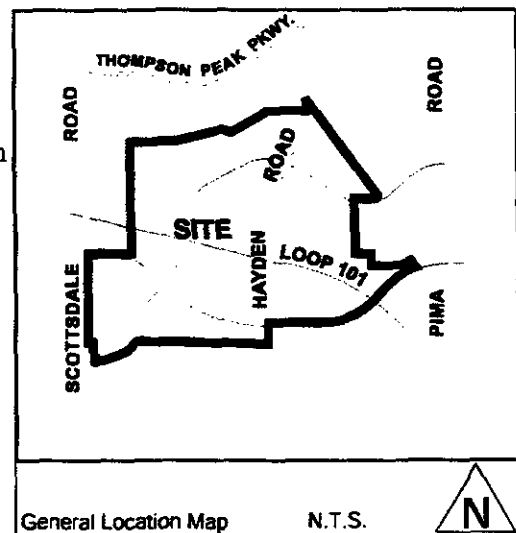
Related Policies, References:

- General Plan conformance
- Case # 11-ZN-86 – Core South
- Case 46-ZN-90 – Core North

OWNER Arizona State Land Department
602-542-4621

APPLICANT CONTACT Gordon Taver
Arizona State Land Department
602-542-4621

LOCATION east of Scottsdale Road, north and south of the Loop 101 freeway



BACKGROUND**General Plan.**

The General Plan Land Use Element designates the property as Mixed-Use Neighborhoods with a Regional Use overlay. The Mixed-Use Neighborhoods category is located in areas where there is "strong access to multiple modes of transportation and major regional access and services, and have a focus on human scale of development." The General Plan calls for buffering, transition, and other methods to lessen the impacts to existing residential uses.

The Regional Use designation encourages flexibility in land uses when it can be demonstrated that the land uses are viable in serving a regional market. Such considerations as to whether the land uses create a regional draw include: "implements current economic development policies, enhances the employment core and the city's attractiveness to regional markets, benefits from good freeway access and complements the established character of the area."

Zoning.

The site is currently zoned a mixture of zoning districts from two (2) separate zoning cases. The area south of the freeway (portions of the Core South zoning case) includes a mixture of Planned Regional Center (PRC) and Commercial Office (C-O) along Scottsdale Road, Highway Commercial (C-3), Multiple-Family (R-5), and Planned Commercial Center (PCC) along the west side of the Hayden Road alignment; and Industrial Park (I-1) zoning east of the Hayden Road alignment (See Attachment #10).

The lands north of the freeway (portions of the Core North zoning case) are zoned I-1, east of Hayden Road alignment, with Central Business (C-2), Planned Convenience Center (PCoC), R-5, I-1, and C-O, west of Hayden Road. (See Attachment #10).

The existing zoning stipulations for both zoning cases are specific regarding development within each of the zoning categories. For example, a maximum parcel size (7 acres) was included in the C-2 zoning district and restricted it to a supermarket use, while the C-3 zoning limited the uses to only automobile-related uses.

Context.

The 1,000 +/- acres, included in this application, are surrounded by existing roadways and development including: the residential communities of Stonebrook and the Princess residential community to the south/southeast, and the Grayhawk master planned community to the north. The private parcels along the majority of the northwest side of this application are a part of a concurrent zoning application (20-ZN-02). The City's water campus and other state lands abut the proposal to the east. The City of Phoenix limits are along the entire west side of Scottsdale Road.

**APPLICANT'S
PROPOSAL****Goal/Purpose of Request.**

The goal and purpose of this request is two-fold. First, the state land department undertook a land use and transportation study, which analyzed the four quadrants surrounding the Loop 101 and Scottsdale Road intersection. Excluding the DMB property, State Lands encompass all four quadrants of this intersection. This study recommended that a coordinated regional transportation network was needed to ensure that the surrounding existing and

future transportation corridors did not fail. Secondly, the application seeks to allow a reconfiguration of the previous zoning categories and remove the restrictive stipulations from the previous Core North and Core South zoning cases to create a land use pattern that benefits the transportation and land use needs of the area. There are no changes to the amount of land zoned and number of dwelling units or square footages allowed under the previous case. The central goal is to provide a land use budget based off of approvals to plan the 1,000 acres accordingly.

Key Issues. These include creating a land use budget framework that provides the state land department flexibility to manage zoning and acreages consistent with surrounding context and a potential regional center north of the freeway alignment. The land use budget would allow zoning district placement and subsequent master plans to determine adequate transportation, infrastructure, and land uses through four distinct Planning Units (See Attachment # 13). In addition, a Character Area Plan (See Attachment # 11) is being proposed to protect the surrounding, existing residential developments north and south of the project boundary. The Planning Unit and Character Area Plans along with the Land Use Budget (See Attachment #11A) will create a framework to coordinate the planning of the area.

Community Impact. The 1,000 acres within this application abuts existing development to the north and south. The City of Scottsdale's water treatment plant abuts the project to the east with the DMB property along the western boundary. The existing zoning along the Grayhawk community is comprised of R-5, C-O, and I-1. Essentially, these zoning categories remain a part of the proposed land use budget; however, there are additional requirements regarding the transition areas. The transition areas are designated on the Character Area Plans (See Attachment #11) as B2, C1, C2 and D. The flexibility built into the land use budget is restricted when it comes to determining the zoning and land use impacts to the surrounding residential developments. These transition character areas provide additional protection from the previous zoning cases with additional stipulations regarding lower building height requirements for non-residential uses.

Amended Development Standards

The requested amended development standards respond to the General Plan's goals of creating a mixed-use, human scale development by establishing a Planned Regional Center (PRC) zoning district consistent with the form being proposed on the abutting DMB zoning application. This flexibility in development standards and the opportunity to locate the PRC zoning acreage adjacent to the DMB site is intended to encourage an extension of the mixed-use environment into the state lands Planning Unit 1.

The PRC district enables heights of sixty feet. The remainder of the amended development standards within the other non-residential districts (PCC, C-2, C-O, and I-1) incorporate an additional six feet in height for 'smart' office building design that accommodate three stories, and the technology (fiberoptics, etc.) requirements for today's and future office and employment uses. This height increase request will be allowed in all Planning Units in the central area of the application, with all non-residential uses restricted to 30 feet in height within 300' of the existing residential developments.

Finally, a major emphasis regarding this application responds to the analysis of regional transportation connections through the state lands site. Previously Thompson Peak Parkway, the freeway and Union Hills Drive were the only east/west connections through the area. The proposal is to create, in conjunction with the DMB application, an additional, east/west connection between the freeway and Thompson Peak Parkway. This roadway would supplement to the east/west and north/south movements planned for the area. In addition, it provides a relief roadway to ensure minimal traffic disruptions to the Grayhawk community from Scottsdale Road (which depends on Thompson Peak Parkway for its major access). This new east/west roadway, entitled 'Center Drive,' will be planned with future connection to Pima Road to the east as part of a future study area within the state lands jurisdiction. Furthermore, access roads along the freeway are being proposed to further ensure connectivity and transportation options.

IMPACT ANALYSIS**Traffic.**

The traffic impact analysis was not available at the time of printing for this report. The analysis will be made available when complete.

Parking.

Parking will be analyzed with the master plans and provided by each site as they are developed in phases. As with the abutting DMB application, the PRC zoning will emphasize parking structures versus surface lots to ensure the pedestrian oriented development pattern. Other provisions are included in the amended standards to ensure employment centers and commercial buildings provide efficient pedestrian access to future transit nodes along the streets, with parking facilities located behind the buildings.

Schools District comments/review.

Paradise Valley School District has been notified of this application. Paradise Valley School District has requested a school site within the Core North area. The applicant has worked with the school district to provide a minimum ten (10) acres for a middle school site.

Open space, scenic corridors.

The application and the associated stipulations set forth a master plan process whereby the future developers of the state lands will be required to submit a master environmental design concept plan, which will outline the open space plans, landscaping, and other environmental design factors with each phase. The scenic corridor along Scottsdale Road, south of the freeway is stipulated to a 50' width, which is consistent with the scenic corridor existing on the North Scottsdale Gateway project at the northeast corner of Frank Lloyd Wright Boulevard and Scottsdale Road and the stipulations for Planning Unit 1 (south of freeway alignment) within the abutting DMB zoning case (20-ZN-02).

Policy implications.

The proposed update to the state lands application resolves several policy issues.

Land Use: From a land use perspective, the existing zoning and the associated stipulations do not address current land use trends. For example, the C-3 zoning located at the southwest corner of the freeway and Hayden Road is limited to automobile related uses; the Planned Regional Center parcel is located along Scottsdale Road in the southwest portion of the application on the other side of the freeway from the DMB application. The existing I-1 adjacent to the DMB proposal might not be compatible or consistent with current land use trends for the area. The use of the

The current land use mix is consistent with the General Plan but restricts uses to the plans from the previous zoning cases. Allowing the flexibility to master plan the on-site uses, appropriate to current and future development trends, assures that the correct balance and mixture of uses will satisfy Scottsdale's regional needs in the area. As proposed, the land use is updated through a budget format, which will allow the same density (residential units) and intensities (floor area) as currently approved. With protections built into the case with character plans designated to address transition areas to the existing residential development, the proposal strengthens the land use relationship to its abutting neighbors.

The request is in part coordinated with the proposed DMB application to create a Planned Regional Center zoning district that utilizes similar development standards to create a pedestrian-oriented development. With the flexibility of placing the PRC district within Planning Unit I, a logical extension of the town center concept proposed in the Stacked 40s could provide an extension of the pedestrian-oriented design into the state lands parcels. The other development standards requests primarily deal with building height. The non-residential districts request a building height up to 42 feet to allow for 'smart' buildings for future corporate office space. However, within the transition character areas, the height for non-residential uses is restricted to 30 feet in height within 300 feet of the property line.

Transportation: The updating of the state lands creates a transportation planning opportunity consistent with a traffic analysis regarding the lands within this application and the state lands within Phoenix (on the west side of Scottsdale Road). A series of conclusions from the study described the need for coordination of transportation networks (roads and transit options) to ensure efficient traffic patterns within this regional core area.

As the Stacked 40s case encompasses the entire frontage along Scottsdale Road, north of the freeway, an enhanced east/west connection is planned as part of this application and the Stacked 40s application. This improved roadway connection was not available as part of the original Core North zoning case. As a result, much of the east/west traffic through this portion of state lands relied upon the freeway and Thompson Peak Parkway. As the Grayhawk master planned community is a primarily residential enclave, directing the regional traffic from future state lands development within this application would have impacted Thompson Peak and the residential communities. This new roadway, "Center Drive," creates a primary east/west connection through the heart of the northern portion of this application.

Proposed freeway access roads along portions of the north and south side of the freeway will enable future traffic impacts from this regional mixed-use core to benefit from its location directly along the freeway while lessening the impacts to the surrounding residential neighborhoods abutting this application.

Infrastructure: As with the previous zoning cases, master plans will establish the detailed construction needs for water, sewer, and drainage infrastructure for the lands within this application. These master plans will include planning in conjunction with the city's new water campus and major detention basins along the freeway alignment. Also, the build-out of the Grayhawk community to the north has finalized drainage corridors for this property to maintain.

Coordinate Planning to Balance Infrastructure: The City Council's goals dictate that the City plan accordingly and ensure adequate infrastructure for future growth. With the updating of this zoning case within Scottsdale's regional core area, this major policy goal is being addressed by a proactive state land department and the abutting Stacked 40s proposal. Both cases address the need to coordinate their plans and create an infrastructure network to accommodate their goals. The facilitation and timing of both cases take a proactive approach to resolving long-standing issues regarding transportation and land use issues in Scottsdale and Phoenix. As proposed both provide all necessary infrastructure improvements prior to or in time with the development of adjacent land.

Community involvement.

The applicant held four open houses at the Grayhawk Elementary School, located at the southwest corner of Grayhawk Drive and Miller Road. Also, the state land department, in conjunction with the Stacked 40s applicant, has conducted several meetings with the surrounding properties and interested neighborhood and citizen groups. The attached Citizen Review Report (Attachment # 7) describes the input received from the open houses. The open house format allowed interested citizens to casually review application materials and boards to better understand the application. Representatives from the state land department were available for questions and discussion. The open houses were held concurrently with the Stacked 40s open house in order to provide context and relationship between the two zoning requests. Staff was also present at the open house to discuss the City's role in the application process.

**OPTIONS AND STAFF
RECOMMENDATION**

Description of Option A:

The Planning Commission could choose to recommend approval of the request, subject to stipulations.

Description of Option B:

The Planning Commission could choose to continue the case to obtain more information or citizen input.

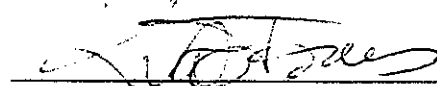
Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE Planning and Development Services Department
DEPT(S) Current Planning Services

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ATTACHMENTS

1. Applicant's Narrative
- 1A. Proposed Amended Development Standards
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Traffic Impact Summary
7. Citizen Involvement
8. Site Location Map
9. Site Context
10. Existing Zoning for Application
11. Character Areas
- 11A. Land Use Budget
12. Regional Circulation and Context
13. Land Use and Planning Units

ARIZONA STATE LAND DEPARTMENT

Crossroads East PCD Amendment

Project Narrative *August 6, 2002*

I. Project Overview

A. General Overview of Request

The purpose of this application is to amend a Planned Community District ("PCD") zoning on approximately 1,000 acres of Arizona State Land Department (the "ASLD") property known as "Crossroads East". The Crossroads East PCD Amendment consists of portions of the previously zoned Core North and Core South projects as described below in sub-section B. Crossroads East is located both north and south of the Loop 101, approximately bounded by Scottsdale Road to the west, Hayden Road alignment to the east, Thompson Peak Parkway to the north, and Princess Drive to the south (the "Property"). The Property is located within the City of Scottsdale (the "City") as depicted in Figure 1.

B. Historical Overview

The Property was the subject of two (2) zoning cases approved in 1986 and 1990, referred to as Core South and Core North, respectively. The combined Core North and Core South properties originally consisted of approximately 3,500 acres, which extended from Deer Valley Road to Bell Road and from Scottsdale Road to 96th Street. The original Core North area consisted of approximately 2,300 acres and primarily included land north of the Loop 101. Core South originally consisted of approximately 1,292 acres and generally includes the area south of the Loop 101. Much of the original Core North and Core South areas were auctioned and have subsequently been developed as the Grayhawk master planned community and the Perimeter Center. Zoning for Core South was approved in 1986 (Case 11-Z-86) with an amendment approved in 1988 (10-Z-88). Zoning for Core North was approved in 1990 (Case 46-Z-90) with an amendment approved in 1992 (Case 46-ZN-90#2).

C. General Overview of Area State Land Holdings

ASLD owns a significant amount of land in all four (4) quadrants created by the newly opened interchange of the Loop 101 with Scottsdale Road. ASLD is the Trustee of the Arizona State Land Trust (the "Trust") and as such, is the fiduciary for the beneficiaries of the Trust, which include public institutions

(primarily for educational) in Arizona. ASLD administers the Trust land under the direction of the State Land Commissioner.

Crossroads East is arguably the most visible and important undeveloped Trust property in the Phoenix Metropolitan area. Not only is Crossroads East conveniently located in proximity to key transportation routes, it is also located in an area that has and is continuing to develop with high quality and high end residential, commercial, office, light industrial and tourism uses. The Trust land is key in terms of its potential for economic development potential and job creation for the region.

ASLD, serving as the fiduciary for the Trust is required by the Arizona Constitution to receive maximum value for the sale or lease of Trust lands for the benefit of the Trust. Given this constitutional mandate, it is incumbent upon ASLD to carefully plan these properties to maximize their ultimate value. Accordingly, the ASLD is in the process of re-evaluating the existing development plans for Trust lands for both sides of Scottsdale Road to determine if such plans are appropriate to accommodate anticipated traffic and market conditions.

As part of this process, the ASLD has evaluated the existing entitlements for all of its holdings at the Scottsdale Road and Loop 101 interchange quadrant, which include the proposed Paradise Ridge development (west of Scottsdale Road) and portions of the Core North and Core South properties (east of Scottsdale Road). As part of this re-evaluation, a key component was to consider the overall transportation system and its ability to accommodate current and anticipated traffic generated external and internal to the project area. The traffic engineering firm, BRW, was contracted by ASLD to specifically study these impacts. BRW concluded that the existing and planned transportation system is less than adequate to accommodate entitled intensities and densities. Unless these deficiencies are addressed, severe traffic congestion is inevitable. There will be negative impacts to residential areas to the north and east. As a result of this analysis, an updated transportation plan was recommended to efficiently and effectively serve the land uses in all four (4) quadrants.

The updated transportation plan proposes to address the circulation needs of the area and includes a revised internal road network that will divert traffic from Thompson Peak Parkway and more efficiently move traffic to the Hayden Road interchange and to Scottsdale Road. A multi-layered transportation system, including revisions to the transportation routes will proactively address the anticipated transportation problems, which if unaddressed, will create significant traffic problems, not only at the Scottsdale Road/Loop 101 interchange, but also in the surrounding residential neighborhoods.

To accomplish the transportation system improvements, modifications to the existing ASLD entitlements are necessary. Portions of the Core North and

Core South properties that have not yet been developed are therefore proposed to be modified. This application seeks to make the required modifications to specific undeveloped portions of Core North and Core South by consolidating them into one application referenced as "Crossroads East". The overall purpose of the Crossroads East PCD Amendment is to implement the suggested transportation system and to transition existing entitlements to a flexible framework to best respond to market conditions and transportation demands in the area. No increases in density or intensity are proposed. Furthermore, the existing approved entitlements for the Core North and Core South parcels not part of the Crossroads East PCD will not change.

D. Purpose of Request

The purpose of the Crossroads East PCD Amendment is to create a unified entitlement plan for specific remaining development parcels in Core North and Core South that have not been developed and to modify the transportation system to better accommodate existing and anticipated traffic in the area.

The goal of the Crossroads East PCD Amendment is to update the circulation network approved over a decade ago as part of Core North and Core South by adding a new connection through adjacent property to Scottsdale Road. The ASLD is working cooperatively with the developer of adjacent property, specifically DMB Associates, Inc., relative to this critical roadway connection. Ultimately, it is intended that this reliever will continue west across Scottsdale Road through Trust land west of Scottsdale Road in the City of Phoenix.

While the primary purpose of the PCD Amendment request is to update and improve the transportation system, the approved land use allocations will be updated to better respond to development patterns in the area. No increases to dwelling units or commercial entitlements are being requested.

E. Overview of PCD

In addition to updating the transportation plan for Crossroads East, the amendment to the PCD will provide flexibility in the development of Crossroads East. There will not be a change in density or an increase in the intensity of uses, rather the Crossroads East PCD Amendment will provide for thoughtful development through planning units and character areas.

i. Planning Unit Master Plans.

It is anticipated that the infrastructure planning will occur at varying times and at varying levels of detail, depending on the nature and geographic scope of the planning objective. This will be accomplished for key public infrastructure, such as streets, drainage, water and wastewater facilities as well as environmental design planning via Planning Unit Master Plans. Prior to

development within each planning unit, the following Planning Unit Master Plans will be required: (a) Environmental Design Plan, (b) Circulation Plan, (c) Drainage Plan, (d) Wastewater Plan, and (e) Water Plan.

ii. Character Areas.

In addition to the infrastructure planning required through the Planning Unit master Plan process, seven (7) character areas have been established for Crossroads East. The character areas will provide for thoughtful and organized development of Crossroads East by establishing the types of uses allowed in specified areas. Through the use of character areas, intensity and densities of uses can be moved within the Crossroads East development to allow flexibility and thoughtful development but will be limited based on the existing entitlements for Crossroads East.

It is anticipated that a development agreement will be entered into between the City of Scottsdale and the ASLD incorporating the aforementioned four (4) planning units and seven (7) character areas.

II. Location

A. *Description of Location*

Crossroads East is located in one of the most valuable and highly visible areas in the City of Scottsdale. Crossroads East straddles the newly completed Loop 101 and has excellent visibility from this freeway. The soon to open interchange at Hayden and the Loop 101 will provide additional access to the site. Crossroads east also has approximately one and one-half (1 1/2) miles of frontage along the east side of Scottsdale Road, south of Mayo Boulevard (the future Union Hills alignment).

B. *Access to the site*

Crossroads East is directly accessed by the future Loop 101 and Hayden Road interchange and from Union Hills Road and future Hayden Road connections. The proposed update to the circulation network also provides access to the Property through DMB's project at a point approximately 1/2 mile north of the Loop 101 on Scottsdale Road.

III. Property Characteristics

Crossroads East is currently undeveloped. The majority of the site is characterized as flat terrain with a gentle slope to the south. The site is sparsely vegetated with typical desert flora and fauna found in the region.

IV. Compatibility with Surrounding Properties

A. Surrounding Adjacent Land Uses, Ownership and Zoning

Crossroads East is surrounded by a variety of uses as well as undeveloped land as reflected in Table 1 below. To the north of the site is the Grayhawk master planned community, which is developed with a variety of residential and commercial uses. Land north of the 101 along Scottsdale Road is being planned by DMB for mixed-use development. East of the site is the Perimeter Center with employment uses as well as a variety of residential uses. Land to the south is developed with the Fairmont Princess Resort and related uses and residential uses of varying densities. To the immediate west of the site, across Scottsdale Road and in unincorporated Maricopa County is a relatively new development of luxury automobile dealerships. West of Crossroads East within the City of Phoenix is undeveloped Trust Lands (Paradise Ridge).

The surrounding property has various zoning designations and is located within Scottsdale, Phoenix or in unincorporated Maricopa County.

Table 1

Property	Ownership Status	Jurisdiction	Existing Use	Existing Zoning
Subject Property	ASLD	Scottsdale	Undeveloped	I-1, R-5, CO, C-2, C-3, PRC, PCC and PCoC, all with a PCD overlay
North of Property	Private Ownerships, State Land	Scottsdale	Condominium Development, undeveloped area, residential subdivisions	R-5 PCD, OS PCD, R1-5 RCD, ESL, OS PCD, ESL
East of Property	Private Ownerships	Scottsdale	Undeveloped, Residential Subdivisions, Office Development	OS PCD, ESL, I-1, OS PCD
South of Property	Private Ownerships	Scottsdale	Princess Hotel Residential Uses, Residential Uses	PCP/PCD, R-4 PCD, R-5, R1-35, C-2 PCD, OS
West of	Privately	Unincorporated	Automobile	C-2 PD

Property	Owned	Maricopa County	dealerships	
West of Property	ASLD	Phoenix	Undeveloped	S-1

B. Description of Uses in General Area

North Scottsdale has been developing since the late 1970s. Older uses further north but in the sub-region include Rawhide and the Pinnacle Peak Country Club and surrounding residential areas along Pinnacle Peak Road between Scottsdale and Pima Roads. The 1980s saw increasing residential development in various forms including large lots, lot splits and smaller subdivisions. The Fairmont Princess Hotel and golf course was constructed in the 1980s along with single-family residential uses and higher density residential uses in the vicinity of the Princess, all of which were originally State Trust land. In the 1990s, the area saw the master planned communities of Grayhawk (originally part of Core North), DC Ranch, and McDowell Mountain Ranch develop along with new commercial and office uses in the Perimeter Center. Since the late 1990s, additional commercial development along Scottsdale Road south and north of Crossroads East has occurred, influenced in part by the completion of the Loop 101. At this time, the only north-south transportation corridors are Scottsdale and Pima Roads and the only existing east-west transportation corridors are Pinnacle Peak Road approximately two (2) miles north, Thompson Peak Parkway approximately ¼ mile north of the Property and the recently opened Loop 101.

V. Impact on School District

Crossroads East is located within the Paradise Valley School District ("School District"). The proposed plan does not propose any increases in residential density, but allows reallocation of existing entitlements. Therefore, it is not anticipated that the proposal will have any additional impact on the School District as previous student generation rates were already taken into consideration. In spite of this, a ten (10) acre (net) usable site will be provided for use by the School District at a location to be mutually determined by the ASLD and the School District within Character Area C-1, depicted on the Character Areas map included with this application.

VI. Transportation

As noted previously, the transportation aspect of the proposed plan is the major component of this request, not only for Crossroads East, but also for surrounding properties including State Trust Land to the west of Scottsdale Road. At this time, north-south access is limited to Scottsdale and Pima Roads. Although Hayden Road has a built interchange at the Loop 101, Hayden north of the Loop is not yet constructed. The major east-west routes are Thompson Peak

Parkway through Grayhawk and DC Ranch and the Loop 101 that functions as the primary regional east-west route in this area. Unfortunately, anticipated traffic volumes in this area, based on existing entitlements, are in excess of what these transportation routes can effectively carry. Unless updated circulation system plans are approved, increased traffic volumes will be forced to Thompson Peak and through existing residential neighborhoods. Crossroads East has specifically been designed in concert with the DMB Stacked 40s Property to the west to include a loop road system between Scottsdale and Hayden Roads. This loop road will function as an additional east-west route to remove a significant portion of anticipated future traffic from Thompson Peak Parkway for the benefit of residential areas in the area.

VII. Conformance with the General Plan

The proposed PCD zoning is consistent with the City of Scottsdale General Plan Land Use designations for Crossroads East. The Property is designated as Mixed Use Neighborhoods with a Regional Use District overlay. Mixed-Use Neighborhoods are areas with access to major regional transportation and services and have a focus on human scale development. These areas can accommodate higher density housing with office, retail or mixed-use structures with residential above commercial. The Regional Use District overlay is intended to provide "...flexibility for land uses when it can be demonstrated that new land uses are viable in serving a regional market. Regional uses include, but are not limited to, corporate office, region serving retail, major medical, education campus, community service facilities, tourism and destination attraction uses." Additionally, Crossroads East is located within the Freeway Corridor/Regional Core and Employment Character Types and within the Sonoran Regional Core/Airpark Character Area.

The proposed PCD zoning, uses and, specifically, the land use distribution, are consistent with the General Plan and represents a refinement to existing zoning. Furthermore, the proposed changes are consistent with the recent voter approved General Plan including many vision statements, values and goals contained in the Plan. Furthermore, the proposed PCD represents a better response to the unique character and development pattern of Scottsdale it represents the very type of development encouraged and promoted within the General Plan. The proposed PCD is in concert with principles to promote development that provide a balance of land uses that integrate residential, retail office and other uses. The Crossroads East plan is also consistent with policies intended to locate higher intensity uses at major transportation routes and to create circulation patterns that are sensitive to surrounding neighborhoods. Ultimately, the Crossroads East PCD proposes to redistribute existing entitlements and does not propose any increases or changes in land use intensity. The Property therefore not only remains consistent with the existing General Plan land use designations, but also represents a more thoughtful and market responsive plan that will implement visions and strategies contained in

the General Plan that will help to create a development that incorporates the unique Scottsdale character.

VIII. Project Justification

The proposed request will not change the existing zoning but rather will update the entitlements to create flexibility and establish a new circulation system for the Property. This request is appropriate for the following reasons:

- A. The approved uses are consistent with and compatible with adjacent and surrounding land uses. No new uses are proposed.
- B. The proposed amendment does not include any increases in density or intensity but rather allows flexibility of existing entitlements.
- C. The request conforms to the City of Scottsdale General Plan.
- D. The request will provide transportation benefits to the area by creating a new circulation plan to better accommodate existing entitlements, and which will reduce traffic along existing transportation routes.

IX. Summary

In summary, the proposal for an update to the existing zoning is appropriate for a variety of reasons. The most compelling reason for the update is to solve a circulation system problem, which if not addressed could severely impair transportation movements in the immediate area and spill over into the adjoining residential area. If approved, the Crossroads East PCD Amendment will set forth a transportation system that will help to relieve the anticipated congestion. The proposed transportation linkages are being coordinated with surrounding private land including the DMB property to the west. Additionally, ASLD will seek similar modifications on Trust Land west of Scottsdale Road in the City of Phoenix with the goal of ensuring overall improvement in the regional transportation system.

I-1 AMENDED DEVELOPMENT STANDARDS

Sec. 5.1800. (I-1) INDUSTRIAL PARK DISTRICT.

Sec. 5.1801. Purpose.

The I-1 district is intended to provide space for manufacturing, processing, research and development, municipal airport and aeronautical activities, and complementary wholesale, warehouse, and office operations. This district permits a broad range of uses to take place within buildings or behind solid masonry walls and promotes the development of employment and aeronautical activities in an attractive, landscaped industrial park.

(Ord. No. 1852, § 1, 11-5-85; Ord. No. 3274, § 1, 12-7-99)

Sec. 5.1802. Approvals required.

No structure or building shall be built or remodeled upon land in the I-1 district until Development Review Board approval has been obtained as outlined in article I, section 1.900 hereof.

(Ord. No. 1852, § 1, 11-5-85; Ord. No. 3225, § 1, 5-4-99)

Sec. 5.1803. Use regulations.

The uses allowed in the I-1 district are generally those industrial office, laboratory, manufacturing, warehousing, wholesaling, and aeronautical uses. Manufacturing, processing, servicing, warehousing, cleaning and testing shall take place entirely within completely enclosed buildings, shall not create any offensive noise, vibration, smoke, dust, odor, heat, glare, fumes, or electrical interference, and shall not generate excessive truck traffic. Outdoor storage shall take place behind solid masonry walls.

A. Permitted uses.

1. Aeronautical activities.

- a. Municipal airports, as defined in Chapter 5 of the Scottsdale Revised Code, and associated on-airport supporting uses.
- b. Off-airport aeronautical activities, limited to those authorized by and subject to compliance with all applicable definitions,

qualifications, minimum operating standards, rules and regulations set forth in or established pursuant to Chapter 5 of the Scottsdale Revised Code.

2. Business and professional offices.

3. Research and development laboratories and offices.

4. Manufacturing and processing.

- a. Bakery.
- b. Blueprinting, printing, lithography.
- c. Cosmetics compounding.
- d. Electronic assembly.
- e. Electronic component manufacturing.
- f. Fabric assembling (include fur, leather, textiles, etc.).
- g. Glass assembling.
- h. Garment manufacturing.
- i. Instrument manufacturing.
- j. Jewelry manufacturing.
- k. Machine shops.
- l. Motion picture production.
- m. Musical instruments, games, or toy manufacturing.
- n. Ornamental metal working.
- o. Pharmaceuticals compounding.
- p. Plastics assembling.
- q. Rubber assembling.
- r. Sheet metal assembling or fabricating.

- s. Sign manufacturing.
 - t. Solar equipment assembling or manufacturing.
 - u. Wood assembling (limited to finished products).
5. Branch post office.
 6. Broadcasting station or studio, excluding sending or receiving tower.
 7. Contractor, general or subcontractor.
 8. Emissions testing facility.
 9. Furniture store.
 10. Gymnasium (limited to gymnastics training).
 11. Municipal uses.
 12. Wholesale or warehouse operations.
 13. Churches and places of worship (temporary five (5) years).
 14. Day care center, if the drop off or outdoor play area is more than one hundred (100) feet from a residential district.
 15. Personal wireless service facilities; minor, subject to the requirements of sections 1.906, 3.100 and 7.200.
 16. Retail sales directly related to but clearly incidental to a primary manufacturing, assembly, or contractor use provided the retail sales area does not exceed either ten (10) percent of the gross floor area of the primary use or one thousand (1,000) square feet, whichever is less. Retail sales for the purpose of the I-1 section of the zoning ordinance shall be defined as transactions involving goods purchased by the ultimate consumer for personal or

household use.

17. Unoccupied recreational vehicle storage which is not adjacent to any residential district (see Section 5.1803.B.27 for unoccupied recreational vehicle storage which is adjacent to any residential district).

B. *Uses subject to a conditional use permit.*

1. Antique, rare or unusual auto restoration.
2. Auction gallery.
3. Automobile and boat assembly and reassembly, excluding general repairs and maintenance.
4. Bank. No use permit application for banks or financial institutions shall be granted unless the following conditions exist: The use shall be compatible with the I-1 development and/or abutting residential development. The use shall be primarily to serve the needs of the industrial park and shall be located accordingly. The use shall not be detrimental to the surrounding area due to: Increased automobile traffic, noise generated from within the site, character of proposed building.
5. Beverage bottling.
6. Bulk cleaning and laundry.
7. Ceramics manufacturing.
8. Cosmetics manufacturing.
9. Day care center, if the drop off or outdoor play area is within one hundred (100) feet from a residential district. No use permit for this use shall be granted unless the conditions enumerated in 1.403 and the following conditions exist:

- a. The use shall be compatible in scale, mass and architecture with the I-1 development and any abutting residential development.
 - b. Substantial I-1 development shall have occurred in the immediate area so as to provide a localized demand for the use.
 - c. Building orientation and access to the site shall be directed to interior local industrial streets.
 - d. Site plan design shall minimize vehicular conflicts between industrial/commercial uses and day care center patrons.
10. Delicatessen. No use permit application for a delicatessen shall be granted unless the following conditions exist: The use shall be primarily to serve the needs of the industrial park and shall be located accordingly. The use shall not exceed two hundred (200) square feet of public floor area and shall not occur in a building wherein the delicatessen would be the sole or primary use. Delicatessen for the purpose of the I-1 section of the zoning ordinance shall exclude retail sales of grocery items or alcoholic beverages and shall provide no indoor or outdoor tables for dining.
 11. Equipment storage.
 12. Food processing and preparation, excluding slaughtering and fat rendering.
 13. Furniture manufacturing or refinishing.
 14. Health studio. No use permit application for a health studio shall be granted unless the following conditions exist:
 - a. The use shall be compatible with I-1 development and/or any abutting residential development. The use shall be primarily to serve the needs of the industrial park and shall be located accordingly. The use shall not be detrimental to the surrounding area due to: Increased automobile traffic, noise generated from within the site, character of proposed building.
 15. Ice plant.
 16. Off-airport heliport, subject to compliance with all applicable definitions, qualifications, minimum operating standards, rules, and regulations set forth in or established pursuant to Chapter 5 of the Scottsdale Revised Code.
 17. Personal wireless service facilities; major, subject to the requirements of sections 1.400, 3.100 and 7.200.
 18. Pharmaceuticals manufacturing.
 19. Plastics manufacturing.
 20. Plating or replating.
 21. Pottery manufacturing.
 22. Public utility service yard.
 23. Restaurant. No use permit application for a restaurant shall be granted unless the following conditions exist:
 - a. The use shall be compatible with I-1 development and/or any abutting residential development. The use shall be primarily to serve the needs of the industrial park and shall be located accordingly. The use shall not be detrimental to the surrounding area due to:

Increased automobile traffic, noise generated from within the site, character of the proposed building.

24. Television or radio sending or receiving tower.
25. Unoccupied recreational vehicle storage adjacent to any residential district. No use permit shall be granted for unoccupied recreational vehicle storage which is adjacent to any residential district unless the following conditions have been satisfied:
 - a. The site plan shall demonstrate that:
 1. A wall and/or landscaping screens the unoccupied recreational vehicle storage from any residential district.
 - b. The applicant has provided a written lighting plan which addresses exterior lighting on the property, if provided, in accordance with Section 7.600 of the zoning ordinance. The lighting plan shall demonstrate that proposed exterior lighting does not direct light upon any adjacent property.
 - c. The applicant has provided any additional information required by city staff in order to evaluate the impacts of the proposed use upon the area.

(Ord. No. 1852, § 1, 11-5-85; Ord. No. 1905, § 1, 9-2-86; Ord. No. 1927, § 1, 1-20-87; Ord. No. 2258, § 1, 7-18-89; Ord. No. 2394, § 1, 9-16-91; Ord. No. 2395, § 1, 9-16-91; Ord. No. 2430, § 1, 1-21-92; Ord. No. 2606, § 1, 11-2-93; Ord. No. 2654, § 1, 4-19-94; Ord. No. 2831, § 1, 9-19-95; Ord. No. 2858, § 1, 12-5-95; Ord. No. 2876, § 1, 2-6-96; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3225, § 1, 5-4-99; Ord. No. 3274, § 1, 12-7-99)

~~<Editor's note>~~ **Editors Note:** The arabic numbers for uses in paragraphs A and B above were not present in Ord. Nos. 1852, 1905

and 1927. As they were present prior to enactment of Ord. No. 1852, 1905 and 1927 and as sub-subparagraphs are numbered as if arabic numbers were assigned to subparagraphs and references are made to subparagraphs with arabic numbers (see B, 13, b above), the arabic numbers have been editorially supplied.

Sec. 5.1804. Property development standards.

The following property development standards shall apply to all land and buildings in the I-1 district:

- A. *Floor area ratio.* In no case shall the gross floor area of a structure exceed the amount equal to six-tenths multiplied by net lot area in square feet.
- B. *Volume ratio.* In no case shall the volume of a structure exceed the product of the net lot area in square feet multiplied by nine (9) feet.
- C. *Open space requirement.*
 1. In no case shall the open space requirement be less than ten (10) percent of the total lot area of zero (0) feet to twelve (12) feet of height, plus four-tenths percent of the total site for each foot of height above twelve (12) feet.
 2. The amount of open space required on a lot may be reduced in direct proportion to the amount of net lot area included in a taxilane safety area. The amount of open space required on a lot may also be reduced in direct proportion to the amount of aircraft staging area provided on the lot. In no case shall the amount of taxilane safety area and/or aircraft staging area reduce, or provide for a reduction of, more than fifty (50) percent of the required open space.
 3. Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance.

D. *Building height.* No building shall exceed ~~thirty-six (36)~~ forty-two (42) feet in height except as otherwise provided in article VII. Within three hundred (300) feet of the perimeter of the B-2 and C-2 Character Areas as shown on the Character Areas Graphic, no buildings shall exceed thirty (30) feet in height.

E. *Lot coverage.* The aggregate area of the building(s) shall not occupy more than fifty (50) percent of the total area of the lot.

F. *Yards.*

1. *Front Yard.* No part of the building or accessory structure shall be located closer than fifty (50) feet to any street. Parking may occur in the required front yard as provided in Section 10.402.C.1.
2. *Side Yard and Rear Yard.* A yard of thirty (30) feet shall be maintained adjacent to all residential districts.

G. *Walls, fences and required screening.*

1. All off-airport operations and storage excluding fueling shall be conducted within a completely enclosed building or within an area enclosed by a solid wall at least six (6) feet in height, provided that no objects shall be stacked higher than the wall so erected.
2. All mechanical structures and appurtenances shall be screened as approved by the Development Review Board.
3. All storage and refuse areas shall be screened as determined by Development Review Board approval.
4. Other requirements and exceptions as specified in article VII.

(Ord. No. 1840, § 1, 10-15-85; Ord. No. 1852, § 1, 11-5-85; Ord. No. 2818, § 1, 10-17-95; Ord. No. 3274, § 1, 12-7-99)

Sec. 5.1805. Off-street parking.

The provisions of article IX shall apply.
(Ord. No. 1852, § 1, 11-5-85)

Sec. 5.1806. Signs.

The provisions of article VIII shall apply.
(Ord. No. 1840, § 1, 10-15-85; Ord. No. 1852, § 1, 11-5-85)

C-0 AMENDED DEVELOPMENT STANDARDS

Sec. 5.2200. (C-O) COMMERCIAL OFFICE DISTRICT.

Sec. 5.2201. Purpose.

This district is intended to provide an environment desirable for and conducive to development of office and related uses adjacent to the central business district or other major commercial cores. In addition, certain other kinds of uses are permitted under conditions and standards which assure their compatibility with a general concentration of office use as well as with the medium and high density residential districts which will often adjoin the C-O district. This district will generally serve to provide a transition from, and occur between, the commercial core and residential districts.

Sec. 5.2202. Approvals required.

No structure or building shall be built or remodeled upon land in the C-O district until Development Review [Board] approval has been obtained as outlined in article I, section 1.900 hereof.

(Ord. No. 3225, § 1, 5-4-99)

Sec. 5.2203. Use regulations.

A. *Permitted uses.* Buildings, structures, or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Business and professional.

- a. Business college, limited to the teaching of office and business practices and skills.
- b. Corporate headquarters, which may include transient residential units only for employees on a site of twenty (20) acres or greater.
- c. Office, business: Any office in which chattels or goods, wares or merchandise are not commercially created, displayed, sold or exchanged, except commercial uses appurtenant thereto, such as restaurants, cocktail lounges,

gift shops, newsstand, smoke shop, barbershop, beauty parlors, and small retail shops, provided the entrance of such accessory uses shall be from the interior of the building, lobby or arcade, and there shall be no exterior advertising.

- d. Office, professional, for: Accountant, architect, chiropodist, chiropractor, dentist, engineer, lawyer, minister, naturopath, osteopath, physician, surgeon, surveyor, optometrist, veterinarian.
- e. Office, semi-professional, for: Insurance broker, public stenographer, real estate broker, stockbroker, and other persons who operate or conduct offices which do not require the stocking of goods for wholesale or retail, but shall not include barber, beauty operator, cosmetologist, embalmer or mortician except as provided in subparagraph (b) hereof.
- f. Optician (limited to prescription work only).
- g. Laboratories: Medical, dental, blood bank.
- h. Physiotherapist.
- i. Studio: For professional work, or teaching of any form of commercial or fine arts, photography, music, drama, dance, but not including commercial gymnasium, dance hall or job printing.
- j. Hospitals for animals including boarding and lodging; provided that there shall be no open kennels maintained and provided that all facilities will be in soundproof buildings.

- k. Museum, library, post office.
- l. Broadcasting station and studio, radio or television, but not including sending or receiving tower.
- m. Private and charter school having no room regularly used for housing or sleeping overnight. Subject to Development Review Board approval and compliance with standards including, but not limited to, the following as well as those otherwise required in the district.
 - (1) Location: All proposed private and charter schools shall be located a minimum of five hundred (500) feet from any adult use.
 - (2) Lot area: The minimum lot area shall be equal to that required for the district, except that no lot shall be less than forty-three thousand (43,000) square feet (net).
 - (3) There shall be no outside speaker system or bells, if the school building is within one hundred (100) feet of a single-family dwelling or multifamily dwelling unit.
 - (4) Open space: Per underlying zoning district open space requirements. All NAOS requirements of the district must be met and may be applied towards the overall open space requirements subject to compliance with NAOS standards.
 - (5) Parking: Parking shall observe the front yard setbacks of the district for

all frontages. One-third ($\frac{1}{3}$) of the required parking may be shared parking with other establishments present on site. Parking shall be located and screened per the requirements of the district.

- (6) Outdoor recreation area: All outdoor playgrounds and recreation areas shall be enclosed by a wall or fence sufficient in height to protect the safety and welfare of the students and shall be located within the side or rear yard. Any playground or outdoor recreation area shall be located a minimum of fifty (50) feet from any residential district and screened by a minimum six-foot high wall.
- (7) Drop-off area: A drop-off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the school. This area shall not include internal site traffic aisles, parking spaces, fire lanes, etc.
- (8) Any public trails or pedestrian connections shall be incorporated into the site plan and approved by the Development Review Board.
- (9) Circulation plan: The applicant shall submit a circulation plan to insure minimal conflicts between the student drop-off area, potential van and bus drop-off area, parking, access

driveways, pedestrian and bicycle paths on site.

2. Retail.

- a. Art gallery.
- b. Establishments primarily supplemental in character to other permitted principal uses, such as: Pharmacy, apothecary shop, sale of correction garments, prosthetic devices and optical goods.
- c. Blueprinting, printing, lithograph, publishing or photostating.

3. Service.

- a. Banks, finance offices, lending institutions, stock brokerage firms, savings and loan associations and credit unions.
- b. Churches and places of worship.
- c. Day care center, if the drop off or outdoor play area is more than one hundred (100) feet from a residential district.
- d. Personal wireless service facilities; minor, subject to the requirements of sections 1.906, 3.100 and 7.200.
- e. Racquet, paddle or handball courts (indoor only).
- f. Telephone answering service.
- g. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.

B. *Uses subject to a conditional use permit.*

1. Corporate headquarters which includes transient residential units only for employees on a site of less than twenty (20) acres.

2. Day care center, if the drop off or outdoor play area is within one hundred (100) feet from a residential district (see section 1.403 for criteria).

3. Funeral home and chapel.

4. Hospital.

5. Municipal uses.

6. Personal wireless service facilities; major, subject to the requirements of sections 1.400, 3.100 and 7.200.

7. Private club, fraternity, sorority, and lodges.

8. Research and development facilities.

(Ord. No. 2394, § 1, 9-16-91; Ord. No. 2430, § 1, 1-21-92; Ord. No. 2858, § 1, 12-5-95; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3034, § 1, 11-4-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3225, § 1, 5-4-99)

Sec. 5.2204. Property development standards.

The following property development standards shall apply to all land and buildings in the C-O district:

A. *Floor area ratio.* In no case shall the gross floor area of a structure exceed the amount equal to six-tenths multiplied by net lot area in square feet.

B. *Volume ratio.* In no case shall the volume of any structure exceed the product of the net lot area in square feet multiplied by 7.2 feet.

C. *Open space requirements.*

1. In no case shall the open space requirement be less than fifteen (15) percent of the net lot area for zero (0) feet to twelve (12) feet of

height, plus five-tenths percent of the total site for each foot of height above twelve (12) feet. Open space as defined in article VI.

2. Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance.

D. *Building height.* No building shall exceed ~~thirty-six (36)~~ forty-two (42) feet in height except that within one hundred (100) feet of any R-1, R-2, R-3, R-4, R-4R or M-H district no building shall exceed twenty-four (24) feet in height and except as otherwise provided in article VII. Within three hundred (300) feet of the perimeter of the C-1 and C-2 Character Areas as shown on the Character Areas Graphics, no building shall exceed thirty-six (36) feet in height.

E. *Yards.*

1. Front Yard.

- a. No front yard is required except as listed in the following two (2) paragraphs and in article VII hereof, unless a block is partly in a residential district, in which event the front yard regulations of the residential district shall apply.
- b. A minimum of one-half of the open space requirement shall be incorporated as frontage open space to provide a setting for the building and a streetscape containing a variety of spaces.
- c. Where parking occurs between a building and the street a yard thirty-five (35) feet in depth shall be maintained. This depth may be decreased to a minimum of twenty (20) feet subject to Section 10.402.D.3.

2. Side Yard.

- a. A side yard of not less than fifty (50) feet shall be maintained where the side of the lot abuts a single-family residential district or abuts an alley which is adjacent to a single-family residential district. The fifty (50) feet may include the width of the alley.
- b. A side yard of not less than twenty-five (25) feet shall be maintained where the side lot abuts a multiple-family residential district. The twenty-five (25) feet may include any alley adjacent to the multiple-family residential district.

3. Rear Yard.

- a. A rear yard of not less than fifty (50) feet shall be maintained where the rear lot abuts a single-family residential district or abuts an alley which is adjacent to the single-family residential district. The fifty (50) feet may include the width of the alley.
- b. A rear yard of not less than twenty-five (25) feet shall be maintained where the rear lot abuts a multiple-family residential district. The twenty-five (25) feet may include any alley adjacent to the multiple-family residential district.

F. *Distance between buildings.*

1. There shall not be less than ten (10) feet between an accessory building and a main building or between two (2) main buildings, except that an accessory building with two (2) or more open sides, one (1) of which is adjacent to the

main building, may be built to within six (6) feet of the main building.

G. *Walls, fences and required screening.*

1. Walls, fences and hedges not to exceed eight (8) feet in height shall be permitted on the property line or within the required yard areas, except within the required frontage open space, within which they may not exceed three (3) feet in height, or except as otherwise provided in article VII.
2. All mechanical structures and appurtenances shall be screened as approved by the Development Review Board.
3. All storage and refuse areas shall be screened as determined by Development Review [Board] approval.
4. All operations and storage shall be conducted within a completely enclosed building or within an area contained by a wall or fence as determined by Development Review [Board] approval or use permit.

H. *General provisions.* Other requirements and exceptions as specified in article VII.

- I. *Access.* All lots shall have frontage on and have vehicular access from a dedicated street, unless a secondary means of permanent vehicle access has been approved in the development review or subdivision plat.

(Ord. No. 1840, § 1, 10-15-85; Ord. No. 2818, § 1, 10-17-95)

Sec. 5.2205. Off-street parking.

The provisions of article IX shall apply.

Sec. 5.2206. Signs.

The provisions of article VIII shall apply.

PRC AMENDED DEVELOPMENT STANDARDS

Sec. 5.2600. (P.R.C.) PLANNED REGIONAL CENTER.

Sec. 5.2601. Purpose.

The purpose of the planned regional center district is to provide for a broad variety of general merchandise, and services in full depth and variety within a planned commercial [regional] center, which may include office and residential uses carefully interrelated by design to assure that the uses compliment each other and the whole mixed use complex.

Sec. 5.2602. Approvals required.

A. Any application for rezoning to P.R.C. shall be accompanied by a site plan which reflects all criteria of the P.R.C. district.

B. Any application for P.R.C. zoning, or rezoning to P.R.C. shall be accompanied by a traffic impact study including, but not necessarily limited to, analysis of trip generation, trip distribution, ingress and egress, parking design, internal circulation capacity analysis, effect on roadway system, and proposed solutions.

C. No structure or building shall be built or remodeled upon land in the P.R.C. district until Development Review Board approval has been obtained as outlined in article I, section 1.900 thereof. (Ord. No. 3225, § 1, 5-4-99)

Sec. 5.2603. Use regulations.

A. *Permitted uses.* Buildings, structures or premises shall be used and building and structures shall hereafter be erected, altered or enlarged for the following uses:

1. Retail sales.

- a. Apparel and accessories stores such as men's and boys clothing and furnishings, women's wear and accessories, children's and infant's wear, family clothing, shoes, custom tailoring, fur apparel, clothing rentals, and fabrics.
- b. Automotive parts store.
- c. Big box, meaning any single retail space (limited to permitted retail uses in this P.R.C. district) with a building footprint of equal to or greater than seventy-five thousand (75,000) square feet.

- d. Books, newspaper, magazine or stationery stores.
 - e. Camera or photographic supply stores.
 - f. Cigar, tobacco, cigarette stores.
 - g. Drug and proprietary stores.
 - h. Florists.
 - i. Eating and drinking places without live entertainment or patron dancing.
 - j. Food stores and groceries such as grocers, delicatessens, meats and fish, fruits and vegetables, candy, nut, confectionery, dairy products, and bakeries.
 - k. Furniture, home furnishings and equipment stores such as furniture, inside window coverings, china, glassware, metalware, household appliances, radios and televisions, music supplies and equipment, and home and portable business computers.
 - l. General merchandise stores including department, variety, antiques, catalogue sales outlet, and warehouse clubs.
 - m. Gift, novelty, import, art, jewelry or souvenir stores.
 - n. Hobby or toy stores.
 - o. Home improvement stores including but not limited to paint, glass, wallpaper, and carpet.
 - p. Liquor stores.
 - q. New motor vehicles stores with display and storage enclosed within a building and no service area.
 - r. Petshops.
 - s. Sporting goods and bicycles.
 - t. Swimming pool and patio supplies and accessories.
- #### 2. Services.
- a. Broadcasting studio without towers.

- b. Business services including blueprinting and photocopying, printing, mailing services, office equipment rentals and photofinishing services.
- c. Personal wireless service facilities; minor, subject to the requirements of sections 1.906, 3.100 and 7.200.
- d. Educational services including art and music schools, dancing schools, extensions of colleges or universities and day care center.
- e. Finance, insurance and real estate services including banking and bank-related services, savings and loan associations, securities, brokers and dealers, insurance agents and brokers, and real estate agents and brokers and associated services and headquarters.
- f. Governmental services.
- g. Hospital for animals including boarding and lodging provided that there are no open kennels and provided that all activities are conducted in soundproof buildings.
- h. Medical services including offices for physicians, dentists, osteopaths, chiropractors, opticians, optometrists and group health services with ancillary laboratories excluding any services requiring overnight patient stays.
- i. Personal services including laundering and dry cleaning services, photographic services, beauty shops, barber shops, and shoe repair and shining.
- j. Private business, professional and civic clubs and associations.
- k. Professional services including legal services; engineering, interior design and architectural services; and accounting, auditing and bookkeeping services, and consulting services.
- l. Recyclable material collection.
- m. Repair services including appliance repair, watch, clock and jewelry repair, and upholstery shop.
- n. Restaurant.
- o. Taxidermist.
- p. Travel agency.
- q. Video tape rental.
- r. Private and charter school having no room regularly used for housing or sleeping overnight. Subject to Development Review Board approval and compliance with standards including, but not limited to, the following as well as those otherwise required in the district.
 - (1) Location: All proposed private and charter schools shall be located a minimum of five hundred (500) feet from any adult use.
 - (2) Lot area: The minimum lot area shall be equal to that required for the district, except that no lot shall be less than forty-three thousand (43,000) square feet (net).
 - (3) There shall be no outside speaker system or bells, if the school building is within one hundred (100) feet of a single-family dwelling or multifamily dwelling unit.
 - (4) Open space: Per underlying zoning district open space requirements. All NAOS requirements of the district must be met and may be applied towards the overall open space requirements subject to compliance with NAOS standards.
 - (5) Parking: Parking shall observe the front yard setbacks of the district for all frontages. One-third (1/3) of the required parking may be shared parking with other establishments present on site. Parking shall be located and screened per the requirements of the district.
 - (6) Outdoor recreation area: All outdoor playgrounds and recreation areas shall be enclosed by a wall or fence sufficient in height to protect the safety and welfare of the students and shall be located within the side or rear yard. Any playground or outdoor recreation area shall be located a minimum of fifty (50) feet from any residential district and screened by a minimum six-foot high wall.
 - (7) Drop-off area: A drop-off area accommodating a minimum of five (5) vehicles shall be located

along a sidewalk or landing area connected to the main entrance to the school. This area shall not include internal site traffic aisles, parking spaces, fire lanes, etc.

- (8) Any public trails or pedestrian connections shall be incorporated into the site plan and approved by the Development Review Board.
 - (9) Circulation plan: The applicant shall submit a circulation plan to insure minimal conflicts between the student drop-off area, potential van and bus drop-off area, parking, access driveways, pedestrian and bicycle paths on site.
3. Cultural, entertainment and recreation.
 - a. Churches, synagogues, and temples.
 - b. Cultural activities including libraries and museums.
 - c. Game center and arcade.
 - d. Pool or billiards parlor.
 - e. Public assembly facilities including indoor motion picture theaters and legitimate theaters.
 - f. Recreational facilities including ice skating, roller skating, bowling, gymnasiums, health and fitness centers.
 4. Residential.
 - a. Hotels, motels, and inns.
 - b. Multifamily residential.

B. Uses subject to a conditional use permit.

1. Automobile rental.
2. Automobile repair and service.
3. Automobile wash services excluding self-operated.
4. Automotive tires, batteries and accessories.
5. Broadcasting studios with towers.

6. Business school.
7. Gasoline sales and service stations.
8. Indoor aquarium.
9. Live entertainment (see section 1.403 for criteria).
10. New and used motor vehicle sales including outdoor storage.
11. Outdoor recreational facilities which are greater than two (2) acres in size such as miniature golf, tennis center, water parks or play structures.
12. Personal wireless service facilities; major, subject to the requirements of sections 1.400, 3.100 and 7.200.
13. Planetaria.
14. Plant nursery.
15. Teen dance center.
16. Seasonal art festival.
(Ord. No. 2311, § 1, 8-21-90; Ord. No. 2317, § 1, 11-6-90; Ord. No. 2430, § 1, 1-21-92; Ord. No. 2620, § 1, 8-2-94; Ord. No. 2858, § 1, 12-5-95; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3034, § 1, 11-4-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3225, § 1, 5-4-99; Ord. No. 3394, 6-19-01)

Sec. 5.2604. Property development standards.

The following property development standards shall apply to all land and buildings in the P.R.C. district.

A. *Floor area ratio.*

1. ~~1. In no case shall the gross floor area of a structure exceed the amount equal to eight-tenths multiplied by the net lot area of the P.R.C. site in square feet. Gross office floor area shall not exceed forty (40) percent of total gross floor area of nonresidential buildings. The gross floor area of dwellings shall not exceed fifty (50) percent of the gross floor area of nonresidential buildings.~~

2. Residential and hotel uses either vertically or horizontally integrated with commercial retail or office buildings shall be allowed and shall not be included in computing the total gross floor area for commercial retail or office uses.

B. *Volume ratio.* In no case shall the volume of any structure exceed the product of the net lot area of the P.R.C. site in square feet multiplied by sixteen (16) feet.

C. *Open space requirement.*

1. In no case shall the open space requirement be less than ~~ten (10) percent of the net lot area for zero (0) to twelve (12) feet of height, plus four-tenths~~ fifteen (15) percent of the net lot area of the PRC site for each foot of height above twelve (12) feet; such open space within each Planning Unit and shall not be required to exceed twenty (20) percent of the net lot area except as provided in section of the PRC site within any one Planning Unit. Open space shall be in general conformance with an open space plan to be approved as part 5.2604C.3 of the master plan approval process as set forth in the stipulations at section.
2. Planned regional centers shall have a portion of the development oriented towards a courtyard or mall with buildings enclosing the courtyard, and opening onto the courtyard from at least three (3) sides. The courtyard or mall shall be a minimum of one (1) percent of the net lot area of the P.R.C. site in square feet. The courtyard or mall shall be considered to be open space:
 - a. If, in the opinion of the Development Review Board, a suitable alternative design solution is presented, the courtyard requirement may be waived.
3. Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance.

D. *Building height.*

1. No building shall exceed sixty (60) feet in height as measured from the first finished floor elevation except as otherwise provided in article VII or this subsection.
2. Any building located in a P.R.C. zone which was constructed to a height in excess of sixty (60) feet prior to the effective date of this ordinance, in compliance with the then existing zoning provisions, and which is destroyed or damaged may be rebuilt to the height at which it was originally constructed.
3. Where the City Council determines that a freestanding ornamental monument meets the criteria set forth below to justify a height greater than that normally allowed within the

P.R.C. zone, the City Council may approve a height for a freestanding ornamental monument in excess of the height allowed in the P.R.C. zone. A freestanding ornamental monument shall not include signage.

- a. The Development Review Board and Planning Commission shall review and pass a recommendation on to the City Council based upon the following criteria:
 - (1) Amended height for such monument shall be based on the context and character of the site and surrounding area area including proximity to the adjacent freeway.
 - (2) Such monument shall take into account Scottsdale's history and location within the Sonoran Desert environment.
 - (3) Such monument shall be designed so as to provide a focal point, which provides scale and balance to a particular site.
 - (4) Such monument will be considered a community amenity and add to the city's quality of life.
 - (5) Such monument shall be accessible by pedestrians and not isolated in site design.

E. *Density.*

1. Hotels or motels shall provide a minimum gross land area of two thousand (2,000) square feet of land area per guest room.
2. Dwellings shall provide a minimum gross land area of two thousand (2,000) square feet per dwelling unit. Floor area devoted to dwellings shall not be included in calculating maximum floor area as provided in section 5.2604A.

F. *Yards.*

1. Front Yard.
 - a. A minimum of twenty-five (25) percent of the total open space requirement shall be provided as frontage open space within the scenic corridor on Scottsdale Road to provide a setting for the buildings, visual continuity within the community, and a variety of spaces in the streetscape, except that the frontage open space shall not be required to exceed fifty (50) square feet per one (1) foot of public street frontage,

and shall not be less than thirty (30) square feet per one (1) foot of public street frontage.

- b. Buildings more than thirty-six (36) feet in height shall be set back a minimum of two (2) feet for each foot of building height. height from the perimeter of the PRC site.
2. Side and Rear Yards. Buildings thirty-six (36) feet or less in height shall be set back not less than fifty (50) feet from any residential zoning district. Buildings more than thirty-six (36) feet in height shall be set back not less than two (2) feet for each foot of building height from any adjacent residential zoning district.
3. All operations and storage shall be conducted within a completely enclosed building or within an area contained by a wall or fence as determined by site plan or Development Review Board approval.

G. *Property size.* The gross land area on which there is a P.R.C. development shall not be less than twenty-five (25) acres.

H. *Remodeling or rezoning of existing shopping centers.* None of the above criteria shall be reasons to deny applications to reconstruct, remodel or make additions to an existing shopping center, or to rezone an existing shopping center to P.R.C. Applications for additions to existing shopping centers shall not require compliance, except that portions of the site upon which an addition is proposed shall comply with all provisions hereof.

(Ord. No. 1840, § 1, 10-15-85; Ord. No. 2818, § 1, 10-17-95; Ord. No. 3410, § 1, 11-26-01)

Sec. 5.2605. Off-street parking.

The provisions of article IX shall apply.
(Ord. No. 2736, § 1, 3-7-95)

Sec. 5.2606. Signs.

The provisions of article VIII shall apply except a master sign plan shall be submitted at the time of development review application.

Sec. 5.2607. Reserved.

(Ord. No. 2470, § 1, 6-16-92)

PCC AMENDED DEVELOPMENT STANDARDS

Sec. 5.2500. (P.C.C.) PLANNED COMMUNITY CENTER.

Sec. 5.2501. Purpose.

The purpose of the planned community center district is to provide for a larger variety of goods than is normally found in a typical neighborhood shopping center. It is further intended to provide for a group of shoppers' goods; personal, professional, repair, business and financial services. It is also intended to promote a more economical and efficient use of the land by permitting residential uses to allow a balance of day and nighttime activity.

Sec. 5.2502. Approvals required.

A. Any application for rezoning to P.C.C. shall be accompanied by a site plan which reflects all criteria of the P.C.C. district.

B. No structure or building shall be built or remodeled upon land in the P.C.C. district until Development Review [Board] approval has been obtained as outlined in article I, section 1.900.

(Ord. No. 3225, § 1, 5-4-99)

Sec. 5.2503. Use regulations.

A. Permitted uses. Buildings, structures, or premises shall be used and buildings and structure shall hereafter be erected, altered or enlarged for the following uses:

1. Business and professional services.
 - a. Business and professional office.
 - b. Hospital for animals including boarding and lodging provided that there are no open kennels maintained and provided all activities will be conducted in soundproof buildings.
 - c. Optician.
 - d. Studio for professional work or teaching of any form of commercial or fine arts.
 - e. Municipal uses.
 - f. Private and charter school having no room regularly used for housing or sleeping. Subject to Development Review Board approval and compliance with standards including, but not limited to, the following as well as those otherwise required in the district.
 - (1) Location: All proposed private and charter schools shall be located a minimum of five hundred (500) feet from any adult use.
 - (2) Lot area: The minimum lot area shall be equal to that required for the district, except that no lot shall be less than forty-three thousand (43,000) square feet (net).

(3) There shall be no outside speaker system or bells, if the school building is within one hundred (100) feet of a single-family dwelling or multifamily dwelling unit.

(4) Open space: Per underlying zoning district open space requirements. All NAOS requirements of the district must be met and may be applied towards the overall open space requirements subject to compliance with NAOS standards.

(5) Parking: Parking shall observe the front yard setbacks of the district for all frontages. One-third (1/3) of the required parking may be shared parking with other establishments present on site. Parking shall be located and screened per the requirements of the district.

(6) Outdoor recreation area: All outdoor playgrounds and recreation areas shall be enclosed by a wall or fence sufficient in height to protect the safety and welfare of the students and shall be located within the side or rear yard. Any playground or outdoor recreation area shall be located a minimum of fifty (50) feet from any residential district and screened by a minimum six-foot high wall.

(7) Drop-off area: A drop-off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the school. This area shall not include internal site traffic aisles, parking spaces, fire lanes, etc.

(8) Any public trails or pedestrian connections shall be incorporated into the site plan and approved by the Development Review Board.

(9) Circulation plan: The applicant shall submit a circulation plan to insure minimal conflicts between the student drop-off area, potential van and bus drop-off area, parking, access driveways, pedestrian and bicycle paths on site.

2. Residential.

a. Dwelling units physically integrated with commercial establishments.

3. Retail sales.

- a. Antique store.
- b. Appliance store.
- c. Art gallery.

- d. Bakery.
- e. Bars and cocktail lounges without live entertainment.
- f. Bicycle store.
- g. Big box. Any single retail space (limited to permitted retail uses in this P.C.C. district) with a building footprint of equal to or greater than seventy-five thousand (75,000) square feet, if:

- (1) Primary access is not on a local collector* street; and

Note: *At the request of the city the term residential has been changed to collector in this subsection.

- (2) Residential zoned property is not located within one thousand three hundred (1,300) feet of the Big box property line (except residential zoned properties separated from the Big box by the Pima Freeway or developed with non-residential uses).

However, Big box is not permitted in the Environmentally Sensitive Land Supplementary District.

Also See Sections 1.403 and 5.2503.B.

- h. Bookstore.
- i. Camera store.
- j. Candy store.
- k. Carpet and floor covering store.
- l. Clothing store.
- m. Craft shop conducted in conjunction with retail business.
- n. Drugstore.
- o. Electronic equipment store.
- p. Fabric store.
- q. Florist.
- r. Furniture store.
- s. Gift shop.
- t. Grocery store or supermarket.
- u. Hardware store.
- v. Hobby or toy store.
- w. Home improvement store.
- x. Ice cream store.
- y. Import store.
- z. Jewelry store.

- aa. Jr. department store.
- bb. Liquor store.
- cc. Music store.
- dd. Pet shop.
- ee. Restaurant or cafe, excluding drive-in and drive-through types.
- ff. Sporting goods store.
- gg. Stationery store.
- hh. Swimming pool supply store.
- ii. Variety store.

4. Services.

- a. Appliance repair.
- b. Bank.
- c. Barber or beauty shop.
- d. Clothes cleaning agencies and laundromats.
- e. Day care center, if the drop off or outdoor play area is more than one hundred (100) feet from a residential district.
- f. Fitness studio.
- g. Movie theater, indoor only.
- h. Personal wireless service facilities; minor, subject to the requirements of sections 1.906, 3.100 and 7.200.
- i. Recyclable material collection center.
- j. Shoe repair shop.
- k. Travel agency.

B. Uses subject to conditional use permit.

- 1. Big box. Any single retail space (limited to permitted retail uses in this P.C.C. district) with a building footprint of equal to or greater than seventy-five thousand (75,000) square feet, if:
 - a. Primary access is on a local residential street; or
 - b. Residential zoned property is located within one thousand three hundred (1,300) feet of the Big box property line (except residential zoned properties separated from the Big box by the Pima Freeway or developed with non-residential uses).

However, Big box is not permitted in the Environmentally Sensitive Lands Supplementary District.

For Use Permit Provisions and Criteria, See Section 1.403.

2. Community buildings and recreational facilities not publicly owned.
3. Gasoline service station (see section 1.403 for criteria).
4. Day care center, if the drop off or outdoor play area is within one hundred (100) feet from a residential district (see section 1.403 for criteria).
5. Health studio.
6. Internalized community storage (see section 1.403 for criteria).
7. Live entertainment (see section 1.403 for criteria).
8. Personal wireless service facilities; major, subject to the requirements of sections 1.400, 3.100 and 7.200.
9. Seasonal art festival.
10. Public utility buildings, structures or appurtenances thereto for public service uses. (Ord. No. 1971, § 1, 8-4-87; Ord. No. 2311, § 1, 8-21-90; Ord. No. 2430, § 1, 1-21-92; Ord. No. 2676, § 1, 5-17-94; Ord. No. 2620, § 1, 8-2-94; Ord. No. 2858, § 1, 12-5-95; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3034, § 1, 11-4-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3225, § 1, 5-4-99; Ord. No. 3394, 6-19-01)

Editors Note: Section 1 of Ord. No. 1971, adopted Aug. 4, 1987, amended § 5.2503B by adding thereto a new subsection 4. Inasmuch as there already existed a subsection 4, the editor has redesignated the new provisions as § 5.2503B(5).

Sec. 5.2504. Property development standards.

The following property development standards shall apply to all land and buildings in the P.C.C. district:

A. Floor area ratio.

1. In no case shall the gross floor area of a structure exceed the amount equal to three-tenths multiplied by the net lot area in square feet.
2. In order to create a mixed-use atmosphere, residential development shall be allowed. The floor area devoted to residential use shall not be included in computing the floor area ratio.

B. Volume ratio. In no case shall the volume of any structure exceed the product of the net lot area in square feet multiplied by six (6) feet.

C. Open space requirement.

1. In no case shall the open space requirement be less than fifteen (15) percent of the total lot area for zero (0) to twelve (12) feet of height, plus four-tenths percent of the total site for each foot of height above twelve (12) feet.
2. Planned community centers shall be oriented toward a courtyard, with buildings enclosing the courtyard, and opening onto the courtyard from at least three (3) sides. The courtyard shall be a minimum of one (1) percent of the net lot area.

- a. Residential development shall be oriented toward said courtyard.
- b. If, in the opinion of the Development Review Board, a suitable alternative design solution is presented, the courtyard requirement may be waived.

D. Building height. No building shall exceed ~~thirty-six (36)~~ **forty-two (42)** feet in height except as otherwise provided in article VII. **Within three hundred (300) feet of the perimeter of the D Character Area as shown on the Character Areas graphic, no building shall exceed thirty six (36) feet in height.**

E. Density. Residential development in conjunction with commercial activity shall not exceed four (4) dwelling units per gross acre.

F. Yards.

1. Front Yard.

- a. A minimum of thirty-five (35) percent of the total open space requirement shall be provided as frontage open space to provide a setting for the buildings, visual continuity within the community, and a variety of spaces in the streetscape, except that the frontage open space shall not be required to exceed fifty (50) square feet per one (1) foot of public street frontage, and shall not be less than thirty (30) square feet per one (1) foot of public street frontage.

2. Side and Rear Yards. A side and rear yard of not less than eighty (80) feet shall be maintained where the property abuts any residential district or an alley adjacent to a residential district.

3. All operations and storage shall be conducted within a completely enclosed building or within an area contained by a wall or fence as determined by Development Review Board approval or use permit.

G. Property size. The gross land area on which there is a P.C.C. development shall not be less than fifteen (15) acres and shall not exceed thirty (30) acres.

H. Remodeling of existing shopping centers. None of the above criteria shall prohibit the City Council from considering an application to reconstruct or remodel an existing shopping center. (Ord. No. 2818, § 1, 10-17-95)

Sec. 5.2505. Off-street parking.

The provisions of article IX shall apply. (Ord. No. 2736, § 1, 3-7-95)

Sec. 5.2506. Signs.

The provisions of article VIII shall apply except a master sign plan shall be submitted at the time of development review application.

This redlined draft, generated by CompareRite (TM) - The Instant Redliner, shows the differences between -

C-2 AMENDED DEVELOPMENT STANDARDS

Sec. 5.1400. (C-2) CENTRAL BUSINESS DISTRICT.

Sec. 5.1401. Purpose.

This district is intended to permit all uses permitted in the (C-1) neighborhood commercial district, plus commercial activities designed to serve the community. This district includes uses usually associated with the central business district and shopping facilities which are not ordinarily compatible with residential development.

Sec. 5.1402. Approvals required.

No structure or building shall be built or remodeled upon land in the C-2 district until Development Review [Board] approval has been obtained as outlined in article I, section 1.900 hereof.

(Ord. No. 3225, § 1, 5-4-99)

Sec. 5.1403. Use regulations.

A. *Uses permitted.* Buildings, structures, or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Business and professional services.
 - a. Business and professional offices.
 - b. Business schools.
 - c. Hospital for animals including boarding and lodging provided that there are no open kennels maintained and provided all

activities will be conducted in soundproof buildings.

- d. Medical or dental offices including laboratory.
- e. Museum.
- f. Optician.
- g. Municipal uses.
- h. Private and charter school having no room regularly used for housing or sleeping overnight. Subject to Development Review Board approval and compliance with standards including, but not limited to, the following as well as those otherwise required in the district.

(1) Location: All proposed private and charter schools shall be located a minimum of five hundred (500) feet from any adult use.

(2) Lot area: The minimum lot area shall be equal to that required for the district, except that no lot shall be less than forty-three thousand (43,000)

- square feet
(net).
- (3) There shall be no outside speaker system or bells, if the school building is within one hundred (100) feet of a single-family dwelling or multifamily dwelling unit.
- (4) Open space:
Per underlying zoning district open space requirements. All NAOS requirements of the district must be met and may be applied towards the overall open space requirement subject to compliance with NAOS standards.
- (5) Parking:
Parking shall observe the front yard setbacks of the district for all frontages. One-third (1/3) of the required parking may be shared parking with other establishments present on site. Parking shall be located and
- screened per the requirements of the district.
- (6) Outdoor recreation area: All outdoor playgrounds and recreation areas shall be enclosed by a wall or fence sufficient in height to protect the safety and welfare of the students and shall be located within the side or rear yard. Any playground or outdoor recreation area shall be located a minimum of fifty (50) feet from any residential district and screened by a minimum six-foot high wall.
- (7) Drop-off area:
A drop-off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the school. This area shall not

- include
internal site
traffic
aisles,
parking
spaces, fire
lanes, etc.
- (8) Any public trails or pedestrian connections shall be incorporated into the site plan and approved by the Development Review Board.
- (9) Circulation plan: The applicant shall submit a circulation plan to insure minimal conflicts between the student drop-off area, potential van and bus drop-off area, parking, access driveways, pedestrian and bicycle paths on site.
- i. Studio for professional work or teaching of any form of commercial or fine arts.
- 2. Residential.
 - a. Dwelling units physically integrated with commercial establishments (limited to one (1) dwelling unit for each business establishment).
- 3. Retail sales.
 - a. Antique store.
 - b. Appliance store.
 - c. Art gallery.
 - d. Automobile parts store.
 - e. Bakery.
 - f. Bars and cocktail lounges without live entertainment.
 - g. Bicycle store.
 - h. Bookstore.
 - i. Camera store.
 - j. Candy store.
 - k. Carpet and floor covering store.
 - l. Clothing store.
 - m. Craft shop conducted in conjunction with retail business which may include ceramics, mosaics, fabrics, jewelry, leather goods, silk screening, dress designing, sculpturing and wood carving.
 - n. Department store.
 - o. Drugstore.
 - p. Electronic equipment store.
 - q. Fabric store.
 - r. Florist.
 - s. Furniture store.

- | | | | |
|-----|---|----|--|
| t. | Gift shop. | b. | Bank. |
| u. | Grocery store or supermarket. | c. | Barber or beauty shop. |
| v. | Gun shop. | d. | Bowling alley. |
| w. | Hardware store. | e. | Broadcasting station and studio, radio or television excluding transmitting or receiving towers. |
| x. | Hobby or toy store. | f. | Clothes cleaning agencies and laundromats excluding industrial cleaning and dyeing plants. |
| y. | Home improvement store. | g. | Fitness studio. |
| z. | Ice cream store. | h. | Hotel, motel, and timeshare project. |
| aa. | Import store. | i. | Movie theater (indoor only). |
| bb. | Liquor store. | j. | Post office. |
| cc. | Music store. | k. | Printing, lithography, publishing or photostating establishment. |
| dd. | Pawnshop. | l. | Fraternities and sororities. |
| ee. | Pet shop. | m. | Shoe repair. |
| ff. | Restaurants, excluding drive-in or drive-through types. | n. | Taxidermist. |
| gg. | Sporting goods store. | o. | Telephone answering service. |
| hh. | Stationery store. | p. | Turkish bath that may include masseur and/or masseuse. |
| ii. | Swimming pool supply store. | 5. | Other uses. |
| jj. | Variety store. | a. | Accessory buildings. |
| kk. | Restaurant with associated microbrewery where brewed beer is consumed only on-premises and brewery occupies no more than fifteen (15) percent of the floor area of the establishment. | b. | Churches and places of worship. |
| 4. | Services. | | |
| a. | Appliance repair. | | |

- c. Day care center, if the drop off or outdoor play area is more than one hundred (100) feet from a residential district.
 - d. Personal wireless service facilities; minor, subject to the requirements of sections 1.906, 3.100 and 7.200.
 - e. Temporary buildings for uses incidental to construction work, to be removed upon completion or abandonment of construction work.
- B. *Uses permitted by a conditional use permit.*
- 1. Adult uses (see section 1.403 for criteria).
 - 2. Automated carwash.
 - 3. Bus station, excluding overnight parking and storage of buses.
 - 4. Day care center, if the drop off or outdoor play area is within one hundred (100) feet from a residential district (see section 1.403 for criteria).
 - 5. Funeral home and chapel.
 - 6. Game center.
 - 7. Gasoline service station (see section 1.403 for criteria).
 - 8. Health studio.
 - 9. Live entertainment (see section 1.403 for criteria).
 - 10. Personal wireless service facilities; major, subject to the requirements of sections 1.400, 3.100 and 7.200.
 - 11. Plant nursery (see section 1.403 for criteria).
 - 12. Pool hall.
 - 13. Residential health care facility (see section 1.403 for criteria).
 - 14. Teen dance center (see section 1.403 for criteria).
 - 15. Internalized community storage (see section 1.403 for criteria).
 - 16. Restaurant with associated microbrewery with limited wholesale and retail sales of the brewed product, where the floor area utilized for brewing, bottling and/or packaging occupies no more than thirty (30) percent of the floor area of the establishment.
 - 17. Seasonal art festival.
- (Ord. No. 1851, § 1, 11-5-85; Ord. No. 1902, § 1, 9-2-86; Ord. No. 1971, § 1, 8-4-87; Ord. No. 2232, § 1, 6-6-89; Ord. No. 2311, § 1, 8-21-90; Ord. No. 2394, § 1, 9-16-91; Ord. No. 2430, § 1, 1-21-92; Ord. No. 2470, § 1, 6-16-92; Ord. No. 2620, § 1, 8-2-94; Ord. No. 2858, § 1, 12-5-95; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3034, § 1, 11-4-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3225, § 1, 5-4-99)
- Editor's note**--The amendment to paragraph B above by Ord. Nos. 1851 and 1902 did not number subparagraphs. Numbers have been

editorially supplied for consistency.

Sec. 5.1404. Property development standards.

The following property development standards shall apply to all land and buildings in the C-2 district:

- A. *Floor area ratio.* In no case shall the gross floor area of a structure exceed the amount equal to eight-tenths multiplied by net lot area in square feet.
- B. *Volume ratio.* In no case shall the volume of any structure exceed the product of the net lot area in square feet multiplied by 9.6 feet.
- C. *Open space requirement.*
 - 1. In no case shall the open space requirement be less than ten (10) percent of the net lot area for zero (0) feet to twelve (12) feet of height, plus four-tenths percent of the net lot for each foot of height above twelve (12) feet, except in no case shall the Open Space requirement exceed fifteen (15) percent of the net lot area.
 - 2. Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance.
- D. *Building height.* No building shall exceed

~~thirty six (36)~~ forty two (42) feet in height except as otherwise provided in article VI or article VII. Within three hundred (300) feet of the perimeter of the C-2 Character Area as shown on the Character Areas Graphic, no buildings shall exceed thirty (30) feet in height.

E. *Density.*

- 1. Hotels, motels, and timeshare projects shall provide not less than ten (10) guest rooms and/or dwelling units with a minimum gross land area of one thousand (1,000) square feet per unit.
- 2. Multiple-family dwellings shall provide a minimum floor area of five hundred (500) square feet for each dwelling unit.

F. *Yards.*

- 1. *Front Yard.*
 - a. No front yard is required except as listed in the following three (3) paragraphs and in article VII hereof, unless a block is partly in a residential district, in which event the front yard regulations of the residential

district shall apply.

- b. A minimum of one-half (1/2) of the open space requirement shall be incorporated as frontage open space to provide a setting for the building and a streetscape containing a variety of spaces, if parking is located between the building and the street.

- c. Where parking occurs between a building and the street a yard of thirty-five (35) feet in depth between the street and parking shall be maintained. This depth may be decreased to a minimum of twenty (20) feet subject to Section 10.402.D.3.

2. Side Yard.

- a. A side yard of not less than fifty (50) feet shall be maintained where the side of the lot abuts a single-family residential

district or abuts an alley which is adjacent to a single-family residential district. The fifty (50) feet may include the width of the alley.

- b. A side yard of not less than twenty-five (25) feet shall be maintained where the side lot abuts a multiple-family residential district. The twenty-five (25) feet may include any alley adjacent to the multiple-family residential district.

3. Rear Yard.

- a. A rear yard of not less than fifty (50) feet shall be maintained where the rear lot abuts a single-family residential district or abuts an alley which is adjacent to the single-family residential district. The fifty (50) feet may include the

width of the
alley.

- b. A rear yard of
not less than
twenty-five
(25) feet
shall be
maintained
where the rear
lot abuts a
multiple-
family
residential
district. The
twenty-five
(25) feet may
include any
alley adjacent
to the
multiple-
family
residential
district.

4. All operations and
storage shall be
conducted within a

completely enclosed
building or within
an area contained by
a wall or fence as
determined by
Development Review
[Board] approval or
use permit.

5. Other requirements
and exceptions as
specified in article
VII.

(Ord. No. 1840, § 1, 10-15-85;
Ord. No. 2818, § 1, 10-17-95)

Sec. 5.1405. Off-street parking.

The provisions of article IX
shall apply.

Sec. 5.1406. Signs.

The provisions of article VIII
shall apply.

R-5 AMENDED DEVELOPMENT STANDARDS

Sec. 5.1000. (R-5) MULTIPLE-FAMILY RESIDENTIAL DISTRICT.

Sec. 5.1001. Purpose.

This district is intended to provide for development of multiple-family residential and allows a high density of population with a proportional increase in amenities as the density rises. The district is basically residential in character and promotes a high quality environment through aesthetically oriented property development standards.

Sec. 5.1002. Approvals required.

No structure or building shall be built or remodeled upon land in the R-5 district until Development Review [Board] approval has been obtained as outlined in article I, section 1.900 hereof.

(Ord. No. 3225, § 1, 5-4-99)

Sec. 5.1003. Use regulations.

A. *Permitted uses.* Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Accessory buildings; swimming pool, private; home occupations; and other accessory uses.
2. Boardinghouse or lodginghouse.
3. Day care home.
4. Dwelling, single-family detached.
5. Dwelling, multiple family.
6. Municipal uses.
 - 6.1. Personal wireless service facilities; minor, subject to the requirements of sections 1.906, 3.100 and 7.200.
7. School: Public, elementary and high.
8. Temporary buildings for uses incidental to construction work, which buildings shall be removed

upon the completion or abandonment of construction work.

9. Temporary sales office buildings and model homes.
10. Churches and places of worship.

B. *Uses permitted by conditional use permit.*

1. Commercial and/or ham transmitting or receiving radio and television antennas in excess of seventy (70) feet.
2. Recreational uses (see section 1.403 for specific uses and development criteria for each).
3. Community buildings or recreational fields not publicly owned. Convent.
4. Convent.
5. Day care center (see section 1.403 for criteria).
6. Golf course (except miniature course or practice driving tee operated for commercial purposes), including clubhouse and service facilities which are intended to primarily serve golf course uses and are so located within the golf course that the development is self-contained and would provide whatever degree of buffer is necessary to adjacent property.
7. Hotel, motel, and timeshare project of not less than ten (10) units and commercial uses appurtenant thereto, such as restaurant, cocktail lounges, gift shops, newsstand, smoke shops, barbershops, beauty parlors and small retail shops, provided the entrance of such use shall be from the interior of the building, lobby, arcade or interior patio.
8. Orphanage.

9. Personal wireless service facilities; major, subject to the requirements of sections 1.400, 3.100 and 7.200.
10. Plant nursery; provided, however, that all materials (other than plant materials) shall be screened from view by a solid fence or wall at least six (6) feet in height, and further that a completely enclosed building having a minimum floor area of five hundred (500) square feet shall be provided.
11. Private club, fraternity, sorority and lodges.
12. Private lake, semi-public lake, swimming pools, tennis courts.
13. Private or charter school having no room regularly used for housing or sleeping overnight. Subject to Development Review Board approval and compliance with the following standards, as well as those otherwise required in the district.
 - a. Lot area: The minimum lot area shall be equal to that required for the district, except that no lot shall be less than forty-three thousand (43,000) square feet (net).
 - b. Floor area ratio: In no case shall the gross floor area of the structure(s) exceed an amount equal to two-tenths (0.2) multiplied by the net lot area.
 - c. There shall be no outside speaker system or bells, if the school building is within one hundred (100) feet of a single-family dwelling or multifamily dwelling unit.
 - d. Open space: In no case shall the open space be less than twenty-four (24) percent of the total lot area for zero (0)

to twenty (20) feet of total building height, plus four-tenths (0.4) percent of the total site for each foot of height above twenty (20) feet. All NAOS requirements of the district must be met and may be applied towards the overall open space requirements subject to compliance with NAOS standards.

- e. Parking: Parking shall be allowed in the front yard setbacks of the district for schools on streets classified by the Scottsdale General Plan as minor collector or greater. There shall be a three-foot high landscaped berm or wall along the street frontage where parking occurs. On all other street classifications, parking shall be located behind the established front building line(s). A minimum of fifteen (15) percent of all parking areas shall be landscaped. A twenty-foot minimum landscaped setback shall be provided where parking is adjacent to residential districts.
- f. Lighting: All pole mounted lighting shall be directed down and shielded and shall be a maximum of sixteen (16) feet in height. All lighting adjacent to residential districts shall be setback a minimum of thirty (30) feet from the property line. All lighting, other than security, shall be turned off by 10:00 p.m., unless otherwise approved through a special event permit.
- g. Screening: There shall be a minimum six-foot high masonry wall and/or landscape screen, as approved by the Development Review

Board, on the side and rear property lines adjacent to residential districts.

- h. Access: All private and charter schools shall have frontage on a street classified by the Scottsdale General Plan as a minor collector or greater. Side street access to a local collector residential street is prohibited when the number of students allowed to attend the school is greater than two hundred fifty (250). A drop off area shall be provided that accommodates a minimum of five (5) cars at one (1) time.

- i. Operations: No outdoor activities shall be permitted after 8:00 p.m. unless otherwise approved through a special event permit. No playground or outdoor activity area shall be located within fifty (50) feet of any R1 district or within twenty-five (25) feet of any R2, R3, R4, R4-R, R5 or M-H district. All playgrounds and outdoor activity areas shall be screened from any residential district by a minimum six-foot high screen wall.

- j. Building design: All buildings shall be designed to be compatible with the surrounding residential neighborhood. All building elevations shall be approved by the Development Review Board.

- 14. Public buildings other than hospitals.

- 15. Public utility buildings, structures or appurtenances thereto for public service uses.

- 16. Residential health care facility (see section 1.403 for criteria).

(Ord. No. 2266, § 1, 11-21-89; Ord. No. 2394, §

1, 9-16-91; Ord. No. 2430, § 1, 1-21-92; Ord. No. 2858, § 1, 12-5-95; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3034, § 1, 11-4-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3225, § 1, 5-4-99)

Sec. 5.1004. Property development standards.

The following property development standards shall apply to all land and buildings in the R-5 district.

A. Minimum property size.

- 1. Each parcel or lot within a multi-family development shall be a minimum net lot size of thirty-five thousand (35,000) square feet; each lot within a single-family detached development shall be a minimum net lot size of five thousand (5,000) square feet.
- 2. If an R-5 zoned parcel of land or a lot of record in separate ownership has an area of less than thirty-five thousand (35,000) square feet and has been lawfully established and recorded prior to the adoption of this requirement on October 2, 1979, such lot may be used for any purpose permitted in this section, subject to all other requirements of this ordinance.

B. Open space requirements.

- 1. Main land uses that are density-based shall provide open space in the amounts specified in the density chart--section 5.1004.D, in the following proportions:
 - a. A minimum of one-half of the open space requirement shall be incorporated as frontage open space to provide a setting for the building, visual continuity within the community, and a variety of spaces in the streetscape, except that the frontage open space shall not be required to exceed fifty (50) square feet per one (1) foot of public street frontage and shall not be less than twenty (20)

square feet per one (1) foot of public street frontage.

- b. A private outdoor living space shall be provided adjoining each dwelling unit equal to a minimum of ten (10) percent of the gross size of the dwelling unit, except that dwelling units above the first story shall provide such space equal to a minimum of five (5) percent of the gross size of the dwelling unit.
- c. The remainder of the required open space shall be provided in common open space.

2. Main land uses that are not density-based shall provide a minimum of twenty-four (24) percent of the net lot area in open space, a minimum of one-half of which shall be in frontage open space.

3. Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance.

C. *Building height.*

1. No building shall exceed thirty-six (36) feet in height except as otherwise provided in article VII.
2. Building height shall not exceed one (1) story within fifty (50) feet of any R-1, R-2, R-3, R-4, R-4R or M-H district boundary line.

D. *Density requirements.*

Compliance with the standards under columns 3 and 4 determine allowable density for dwelling and guest units.

ALLOWABLE DENSITY		STANDARDS	
1	2	3	4
Dwelling Units Per Acre (and corresponding gross land area per unit requirement)	Timeshare or Guest Units Per Acre (and corresponding gross land area per unit requirement)	Minimum Percentage of Net Lot Area to be maintained in Open Space	Minimum Percentage of the Tree Requirement to be provided in Mature Trees
17 (2562) or less	24 (1816) or less	22	40
18 (2422)	25.5 (1708)	25	50
19 (2292)	27 (1613)	28	60
20 (2180)	28.5 (1528)	31	70
21 (2074)	30 (1452)	34	80
22 (1980)	31.5 (1382)	37	90
23 (1890)	33 (1320)	40	100

E. *Building setback.*

1. Wherever an R-5 development abuts an R-1, R-2, R-3, R-4, R-4R or M-H district or an alley abutting any of those districts, a yard of not less than fifteen (15) feet shall be maintained.
2. Wherever an R-5 development abuts any district other than R-1, R-2, R-3, R-4, R-4R or M-H, or abuts an alley adjacent to such

other district, a building may be constructed on the property line. However, if any yard is to be maintained, it shall be not less than ten (10) feet in depth. Larger yards may be required by the Development Review Board or City Council if the existing or future development of the area around the site warrants such larger yards.

F. *Distance between buildings.*

apply.

1. There shall not be less than ten (10) feet between an accessory building and a main building or between two (2) main buildings, except that an accessory building with two (2) or more open sides, one of which is adjacent to the main building, may be built to within six (6) feet of the main building.

G. *Walls, fences and required screening.*

1. Walls, fences and hedges not to exceed eight (8) feet in height shall be permitted on the property line or within the required yard areas, except within the required frontage open spaces, within which they may not exceed three (3) feet in height, or except as otherwise provided in article VII.
2. All parking areas adjacent to a public street shall be screened with a wall to a height of three (3) feet above the parking surface.
3. All mechanical structures and appurtenances shall be screened as approved by the Development Review Board.
4. All storage and refuse areas shall be screened as determined by Development Review [Board].

H. *Access.* All lots shall have frontage on and have vehicular access from a dedicated street, unless a secondary means of permanent vehicle access has been approved by the Development Review Board.

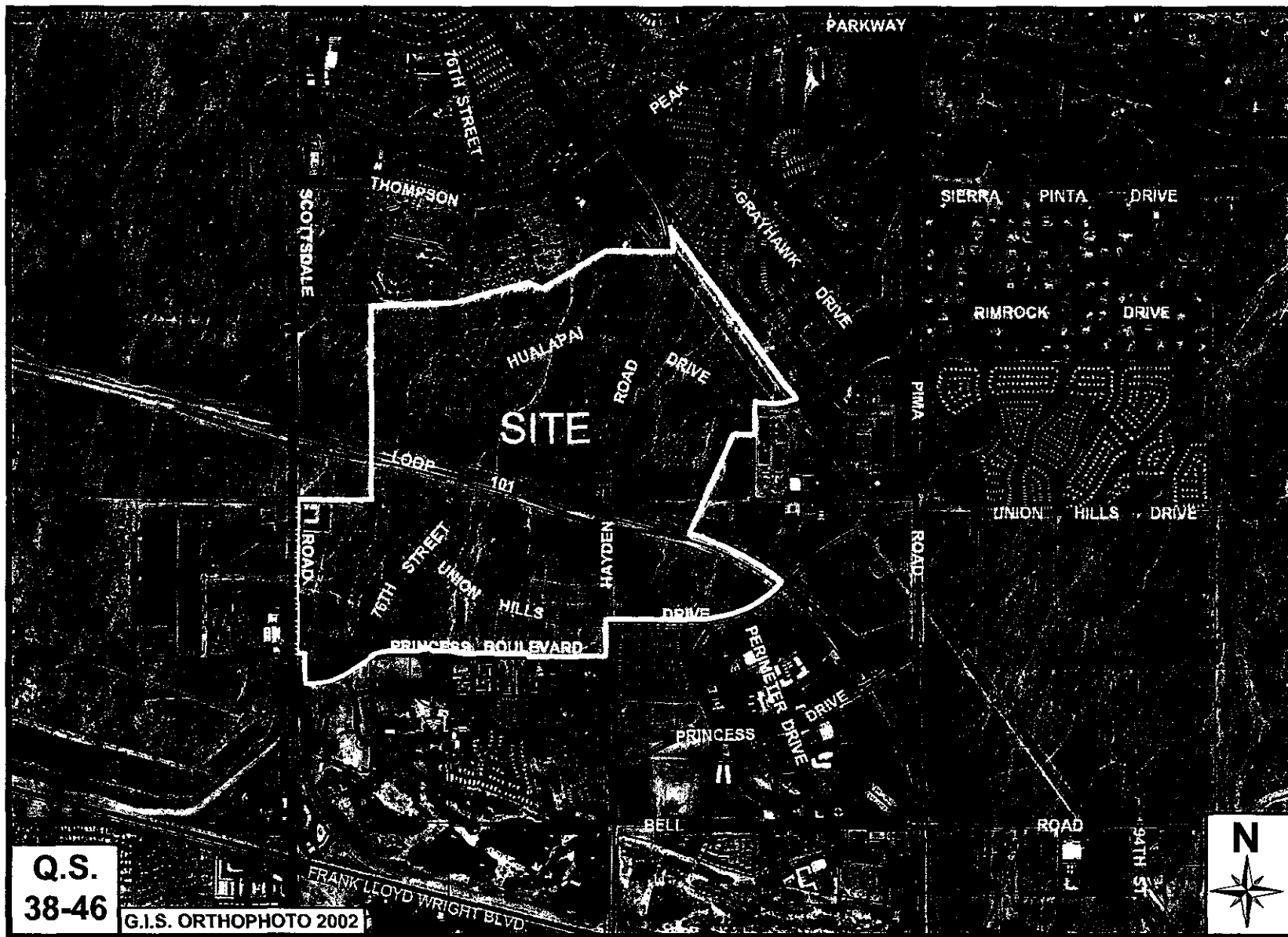
(Ord. No. 1840, § 1(5.1004), 10-15-85; Ord. No. 1922, § 1, 11-4-86; Ord. No. 2430, 1-21-92; Ord. No. 2509, § 1, 6-1-93; Ord. No. 2818, § 1, 10-17-95; Ord. No. 3225, § 1, 5-4-99)

Sec. 5.1005. Off-street parking.

The provisions of article IX shall apply.

Sec. 5.1006. Signs.

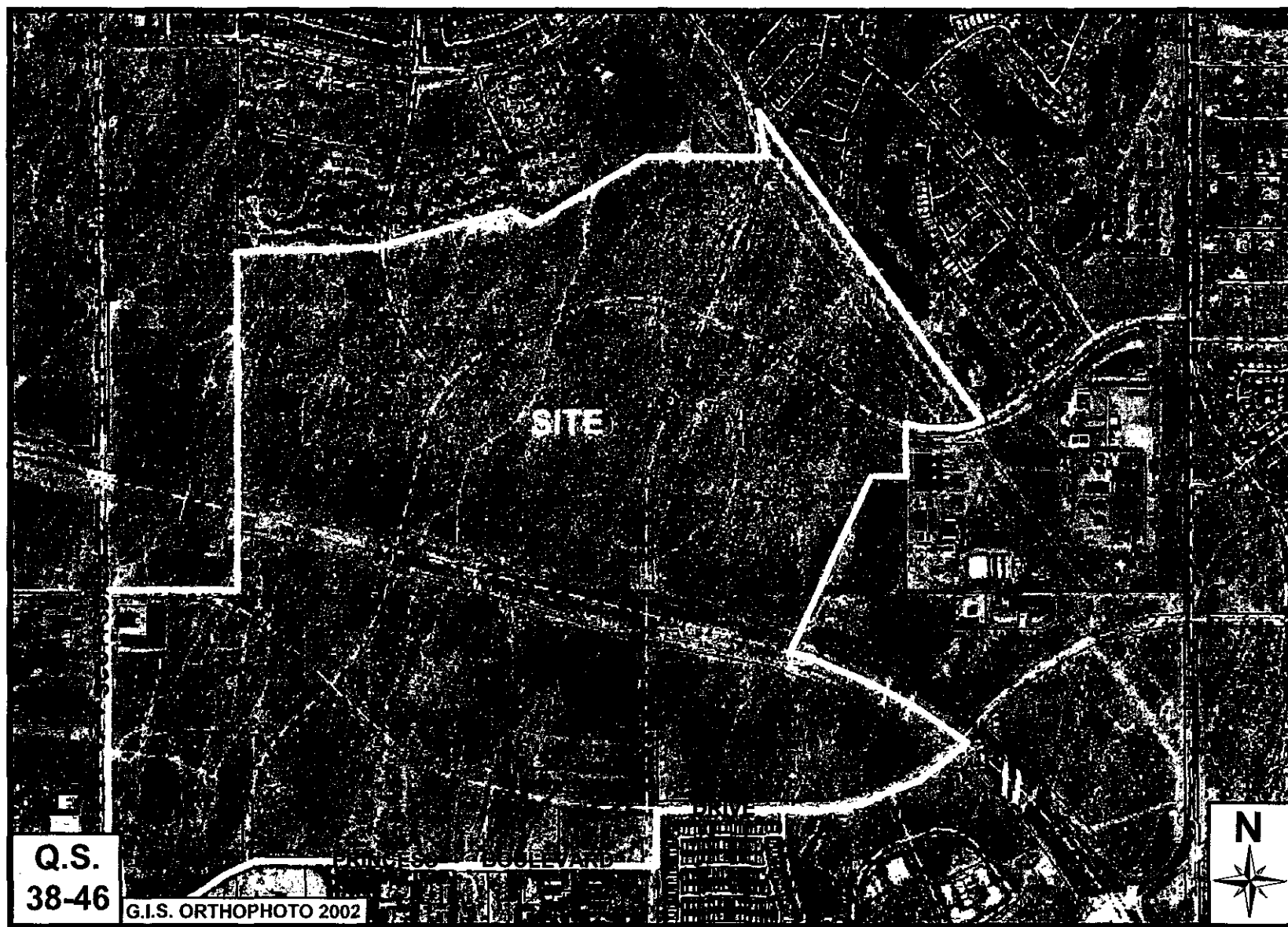
The provisions of article VIII shall



Crossroads East

19-ZN-2002

ATTACHMENT #2

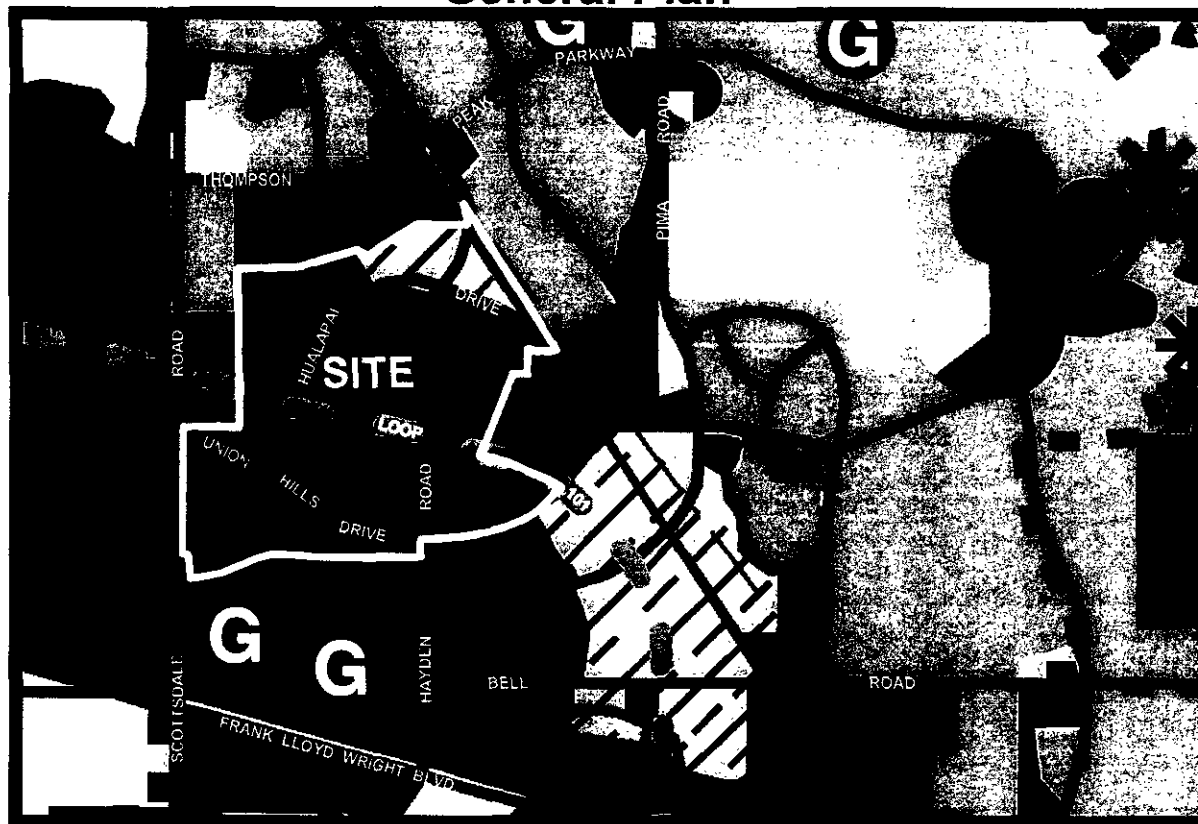





















Crossroads East

19-ZN-2002

ATTACHMENT #2A

General Plan



- | | |
|---|---|
|  Rural Neighborhoods |  Commercial |
|  Suburban Neighborhoods |  Office |
|  Urban Neighborhoods |  Employment |
|  Mixed-Use Neighborhoods |  Natural Open Space |
|  Resorts/Tourism |  Developed Open Space (Parks) |
|  Shea Corridor |  Developed Open Space (Golf Courses) |
|  Mayo Support District |  Cultural/Institutional or Public Use |
|  Regional Use District |  State Trust Lands under State Land Commissioner's Order #078-2001/2002 |
|  McDowell Sonoran Preserve (as of 3 /2002) | |
|  Recommended Study Boundary of the McDowell Sonoran Preserve | |
|  City Boundary | |



19-ZN-2002
ATTACHMENT #3

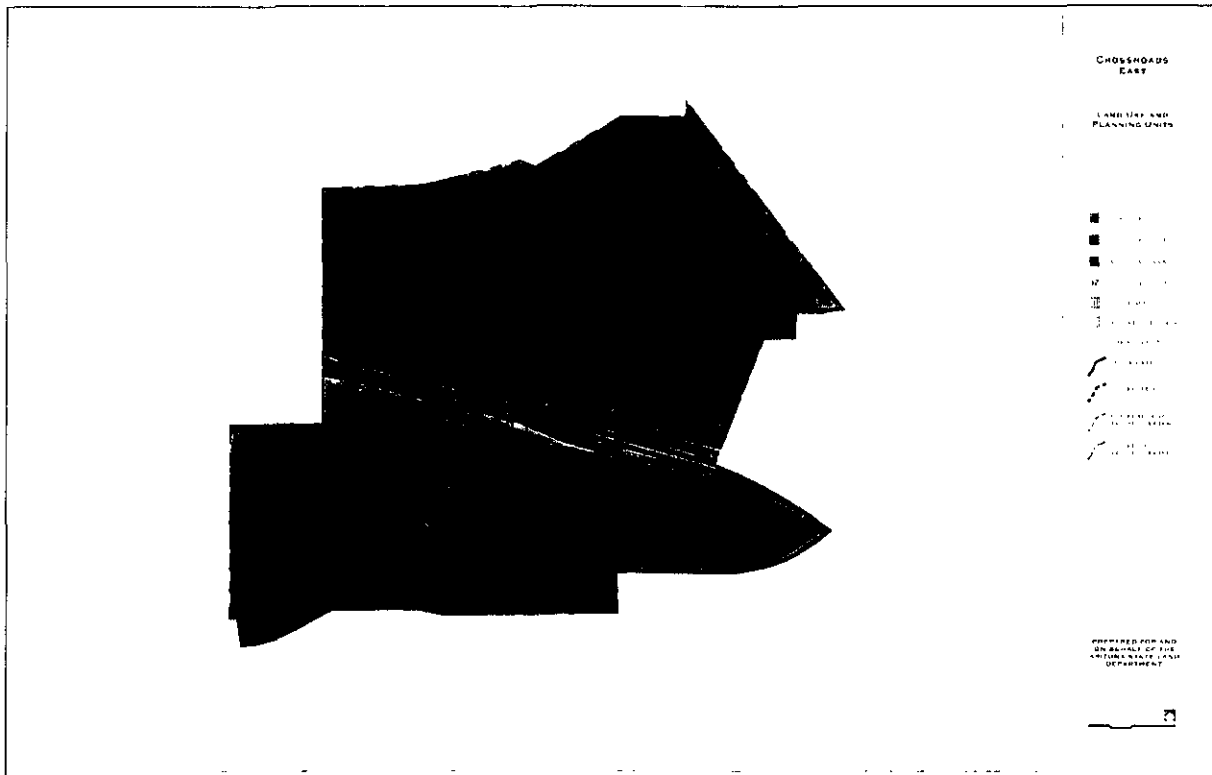
Outline of Stipulations of Case 19-ZN-2002

SECTION 1.0 Applicability

SECTION 2.0 Master Plans

SECTION 3.0 Development Site Stipulations

- 3.1 Planning / Development
- 3.2 Circulation
- 3.3 Drainage and Flood Control
- 3.4 Engineering



STIPULATIONS FOR CASE 19-ZN-2002

1.0 APPLICABILITY

2.0 MASTER PLANS

2.1 LAND USE AND PLANNING UNITS

Prior to any Development Review Board approval, the developer shall have City-approved master plans for the corresponding planning unit per the Land Use and Planning Units graphic (Exhibit #XX). Submittal of subunit master plans may be acceptable to Planning and Development Services General Manager (or equivalent).

2.2 MASTER PLANS GENERALLY

For each Planning Unit, the developer shall have each master plan specified below prepared by a registered practitioner in Arizona. Each of these master plans shall be subject to Planning and Development Services General Manager (or equivalent), or designee, approval before any further Development Review Board submittal, except where specifically addressed below.

- A. Master Environmental Design Concept Plan
- B. Master Transportation Plans
 - 1. Parking Plan
 - 2. Bicycle Circulation Plan
 - 3. Pedestrian and Trails Circulation Plan
 - 4. Transit and Trip Reduction Plan
 - 5. Intelligent Transportations Systems Applications Plan
- C. Master Drainage Plan
- D. Master Water Plan
- E. Master Wastewater Plan

2.3 MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN

The Master Environmental Design Concept Plan shall address the following for each Planning Unit:

- A. Open space design concepts for open space areas, including location, plant and landscape character, open space corridors, trails and bikeways, and integration of drainage plans.
- B. Native plant relocation program and revegetation guidelines for each parcel.
- C. Overall streetscape concepts, which incorporate streetside and median landscape design concepts, plant and landscape materials, and perimeter and screen wall designs and locations.
- D. Typical outdoor lighting plan for streetlights and concepts and general specifications for parking lot lighting.

- E. General design and architectural themes assuring overall design compatibility of all buildings and structures on the site.
- F. General signage/graphic concepts for development signs, including locations and typical design concepts.
- G. Responsible parties for the construction and maintenance of specified open space, paths and trails, walls, signs and drainage facilities.
- H. Multi-use trail design and use, including trail design standards and alignment, design and location of trail amenities, management and controls on trail use and implementation of plan recommendations through City ordinances and policies.

2.4 MASTER TRANSPORTATION PLANS

- A. **CIRCULATION PLAN.** A Circulation Plan for each Planning Unit shall be prepared in accordance with the City's design procedures and criteria by a registered engineer who is licensed in the State of Arizona. The Circulation Plan shall include at a minimum the following components:
 - 1. Roadway plans showing existing and proposed regional and local roadway network and any existing daily and peak hour traffic volumes.
 - 2. Trip generation, distribution and assignment of proposed project trips to the roadway system.
 - 3. Access considerations including driveway locations, proposed median break locations, vehicle storage lengths, any required auxiliary lanes to accommodate site generated trips. Appropriate signing and striping for safe egress and ingress movements shall be included for major intersections.
 - 4. Traffic signal warrant analysis at any locations where level of service drops below LOS D conditions and where a traffic signal is proposed.
 - 5. Conceptual intersection lane configurations based on total PM and AM peak hour volumes with the proposed development.
 - 6. Plans for phasing the improvements or plans for interim improvements necessary to accommodate the site development and tie into other planned construction improvements within the study area.
 - 7. Proposed street cross sections and associated right-of-way dedications for any streets that do not conform to current City of Scottsdale standards.
 - 8. Determination of need and responsibility for construction of access ways east of Hayden Road.
- B. **PARKING PLAN.** With each Development Review Board submittal, the developer shall submit a Parking Plan for the site in conformance with Article IX of the Zoning Ordinance, which shall be subject to City staff approval. This plan shall indicate the location and number of all parking spaces with respect to each phase of development. The plan shall also provide details regarding any proposed parking restrictions or validation programs, as well as analyses to substantiate mixed-use sharing and any other considerations for reduced parking needs. This plan shall be updated with each Development Review Board application for the site.

- C. **BICYCLE CIRCULATION PLAN.** A Bicycle Circulation Plan shall be prepared in accordance with the City's design procedures and criteria. The Developer shall provide the improvements identified in the accepted plan including, but not limited to, bicycle parking, sections of pathway, curb ramps at intersections, and signing. These improvements shall conform to the details and standards found in Section 3.4 of the City of Scottsdale *Design Standards and Policies Manual* (1999), to the satisfaction of the Transportation Department. The Bicycle Circulation Plan shall include, at a minimum, the following components:
1. On-Street Bikeways
 2. Off-Street Bike Path Connections
 3. Bicycle Parking – The number and locations will be determined in coordination with the Zoning Ordinance & the Transportation Department. In general, bicycle parking racks shall be dispersed throughout the site in four ways:
 - a. Provide massed bike spaces in the parking garages for events. Locate close to attendant or entrance.
 - b. Provide bike spaces at employee entrances, dispersed throughout the entire site.
 - c. Provide bike rack spaces at all retail entrances, dispersed throughout the site. These locations must be visible and convenient to main entrances.
 - d. Provide bicycle parking at bus boarding areas. The bicycle parking at bus boarding areas shall be designed to conform to the following criteria:
 - (i) Easy access for bicycles from street – sufficient, visible curb cuts.
 - (ii) Plan for people loading/offloading bikes; allow room for mixing with pedestrians.
 - (iii) Provide bike rack parking – highly visible, under shade, easily accessible.
 - (iv) Provide secure, longer-term storage for bikes.
- D. **PEDESTRIAN AND TRAILS CIRCULATION PLAN.** The Pedestrian and Trails Circulation Plan shall provide locations and standard dimensions for pedestrian amenities including, but not limited to, shaded walkways, seating, and lighting, for all areas adjacent to and within the site.
- E. **TRANSIT AND TRIP REDUCTION PLAN.** A Transit and Trip Reduction Plan shall be prepared in accordance with the City's Transit Plan. The Developer shall provide the improvements identified in the accepted plan, which shall include, but not be limited to, proposed location(s) of potential corridor(s) for high-capacity transit, transit nodes, bus stops, pull-outs, etc., that support regional, circulator, and on-site shuttle transit systems.
- F. **INTELLIGENT TRANSPORTATIONS SYSTEMS APPLICATIONS PLAN.** An Intelligent Transportations Systems (ITS) Applications Plan shall be prepared in accordance with the City's design procedures and criteria. This plan shall indicate the location and design of all on-site and off-site intelligent transportation system devices. The Developer shall provide the improvements identified in the accepted plan.
- G. **PLANNING UNIT INFRASTRUCTURE REQUIREMENTS**

- I
Hayden Road – Complete Half Street
“Center Drive” – Full Street
Miller Road – Full Street
101 Frontage Road – Full Street
- II
Hayden Road – Complete half Street (see Note 3.2.A (f))
“Center Drive” – Full Street
- III
Hayden Road – Complete Full Street (see Note 3.2.A (f))
Union Hills (west of Hayden Road) – Full Street
Union Hills (east of Hayden Road) – Complete the
remaining street section
78th Street – Full Street
Miller Road – Half Street
Princess Boulevard – Complete Half Street
- IV
Scottsdale Road – Full Street
Union Hills – Full Street
Miller Road – Half Street
Princess Boulevard – Complete Half Street

Notes:

Half-street construction shall require a minimum of twenty-four (24) feet of pavement and shall be designed to conform to the ultimate street cross section to the greatest extent possible.

Modifications to this schedule may be permitted by the approved Planning Unit Circulation Plans or by approval of the City's Transportation General Manager.

2.5 **MASTER DRAINAGE PLAN**

- A. **MASTER DRAINAGE REPORT.** With the Development Review Board submittal, the developer shall submit a master drainage report and plan subject to City staff approval. The master drainage report and plan shall conform to the *Design Standards and Policies Manual* - Drainage Report Preparation. The Master Drainage Report shall refer to, and be consistent with, the drainage report entitled, "Core North/Core South Drainage Study," by Bob Ward, on 9/25/2001. In addition, the master drainage report and plan shall:
 - 1. Include a complete description of requirements relating to project phasing.
 - 2. Identify the timing of and parties responsible for construction of all storm water management facilities.
 - 3. *For each on-site drainage area, discuss the amount of stormwater storage that will be provided (full storage, pre-versus-post storage, regional storage, etc.).*
 - 4. *Discuss who will be responsible, timing, etc. for the following drainage improvements:*
 - a. Powerline channel to 101 Storage Basin
 - b. Completion of the 101 Storage Basin
 - c. 101 Storage Basin Outlet to TPC

- B. **MASTER DRAINAGE REPORT COPIES.** Before master drainage report approval by the Stormwater Management Division, the developer shall, when requested by City staff, submit two (2) hard copies of the complete master drainage report.
- C. **MASTER DRAINAGE REPORT APPROVAL.** Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the master drainage report.
- D. **MASTER DRAINAGE PLAN.** The master drainage plan shall include, but not be limited to, the following:
 - 1. Maps showing watersheds draining onto and through the Planning Unit, with estimates of peak flows for 10, 50, and 100-year flood events at concentration points entering the Planning Unit
 - 2. Estimated peak flows and volumes of on-site runoff at concentration points exiting the Planning Unit for both developed and undeveloped conditions for the 10, 50, and 100-year flood events
 - 3. Maps showing current FEMA special flood hazard areas and flood insurance zones, including depths and velocities
 - 4. Location and estimated size of all proposed drainage facilities, including culverts, detention basins, channels, etc.
 - 5. A map that delineates the drainage area that will be served by each detention basin

2.6 MASTER WATER PLAN

- A. **WATER MASTER REPORT.** With the Development Review Board submittal, the developer shall submit a master report and plan subject to Water Resources Department approval. The report and plan shall conform to the draft Water and Wastewater Report Guidelines available through the Water Resources Department. The water master report shall include the following:
 - 1. A complete description of water system requirements for each Planning Unit.
 - 2. A discussion of the timing of and parties responsible for construction of all water facilities.
 - 3. The conceptual location and size of all necessary water system components, including both on and off-site lines, pump stations and storage facilities needed to serve the development, and an analysis of the impact of the proposed development on the existing system with water demand generation factors based upon land use.
 - 4. A flow and pressure analysis of the proposed system that includes a simulation of the system operation for each pressure zone within the development using a computer model with average day demands, maximum day demands with estimated required fire flow and any requirements to meet the Insurance Service Office standards, maximum day demands with reservoir tanks closed, and peak hour demands.
 - 5. Compliance with the adopted City's Integrated Water Master Plan.
 - 6. A preliminary plan of the Planning Unit showing development sites and right-of-ways, contours and benchmarks, existing utilities and fire hydrants within 400 feet of the proposed development, any features such as watercourses and drainage facilities that may

influence the location of underground utilities, a general layout of the proposed water mains, and any required water facilities.

- B. **WATER MASTER REPORT APPROVAL.** Before the submittal of any water design reports to the Plan Review and Permit Services Division, the developer shall obtain approval from the Water Resources Department of the water master report.

2.7 MASTER WASTEWATER PLAN

- A. **MASTER WASTEWATER REPORT.** With the Development Review Board submittal, the developer shall submit a master report and plan subject to Water Resources Department approval. The report and plan shall conform to the draft Water and Wastewater Report Guidelines available through the Water Resources Department. In addition, the wastewater master report shall:
1. A complete description of the wastewater system requirements for each phase of the project.
 2. A discussion of the timing of and parties responsible for construction of all wastewater facilities.
 3. The conceptual location, size, type and capacity of the necessary wastewater collection, transmission, and treatment system components needed to serve the Planning Unit, and a preliminary analysis of the impact of the proposed development on the existing system with wastewater demand generation factors based upon land use.
 4. The calculations necessary to substantiate the selection of the size, type, and capacity of the wastewater transmission and treatment facilities.
 5. Compliance with the adopted City's Wastewater System Master Plan for the respective area.
 6. Estimated peak flow from all contributions upstream of the proposed development that may flow through the on-site system shall be assessed for impacts to the entire system.
- B. **WASTEWATER MASTER REPORT APPROVAL.** Before the submittal of any basis of design reports to the Plan Review and Permit Services Division, the developer shall obtain approval from the Water Resources Department of the wastewater master report.

3.0 DEVELOPMENT SITE STIPULATIONS

3.1 PLANNING / DEVELOPMENT

- A. **COMPARABLE ZONING.** This site shall be zoned to Planned Community (PC) District. The developer has proposed a development plan with uses and densities comparable to the following zoning districts:
1. Industrial Park (I-1) District,
 2. Commercial Office (C-O) District,
 3. Planned Regional Center (PRC) District,
 4. Planned Convenience Center (PCoC) District,
 5. Planned Community Center (PCC) District,
 6. Central Business (C-2) District,

7. Multiple-Family Residential (R-5) District.

The City Manager, or designee, shall determine the comparable zoning category at the time of submittal of the Master Development Plan that indicates acreages, intensities, and locations of the requested zoning districts.

- B. **CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS.** Development shall conform to the amended development standards for each of the respective districts, as listed above (1a. – 1g.), and attached herein. Any change to the development standards shall be subject to subsequent to the rezoning processes in place at the time of application, including any applicable citizen review process and public hearings before the Planning Commission and City Council.

- C. **DEVELOPMENT STANDARDS.** Before any Development Review Board submittal within any area designated with the comparable zoning district of Planned Regional Center (PRC), the developer shall submit plans that demonstrate how the following amended development standards shall be applied:

1. Building Height(s)
2. Open Space
3. Setbacks and Buffers

These plans shall be subject to the satisfaction of the City Manager, or designee.

- D. **LAND USE BUDGET**

1. The State Land Commissioner, or designee, shall approve the developer's distribution request of the land use density and intensity before an application to the Development Review Board is submitted to the City. The developer shall provide a copy of the approved distribution request with the submittal to the Development Review Board.
2. Maximum land use density and intensity shall be consistent with the attached Land Use Budget provided by the State Land Department and dated 7/08/2002.
3. With each Development Review Board submittal, the developer shall include a revised Land Use Budget Table indicating the parcels with the corresponding reductions and increases.

- E. **TRANSITIONAL CHARACTER AREAS.** All non-residential uses within Character Areas B2, C1, C2, and D within three hundred (300) feet of the application boundary shall have a maximum height of thirty (30) feet. The Character Area B2 shall only allow uses consistent with the comparable Industrial Park (I-1) District.

- F. **SCHOOL LOCATION.** Before the sale, or lease, of land in Planning Unit I or Planning Unit II, the State Land Department, in coordination with the Paradise Valley Unified School District, shall designate a ten (10) acre (net) parcel for a school site.

- G. **CIVIC USE LOCATION.** The developer shall designate a four (4) acre (net) site to be dedicated for civic use, to be included as part of the sale, or lease, of land in Planning Units I and/or IV.
- H. **SCENIC CORRIDORS.** The scenic corridor width along Scottsdale Road shall be a minimum of fifty (50) feet, and an average of sixty (60) feet, measured from the outside edge of the street right-of-way. The scenic corridor easement shall be shown on the final plat, or site plan, and be dedicated to the City before final plan approval.
- I. **LANDSCAPE BUFFERS.** The developer shall provide a landscape buffer for any property along Hayden Road north of the Loop 101 Freeway. The landscape buffer shall be a minimum of thirty (30) feet, and an average of forty (40) feet, as measured from the right-of-way line.
- J. **ENVIRONMENTAL DESIGN**
 - 1. **ALTERATIONS TO NATURAL WATERCOURSES.** Any proposed alteration to the natural state of watercourses with a 100-year peak flow rate estimated between 250 cfs and 749 cfs shall be subject to Development Review Board approval.
 - 2. **VISTA CORRIDOR WATERCOURSES.** All watercourses with a 100-year peak flow rate of 750 cfs or greater shall be designated as Vista Corridors.
 - 3. **VISTA CORRIDOR EASEMENTS.** Each Vista Corridor shall be established by a continuous scenic easement. The minimum width of the easement shall be one hundred (100) feet. Each Vista Corridor easement shall include, at a minimum, any existing low flow channels, all major vegetation, and the area between the tops of the banks of the watercourses. At the time of the Development Review Board submittal, the developer shall stake the boundaries of the Vista Corridor easement as determined by City staff. All Vista Corridors shall be left in a natural state. The final plat or site plan shall show and dedicate all Vista Corridor easements.
 - 4. **VISTA CORRIDOR EASEMENTS-DISTURBED AREAS.** If areas within any Vista Corridor are disturbed by development, before final site inspection, the developer shall reconstruct those areas to the satisfaction of City staff.
 - 5. **VISTA CORRIDOR EASEMENTS-ADJACENT WALLS.** Solid walls adjacent to Vista Corridor easements shall comply with the following standards:
 - a. Walls shall not be constructed within the Vista Corridor easement.
 - b. Walls shall be located only within any approved construction envelopes.
 - c. Solid, opaque walls higher than three (3) feet shall be set back four (4) feet from the Vista Corridor easement for each one (1) foot of solid, opaque wall height above three (3) feet. No wall shall exceed six (6) feet in height.
- K. **DENSITY CONTINGENCIES.** The approved density for each parcel may decrease due to drainage issues, topography, and other site planning concerns that will need to be resolved at the time of preliminary plat or site plan approval. Appropriate design solutions to these constraints may preclude achievement of the proposed units or density on any or all parcels.

- L. **DEVELOPMENT CONTINGENCIES.** The approved development program, including intensity, may change due to drainage issues, topography, and other site planning concerns which will need to be resolved at the time of preliminary plat or site plan approval. Appropriate design solutions to these constraints may preclude achievement of the proposed development program.
- M. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
1. A plan indicating the treatment of washes and wash crossings,
 2. Wall design,
 3. The type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 4. Scenic corridors and buffered parkways,
 5. Improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
 6. Major stormwater management systems,
 7. Vista Corridor watercourses (all watercourses with a 100 year flow of 750 cfs or greater),
 8. Alterations to natural watercourses (all watercourses with a 100 year flow of 250 cfs to 749 cfs),
 9. Walls adjacent to Vista Corridors and NAOS tracts and corridors,
 10. Signage,
 11. Master Environmental Design Concept Plans.
- N. **NOTICE TO PROSPECTIVE BUYERS.** The developer shall give the following information in writing to all prospective buyers of lots on the site:
1. The closest distance from the lot to the midpoint of the Scottsdale Airport runway.
 2. The City shall not maintain the development's private streets.
 3. The City shall not accept any common areas on the site for ownership or maintenance.
 4. Requirements for trip reduction measures as prepared by the master developer.
- O. **NATIVE PLANT PRESERVATION.** The owner shall secure a native plant permit as defined in the Scottsdale Revised Code for each parcel. City staff will work with the owner to designate the extent of the survey required within large areas of proposed undisturbed open space. Where excess plant material is anticipated, those plants shall be offered to the public at no cost to the owner in accordance with state law and permit procedure or may be offered for sale.

3.2 CIRCULATION

- A. **STREET CONSTRUCTION.** Before issuance of any certificate of occupancy for the site, the developer shall dedicate the following right-of-way and construct the following street improvements, in conformance with the Design Standards and Policies Manual:

Street Name/Type	Dedications	Improvements	Notes
Scottsdale Road Major Arterial	75' half (65' existing)	Half street, 56' CL- BC, Figure 3.1-3	a, b, c, d, e
Hayden Road Major Arterial	75' half (65' existing)	Full street, 112' BC- BC, Figure 3.1-3	a, b, c, d, f
Union Hills Drive/Minor Arterial (east of Hayden Road)	45' half	Half street, 35' CL- BC, Figure 700-1	a, b, c, d
Union Hills Drive/Minor Arterial (west of Hayden Road)	110' full	Full street, 80' BC- BC, Figure 3.1-3	a, b, c, d
Miller Road/76 th Street Major Collector	90' full	Full street, 70' BC- BC, Figure 700-1	a, b, c, d
Princess Boulevard Major Collector	90' full	Full street, 70' BC- BC, Figure 700-1	a, b, c, d
"Center Road" Major Collector	90' full	Full street, 70' BC- BC, Figure 700-1	a, b, c, d
78 th Street Major Collector	90' full	Full street, 70' BC- BC, Figure 700-1	a, b, c, d, g
101 Frontage Road	40' full	32' Pavement width	a, b, c, d, h
Internal Commercial Roads Local Commercial	60' full	Full street, 40' BC- BC, Fig. 3.1-7	b, c
Internal Residential Roads Local Residential	40' full	Full street, 23' min. BC-BC, Fig. 700-5	b, c

- a. Additional right-of-way may be required to protect the natural environment, to provide auxiliary lanes, or to serve the immediate area with a higher street standard as determined by City staff based upon updated traffic impact studies or through the master plan process.
- b. The indicated right-of-way shall be a dedicated tract that provides emergency and service vehicle access and the installation of public utilities where private streets are approved.
- c. Right-of-way dedications shall include appropriate easements for all applicable drainage ways trails, bike paths and natural area buffers. Statements identifying the responsibility for maintenance shall be included as part of the dedication.
- d. Cross sections of street improvements shall conform to the current City of Scottsdale standard street cross sections at the time of development except as amended by the approved Master Transportation Plan or approved Planning Unit Circulation Plans. For locations where the proposed raised medians are wider than City standards, the developer shall enter into an agreement with the City to identify the maintenance responsibilities for the both the developer and City. Unless otherwise agreed to in these agreements, the developer shall be responsible for any landscape maintenance for

- B. **IN LIEU PAYMENTS.** At the direction of City staff, before issuance of any building permit for any parcels in Planning Unit IV, the developer shall not construct the Scottsdale Road street improvements specified by the **Notes** in the stipulation above, but shall make an in lieu payment to the City. Before any final plan approval, the developer shall submit an engineer's estimate for plan preparation, design and construction costs of a major arterial half street including two lanes of pavement with curb and gutter, half median improvements (curb, gutter and landscaping), and any required drainage structures. The in lieu payment shall be based on this estimate, plus five percent (5%) contingency cost and other incidental items, as determined by City staff.
- C. **TRAFFIC IMPACT STUDY.** Prior to any Development Review Board submittal, the developer shall submit a Circulation Plan for the corresponding Planning Unit. The developer shall submit a traffic impact study for the Planning Unit with the Circulation Plan, which shall be subject to City staff approval. The developer shall provide any street improvements and traffic impact mitigation as recommended by the approved traffic impact study for the site that are not addressed by the circulation stipulations in this report, as determined by City staff. The developer shall provide a revised traffic impact study for staff review and approval for any subsequent Development Review Board submittals that represent proposals to increase the land use area or intensity with respect to the approved Planning Unit site plan and development program, as determined by the Transportation General Manager.
- D. **ACCESS RESTRICTIONS.** Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by City staff, and construct the following access to the site. Access points to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines) unless otherwise increased as approved by the Planning Unit Circulation Plans or the City's Transportation General Manager:

1. **Scottsdale Road** – Access to Scottsdale Road shall be limited to minimum intervals of 600 feet. A full median opening shall be located to align with Chauncey Lane to the west. Access and restricted median opening locations shall be coordinated with the existing intersections on the west side of Scottsdale Road. The developer shall dedicate a one-foot wide vehicular non-access easement on this street except at the approved street intersections or driveways locations.
2. **Arterial Streets** - Access to streets classified as Arterials shall be limited to minimum intervals of 600 feet with full median openings located at minimum 1320-foot intervals unless otherwise approved in the Planning Unit Circulation Plan. Access and median opening locations shall be coordinated with the planned intersections on the adjacent parcels. The developer shall dedicate a one-foot wide vehicular non-access easement on these streets except at the approved street intersections or driveways locations.
3. **Major Collectors** - Access to streets classified as Major Collectors shall be limited to minimum intervals of 300 feet with full median openings located at minimum 660-foot intervals unless otherwise approved in the Planning Unit Circulation Plan. Access and median opening locations shall be coordinated with the planned intersections on the adjacent parcels. The developer shall dedicate a one-foot wide vehicular non-access easement on these streets except at the approved street intersections or driveways locations.
4. **Minor Collectors** - Access to streets classified as Minor Collectors shall be limited to minimum intervals of 300 feet unless otherwise approved in the Planning Unit Circulation Plan. Access shall be coordinated with the planned intersections on the adjacent parcels. The developer shall dedicate a one-foot wide vehicular non-access easement on these streets except at the approved street intersections or driveways locations.
5. **Local Streets** - Access to streets classified as Local Collectors, Local Residential, and Local Commercial shall be limited to minimum intervals of 165 feet unless otherwise approved in the Planning Unit Circulation Plan. Shared driveways shall be utilized for commercial parcels with street frontage less than 330 feet.
6. **Residential Access** – There shall be no direct residential access to arterial or collector streets.
7. **101 Frontage Roads** - Access to streets classified as frontage roads shall be limited to minimum intervals of 300 feet unless otherwise approved in the Planning Unit Circulation Plan. Access locations shall be subject to the Arizona Department of Transportation (ADOT) approval where proposed within ADOT right-of-way. The developer shall dedicate a one-foot wide vehicular non-access easement on these streets except at the approved street intersections or driveways locations.

- E. **STREET SYSTEM CONFIGURATION.** The primary street system configuration within this development area shall be in substantial conformance with that shown on the development plan attached to these stipulations unless modified by the approved Master Transportation Plan or Planning Unit Circulation Plans. The street system substantial conformance determination shall be subject to interpretation and approval by the City's Transportation General Manager.

- F. **MILLER ROAD GRADE SEPARATED CROSSING.** The developer shall participate with the City and adjacent State Land developers in the cost of a future Miller Road crossing of the 101 Freeway. The exact amount of the developer's participation and timing of payments or other contributions shall be set forth in a development agreement between the developer and the City, which shall be executed within 6 months of the City's approval of a ten percent design concept report for the crossing.
- G. **MEDIAN RECONSTRUCTION.** Before issuance of any certificate of occupancy for the site, the developer shall be responsible for reconstructing any existing medians on arterials and major collectors with raised medians, to provide approved left-turn access into and out of the site as determined by the Planning Unit Circulation Plans. The median modifications shall be subject to the approval by City staff. The developer shall relocate any existing landscaping that will be displaced, as determined by City staff.
- H. **AUXILIARY LANE CONSTRUCTION.** Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by City staff, and construct right-turn deceleration lanes at all street intersections and site driveways located on arterial streets within the development area and on Scottsdale Road in conformance with the Design Standards and Policies Manual. Auxiliary lanes may be required on Major Collector streets based review of the Planning Unit traffic impact study and the policies contained in the Design Standards and Policies Manual.
- I. **TRAFFIC SIGNAL PARTICIPATION.** Before issuance of any building permit for the site, the developer shall pay to the City the design and construction costs, with the responsibility of participation as outlined below, for the installation of a traffic signals at the following intersections:

<u>Intersection</u>	<u>Participation</u>
Scottsdale Road & Princess Boulevard	See Note 1
Scottsdale Road & Union Hills Drive	See Note 1
Hayden Road & Union Hills Drive	75%
Hayden Road & "Center Drive"	100%
Miller Road & Union Hills Drive	100%
Miller Road & "Center Drive"	100%
101 Frontage Road & Hayden Road	See Note 2

The developer shall be responsible for 100% of the costs associated with any additional internal intersections that require signalization as determined by the approved traffic impact studies or Planning Unit Circulation Plans. No traffic signal shall be activated without a traffic engineering study that demonstrates that the traffic signal is warranted per the guidelines contained in the Manual on Traffic Control Devices and is approved by the City's Transportation Department.

1. For the Union Hills and Princess Boulevard intersections on Scottsdale Road, the developer shall be responsible for any modifications to the existing traffic signals that are associated with adjacent street improvements. This responsibility includes additional traffic signal equipment, relocation of traffic signal poles, and new signal equipment based on an approved traffic signal plan or as directed by City staff.
2. For the 101 Frontage Road and Hayden Road intersections, the developer shall be responsible for any modifications to the existing

traffic signals that are associated with the frontage road construction. This responsibility includes additional traffic signal equipment, relocation of traffic signal poles, and new signal equipment based on an approved traffic signal plan or as directed by City staff. Any modifications to the existing traffic signals shall be subject to review and approval by the Arizona Department of Transportation.

- J. **PRIVATE STREET CONSTRUCTION.** All private streets shall be constructed to full public street standards, except equivalent construction materials or wider cross-sections may be approved by City staff. In addition, all private streets shall conform to the following requirements:
1. No internal private streets shall be incorporated into the City's public street system at a future date unless they are constructed, inspected, maintained and approved in conformance with the City's public street standards. Before any lot is sold, the developer shall record a notice satisfactory to City staff indicating that the private streets shall not be maintained by the City.
 2. Before issuance of any certificate of occupancy for the site, the developer shall post access points to private streets to identify that vehicles are entering a private street system.
 3. Secured access shall be provided on private streets only. The developer shall locate security gates a minimum of 75 feet from the back of curb to the intersecting street. The developer shall provide a vehicular turn-around between the public street and the security gate.
- K. **PEDESTRIAN EMPHASIS.** Before issuance of any certificate of occupancy for Planning Unit I or II the developer shall design and install traffic calming devices for the following areas:
1. Within Planning Unit I, the developer shall design the Miller Road alignment to discourage the encroachment of site-generated traffic into the adjacent residential area to the north.
 2. The internal commercial streets to enhance pedestrian circulation through the interior of the site.

The design and location of the traffic calming devices shall be submitted to the Transportation Department for approval. The traffic calming solution for 76th Street may include the realignment of Miller Road/76th Street to not intersect with the existing street north of Thompson Peak Parkway. The developer shall be responsible for coordinating and facilitating a public input process to determine the design and extent of the traffic calming at the direction of City staff.

- L. **SHARING OF COST FOR MASS TRANSIT.** The developer, or their assignee(s), shall participate in its fair share of the costs of a local area shuttle to operate generally within the area bounded by Miller Road alignment to the east, Princess Drive to the south, 64th Street to the west, and Thompson Peak Parkway to the north.

The exact amount of the developer's participation and timing of payments or other contributions shall be set forth in a development agreement between the developer and the City.

- M. **TRANSPORTATION MANAGEMENT ORGANIZATION (TMO).** The master developer shall establish a Transportation Management Organization (TMO) in order to provide and guide transportation programs and services for properties within the project. This organization shall have some form of assessment of the properties in order to achieve the programs and services as determined through a Transportation Demand Management Plan (TDMP).

Through the TDMP the TMO shall perform the following types of services and functions:

- Conduct an annual ridematching campaign among the tenants
- Furnish tenants with transportation information
- Create "commuter information centers"
- Create a preferential parking program for carpools and vanpools
- Stage annual events to promote transportation choices for residents and employees
- Conduct an annual travel survey of employees
- Sell mass transit tickets on-site
- Operate an on-site shuttle service
- Delivery schedules that avoid peak-hour traffic

Furthermore, the TMO shall be responsible for the design and location criteria, maintenance and use of the following transportation amenities:

- Carpool and vanpool designated parking spaces
- Secure bicycle storage facilities
- Shuttle stops and signs
- Informational kiosks and stations

The TMO shall provide an annual report to the City of Scottsdale regarding the status of the above-mentioned items (may be the same as required by Maricopa County). Failure to comply with this reporting requirement may lead to a hold on building and tenant improvement permits until the report has been submitted.

- N. **CITY CONTROL OF ACCESS.** The City retains the right to modify or void access within City right-of-way. The City's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.

3.3 DRAINAGE AND FLOOD CONTROL

- A. **CONCEPTUAL DRAINAGE REPORT.** With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to City staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:

1. Identify all wash corridors entering and exiting the site, and calculate the peak discharge (100-yr, 6-hr storm event) for a pre- versus post-development discharge comparison of all washes that exit the property.
2. Determine easement dimensions necessary to accommodate design discharges.
3. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.

4. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
5. Include a complete description of requirements relating to project phasing.

B. **STORM WATER STORAGE REQUIREMENT.** On-site storm water storage is required for the full 100-year, 2-hour storm event, unless City staff approves the developer's Request for Waiver. See Section 2 of the Design Standards and Policies Manual for waiver criteria.

1. If applicable, the developer shall submit to the Current Planning Services Division a Request for Waiver Review form, which shall:
 - a. Include a supportive argument that demonstrates historical flow through the site will be maintained, and that storm water runoff exiting this site has a safe place to flow.
 - b. Include an estimate for payment in-lieu of on-site storm water storage, subject to City staff approval.
2. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained the waiver approval.

3.4 **WATER**

- A. **BASIS OF DESIGN REPORT (WATER).** After acceptance, by the Water Resources Department, of any required water master plan for the development, the developer shall submit to the Plan Review and Permit Services Division a Water Basis of Design Report. The report shall conform to the draft Water and Wastewater Report Guidelines available from the Water Resources Department. Generally, the basis of design report and plan shall:
1. Identify the location, size, condition, and availability of existing water lines and water related facilities such as valves, service lines, fire hydrants, etc.
 2. Evaluate the project's water demands and their impact on the existing water system.
 3. Determine the need for any additional water lines and water related facilities to support the proposed development.
 4. Conform to the City's Integrated Water Master Plan.
 5. Identify the timing of and parties responsible for construction of all water facilities.
- B. **APPROVED BASIS OF DESIGN REPORT.** Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Water Basis of Design Report from the Water Resources Department.
- C. **NEW WATER FACILITIES.** Before the issuance of letters of acceptance by the Inspection Services Division, the developer shall construct all water lines and related facilities necessary to serve the site.
- D. **WATERLINE EASEMENTS.** Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

3.5 WASTEWATER

- A. **BASIS OF DESIGN REPORT (WASTEWATER).** After acceptance, by the Water Resources Department, of any required wastewater master plan for the development, the developer shall submit to the Plan Review and Permit Services Division a Wastewater Basis of Design Report. The report shall conform to the draft Water and Wastewater Report Guidelines available from the Water Resources Department. Generally, the basis of design report and plan shall:
1. Identify the location of, size, condition, and availability of existing sanitary sewer lines and wastewater-related facilities.
 2. Evaluate the project's wastewater demands and their impact on the existing wastewater system.
 3. Determine the need for any additional wastewater lines and related facilities to support the proposed development.
 4. Conform to the City's Wastewater System Master Plan.
 5. Identify the timing of and parties responsible for construction of all wastewater facilities.
- B. **APPROVED BASIS OF DESIGN REPORT.** Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Wastewater Basis of Design Report from the Water Resources Department
- C. **NEW WASTEWATER FACILITIES.** Before the issuance of letters of acceptance by the Inspection Services Division, the developer shall provide all sanitary sewer lines and wastewater-related facilities necessary to serve the site.
- D. **SANITARY SEWER EASEMENTS.** Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all sewer easements necessary to serve the site.

3.6 ENGINEERING

- A. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the City to provide any of these improvements.
- B. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.

3.7 OTHER REQUIREMENTS

- A. ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS. All construction activities that disturb five or more acres, or less than five acres if the site is a part of a greater common plan, shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region>.]

The developer shall:

1. Submit a completed Notice of Intent (NOI) to the EPA.
 2. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a copy of the NOI and a completed Storm Water Pollution Prevention Plan.
- B. SECTION 404 PERMITS. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
- C. DUST CONTROL PERMITS. Before commencing grading on sites 1/10 acre or larger, the developer shall have obtained a Dust Control Permit (earth moving permit) from Maricopa County Division of Air Pollution Control. Call the county 602-506-6700 for fees and application information.
- D. UTILITY CONFLICT COORDINATION. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a signed No Conflict form (not required for City-owned utilities) from every affected utility company.
- E. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and applicable chapters of the Arizona Administrative Code, Title 18, Environmental Quality. In addition:
1. Before approval of final improvement plans by the Plan Review and Permit Services Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
 2. Before commencing construction, the contractor or developer shall provide evidence to City staff that a Certificate of Approval to Construct and/or Provisional Verification of General Permit Conformance has been approved by MCESD.
 3. Before building permits are issued, the developer shall submit to the City a Certificate of Approval of Construction and/or Verification of

- General Permit Conformance signed by the MCESD and a copy of the as-built drawings.
4. Before issuance of Letters of Acceptance by the City Inspection Services Division, the developer shall provide to the City a final set of as-built mylars of the improvements.

19-ZN-2002

Crossroads East

Attachment #6. Traffic Impact

Not available at time of printing.

**ARIZONA STATE LAND DEPARTMENT
Crossroads East
PCD Amendment
Scottsdale, Arizona**

Final Citizen Review Report

**Request to Amend the PCD Zoning
Application # 346-PA-02**

September 10, 2002

FINAL CITIZEN REVIEW REPORT

Crossroads East PCD Amendment

Case # 346-PA-02

I. Overview of Request

A Citizen Review Plan was implemented in conjunction with an application to amend an existing Planned Community Development ("PCD") on approximately 1,000 acres of land located east of Scottsdale Road, and north and south of Loop 101. The Arizona State Land Department ("ASLD"), owner of the property, seeks to amend the existing zoning entitlement granted for a portion of its property previously referred to as "Core North" and "Core South". The primary purpose of the modification is to amend the transportation network to better respond to actual and anticipated volumes on sub-regional roadways and to minimize negative impacts to residential areas. The existing number of dwelling units and zoning classifications will not change but the allocation on Crossroads East is proposed to change in a manner which will allow greater flexibility and opportunity to respond to market needs and more modern development approaches. The Crossroads East PCD proposes the creation of four (4) planning units that will specify allowable zoning categories as well as character areas for the property. The proposed amendment to the development plan will allow mixed-use development on the property that is compatible with the surrounding area and in conformance with the City of Scottsdale (the "City") General Plan. As part of the Crossroads East request, this Citizen Review Plan was prepared and implemented in accordance with City requirements.

II. Overview of the Citizen Review Plan

ASLD has communicated verbally and in written form to surrounding property owners, residents in the area as well as impacted governmental entities. These communications will continue throughout the zoning process.

III. Citizen Review Plan

A. Which residents, property owners, homeowners associations, interested parties, political jurisdictions and public agencies may be affected by the application?

Parties affected by the application include immediately surrounding property owners as well as property owners in the general area. Crossroads East has approximately one-half (1/2) mile of frontage along the east side of Scottsdale Road and approximately one and one-half (1½) miles of frontage along both sides of Loop 101. Crossroads East is also situated on the western boundary of the City. Property to the west of Scottsdale Road is within the municipal limits of the City of Phoenix and unincorporated Maricopa County. Parcels southwest of the Loop 101 and Scottsdale Road are currently being developed for high-end automobile dealers and a power center. Property immediately adjacent to Crossroads East to the west is undeveloped and is privately owned. The owner has joined with DMB Associates, Inc. ("DMB") who is seeking entitlements on property adjacent to the ASLD property concurrently with the processing of the ASLD's request. Accordingly, ASLD has coordinated its public outreach effort with DMB. Transportation linkages and compatibility with adjacent uses are being coordinated between the two projects to ensure appropriate transitions. The remainder of the property to the north is developed for residential uses as part of the Grayhawk master planned community. The property to the east is developed with a variety of uses including employment uses in the Perimeter Center and residential uses. The Scottsdale Water Campus and transfer station are located further east. The property to the south is developed as the Fairmont Princess Hotel, the Tournament Players Club of Scottsdale and a variety of residential uses with varying densities.

With input from the City staff, stakeholders in the area were identified and notified of our request. Initial meetings were conducted with representatives of the entities listed on the attached at **Tab A** and follow up meetings were held as needed. In addition to the list of entities, surrounding property owners within 750 feet of Crossroads East who were notified of the rezoning request are included at **Tab B**.

B. How will those potentially affected by the application be notified that an application has been made?

The entities and property owners listed at **Tabs A** and **B** have been notified of the proposed application in a variety of ways including letters, posting of notices, open house meetings, and some direct person-to-person communications via telephone or in person. Each of the methods of communicating is discussed below.

1. Initial Site Posting: In accordance with the Citizen Review Process requirements, the Property was posted in four (4) locations with a "Project Under Consideration" sign on August 19, 2002; which was within ten (10) working days of the rezoning application being submitted. Photographs of the site postings are attached at **Tab C**.

2. Written Communications: On August 13, 2002, an informational flyer was sent to all surrounding property owners of record with the Maricopa County Assessor's Office and homeowners associations within 750' of the Property. A copy of the flyer mailed is attached at **Tab D**. The flyer contained contact information as well as dates and times of community meetings/open houses. Additionally, a map of the property with the 750' area delineated is attached at **Tab E**.

3. Open House Meetings: Four (4) open house/community meetings were scheduled prior to the case being heard by the Planning Commission. Three (3) meetings have been held. The meetings were conducted in an open house fashion in concert with the DMB Stacked 40s project. ASLD representatives and the consultant team were available to answer questions. The ability of citizens to provide input, comments and suggestions was encouraged at the meetings and comment cards were made available at all open houses to provide an additional avenue to provide input. The open houses were held at Grayhawk Elementary School, near the property, in an area that could comfortably accommodate the anticipated number of attendees. Additionally, the open houses were held at different times and on different days of the week to allow opportunities for all stakeholders to attend.

FINAL CITIZEN REVIEW REPORT
CROSSROADS EAST
Case # 346-PA-02

a. The first open house was held from 6:00 to 8:00 pm on Thursday, August 22, 2002. There were fourteen (14) individuals in attendance. A copy of the sign in sheet from the open house is attached at **Tab F**.

b. The second open house was held from 7:00 to 9:00 pm on Wednesday, September 4, 2002. There were sixteen (16) individuals in attendance. A copy of the sign in sheet from the open house is attached at **Tab G**.

c. The third open house was held from 10:00 am to noon on Saturday, September 7, 2002. There were five (5) individuals in attendance. A copy of the sign in sheet from the open house is attached at **Tab H**.

d. The fourth open house will be held from 9:00 am to 11:00 am on Saturday, September 14, 2002. A supplement to this Final Citizen Review Report will be submitted to the City with information on open house #4.

4. Display Advertisement: In addition to direct mailings and door-to-door communications, the open houses were advertised in the Scottsdale Tribune and the Community Section of the Arizona Republic. The notices were 1/8th of a page in size and included dates, times and locations of neighborhood open houses as well as a description and location of the proposed change together with applicant contact information in accordance with City and State requirements. Copies of the display advertisements are attached at **Tab I**.

5. Web Site: Information was posted on the Arizona State Land Department web site (www.land.state.az.us) and the web site address was noted on correspondence to residents and neighbors. The web site includes information submitted to the City, meeting information and contact information. A copy of the web site page is attached at **Tab J**.

6. Other: Follow up telephone calls, letters and meetings have been conducted as necessary in addition to the items noted above to keep all interested parties and the

surrounding property owners apprised of the process as warranted. Approximately ten (10) telephone calls have been made, two (2) follow up letters have been sent, and three (3) follow up meetings have been held or scheduled.

C. How will those potentially affected by an application be informed of the substance of the proposed application?

At the open houses described above and in the written notification of the pending application, information which described the substance of the planned community district request was provided by the Land Department staff.

D. How will those potentially affected by the application be given an opportunity to discuss the application with the applicant and express their issues or concerns prior to the first public hearing?

In addition to written comments or verbal comments made at the open houses, property owners, residents and interested parties were encouraged to contact the Land Department staff directly to express comments and concerns. Comment cards were also available at the open house meetings to encourage additional input from the community.

E. The applicant's schedule for completing the Citizen Review Process.

The implementation of the Citizen Review Plan began prior to submittal of the application. The citizen outreach process has been implemented and will be a continuous effort sustained throughout the entitlement process. For purposes of the public hearing process, the Final Citizen Review Report is being submitted to the Community Development Department in accordance with the City's suggested format prior to the notice of the first public hearing. A time line for the application process and the Citizen Review Plan is attached at **Tab K**.

F. The method(s) by which the applicant will keep the City staff informed on the status of their citizen participation efforts.

An important element of the process has been to keep the Community Development Department informed of the progress of the application. City staff have been informed of the citizen input process in the following manner: (a) the Project Coordination Manager has been copied on all written correspondence to surrounding property owners, (b) the Project Coordination Manager has been invited to attend all neighborhood open house meetings, (c) the Project Coordination Manager has been given updates via e-mail and voice-mail, and (d) the Project Coordination Manager is being provided with a complete report of the implementation of the Citizen Review Plan, including comments from the surrounding property owners and the manner in which issues were resolved.

IV. Summary of Comments

The implementation of the Citizen Review Plan has resulted in the informing of all property owners within 750' of the property of the request. Additionally, given the neighborhood feedback, the community has provided favorable input on the project. As set forth above, meetings, telephone calls, electronic communications, as well as the open houses have been held and will continue to occur in order to ensure that all parties potentially interested in the rezoning request will have an opportunity to learn about the rezoning request and have ample opportunity to have any issues or concerns addressed.

In addition to meetings with stakeholders in the area and other interested parties, approximately 400 letters regarding the PCD Amendment and the open houses were mailed to all property owners within 750 feet of Crossroads East. Approximately thirty-five (35) individuals attended the first three (3) open houses. There is one (1) additional open house meeting scheduled for September 14, 2002. The input received from the overwhelming majority of the meetings and communications has been extremely positive and supportive of the project. The majority of the comments have been supportive of the PCD Amendment. There were questions regarding the circulation system for the area and possible future land uses. Upon being

FINAL CITIZEN REVIEW REPORT
CROSSROADS EAST
Case # 346-PA-02

provided with a description of the proposed circulation system for the area, it appears that any concerns over traffic have been addressed. Additionally, several individuals have also asked for petitions of support.

Lines of communication with stakeholders in the area, surrounding property owners, and the City of Scottsdale will continue to be kept open. A supplement to this Final Citizen Review Report summarizing all citizen input will be prepared and submitted as necessary.

STAKEHOLDERS LISTING

- Grayhawk Community Association
- Scottsdale Stonebrook II Homeowners Association
- The Fairmont Princess Hotel
- Paradise Valley School District
- The City of Phoenix

ASLD - Property Owners

Last	First	Name:	Add	csz	parcel
		No Ownership Data			215-09-013
		No Data			212-31-958 A
		No Data			212-31-957 D
		NO MATCH			215-05-001 B
		NO OWNER			212-43-816
		NO OWNER			212-43-891
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		WILSON W MARTI	8174 E RITA DR	SCOTTSDALE, AZ 8525	215-07-144
		OLIVERII ALBERT	493 EDENS LN	NORTHFIELD IL, AZ 60	212-43-452
		All Seasons Reosrts, I	7887 E. Princess Blvd.	Scottsdale, AZ 85255	215-08-334
		ALL SEASONS RES	7887 E PRINCESS BLVD	SCOTTSDALE, AZ 8525	215-08-219
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		Arizona State Land D	1624 W. Adams St.	Phoenix, AZ 85007	215-07-027D
		Arizona State Land D	1624 W. Adams St.	Phoenix, AZ 85007	215-07-209
		Arizona State Land D	1624 W. Adams St.	Phoenix, AZ 85007	212-31-120
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		Arizona State Land D	1624 W. Adams Street	Phoenix, AZ 85007	212-31-100
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		Automotive Group R	13400 Outer Drive West	Detroit, MI 48239	215-09-001 V
		Badger Alloys Inc	5120 W. State Street	Milwaukee, WI 52308	212-31-852
		CERTO HEATHER	17833 N 81ST WAY	SCOTTSDALE, AZ 8525	215-07-100
		CHAUNCEY FAMI	18000 N SCOTTSDALE RD	SCOTTSDALE, AZ 8525	215-09-001 K
		CHAUNCEY FAMI	18000 N SCOTTSDALE RD	SCOTTSDALE, AZ 8525	215-09-001 L
		Chauncey Family LT	18000 N. Scottsdale Rd.	Scottsdale, AZ 85255	215-09-001 X
		CHAUNCEY FAMI	18000 N SCOTTSDALE RD	SCOTTSDALE, AZ 8525	215-09-001 E
		CHAUNCEY FAMI	18000 N SCOTTSDALE RD	SCOTTSDALE, AZ 8525	215-09-001 D
		CHAUNCEY FAMI	18000 N SCOTTSDALE RD	SCOTTSDALE, AZ 8525	215-09-001 Z
		CHAUNCEY FAMI	18000 N SCOTTSDALE RD	SCOTTSDALE, AZ 8525	215-09-001 C
		Chauncey Family LT	18000 N. Scottsdale Rd.	Scottsdale, AZ 85255	215-09-001 W
		CITY OF SCOTTSD	3939 CIVIC CENTER BLVD	SCOTTSDALE, AZ 8525	212-36-006 D
		Scottsdale City of	3939 Civic Plaza	Scottsdale AZ 85251	215-08-001-Y
		Scottsdale City of	3939 Civic Center Boulevard	Scottsdale, AZ 85251	212-31-126 A
		Scottsdale City of	7447 E. Indian School Road	Scottsdale, AZ 85251	212-31-126 D
		SCOTTSDALE CIT	3939 CIVIC CENTER BLVD	SCOTTSDALE, AZ 8525	215-07-031
		SCOTTSDALE CIT	3939 CIVIC CENTER BLVD	SCOTTSDALE, AZ 8525	212-31-056
		SCOTTSDALE CIT	3939 CIVIC CENTER BLVD	SCOTTSDALE, AZ 8525	215-08-003 A
		SCOTTSDALE CIT	3939 CIVIC CENTER BLVD	SCOTTSDALE, AZ 8525	215-08-001 X

Last	First	Name:	Add	csz	parcel
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		SCOTTSDALE CIT	3939 CIVIC PLAZA	SCOTTSDALE, AZ 8525	215-08-001 Z
		CORRIGAN LAND	PO BOX 10392	PHOENIX, AZ 85064039	215-05-001 C
		Corrigan Real Estate	P.O. Box 10392	Phoenix AZ 85064	215-05-001-D
		CROWN POINTE D	555 SKOKIE BLVD	NORTHBROOK, IL 6006	215-08-168
		CT GOLF HOLDIN	7377 E DOUBLETREE RANC	SCOTTSDALE, AZ 8525	212-31-963 B
		CT GOLF HOLDIN	7377 E DOUBLETREE RANC	SCOTTSDALE, AZ 8525	212-31-955 B
		PELS DAVE A/GRO	19700 N 76TH ST 2012	SCOTTSDALE, AZ 8525	212-43-510
		DCC INVESTMENT	5100 E DESERT FAIRWAYS	PARADISE VALLEY, A	212-43-210
		LEVY DEBORAH G	8214 E SIERRA PINTA DRIV	SCOTTSDALE, AZ 8525	212-31-874
		Direct Merchants Cre	10900 Wayzata Blvd.	Minnetonea, MN 55305-1	215-07-001 T
		DISCOVER HOUSE	14455 N HAYDEN RD	SCOTTSDALE, AZ 8526	215-07-001 L
		EQR-FANCAP 2000	TWO N RIVERSIDE PLAZA S	CHICAGO, IL 60606	215-08-137 A
		EQR-FANCAP 2000	TWO N RIVERSIDE PLAZA S	CHICAGO, IL 60606	215-08-136 A
		GARDEN VILLAGE	2777 E CAMELBACK RD ST	PHOENIX, AZ 85016	212-31-957 C
		GATEWAY AZ LLC	1510 28TH ST STE 200	BOULDER, CO 80303	215-45-004
		RUBEL GRACE/CA	17959 NORTH 81ST WAY	SCOTTSDALE, AZ 8525	215-07-093
		Grayhawk Investmen	7377 E. Doubletree Ranch Rd.,	Scottsdale, AZ 85258	212-31-956 D
		GRAYHAWK INVE	7377 E DOUBLETREE RD #1	SCOTTSDALE, AZ 8525	212-36-007 A
		Grayhawk Lot Invest	7377 E. Doubletree Ranch Roa	Scottsdale AZ 85258	212-31-896
		Grayhawk Lot Invest	7377 E. Doubletree Ranch Roa	Scottsdale AZ 85258	212-31-900
		Grayhawk Lot Invest	7377 E. Doubletree Ranch Roa	Scottsdale, AZ 85258	212-31-953
		GRAYHAWK LOT I	7377 E DOUBLETREE RANC	SCOTTSDALE, AZ 8525	212-31-901
		GRAYHAWK LOT I	7377 E DOUBLETREE RANC	SCOTTSDALE, AZ 8525	212-31-895
		GRAYHAWK LOT I	7377 E DOUBLETREE RANC	SCOTTSDALE, AZ 8525	212-31-951
		GRAYHAWK LOT I	7377 E DOUBLETREE RANC	SCOTTSDALE, AZ 8525	212-31-950
		GRAYHAWK LOT I	7377 E DOUBLETREE RANC	SCOTTSDALE, AZ 8525	212-31-952
		GRAYHAWK RESI	7377 E DOUBLETREE RANC	SCOTTSDALE, AZ 8525	212-43-075
		GRAYHAWK RESI	7377 E DOUBLETREE RANC	SCOTTSDALE, AZ 8525	212-43-080
		GRAYHAWK RESI	7377 E DOUBLETREE RANC	SCOTTSDALE, AZ 8525	212-43-077
		HOME NATIONAL	PO BOX 1047	ARKANSAS CITY, KS 6	215-08-147
		ISCAPITAL LLC	10227 N 103RD OL	SCOTTSDALE, AZ 8525	215-07-215
		MCNERNEY JAME	8093 E THERESA DR	SCOTTSDALE, AZ 8525	215-07-196
		LIPPINCOTT LISA	8144 E MARIA DR	SCOTTSDALE, AZ 8525	215-07-179
		LOU FUSZ PROPER	925 N LINDBERGH	ST LOUIS, MO 63141	212-31-882
		HENDERSON MAR	19700 N 76TH ST 1014	SCOTTSDALE, AZ 852	212-43-440
		MONTEREY HOME	6613 N SCOTTSDALE RD 20	SCOTTSDALE, AZ 8525	212-43-063
		MONTEREY HOME	6613 N SCOTTSDALE RD 20	SCOTTSDALE, AZ 8525	212-43-059
		MONTEREY HOME	6613 N SCOTTSDALE RD 20	SCOTTSDALE, AZ 8525	212-43-065
		MONTEREY HOME	6613 N SCOTTSDALE RD 20	SCOTTSDALE, AZ 8525	212-43-062
		MONTEREY HOME	6613 N SCOTTSDALE RD 20	SCOTTSDALE, AZ 8525	212-43-070
		MONTEREY HOME	6613 N SCOTTSDALE RD 20	SCOTTSDALE, AZ 8525	212-43-071
		MONTEREY HOME	6613 N SCOTTSDALE RD 20	SCOTTSDALE, AZ 8525	212-43-064

Last	First	Name:	Add	csz	parcel
		MONTEREY HOME	6613 N SCOTTSDALE RD 20	SCOTTSDALE, AZ 8525	212-43-069
		MONTEREY HOME	6613 N SCOTTSDALE RD 20	SCOTTSDALE, AZ 8525	212-43-058
		MONTEREY HOME	6613 N SCOTTSDALE RD 20	SCOTTSDALE, AZ 8525	212-43-068
		MONTEREY HOME	6613 N SCOTTSDALE RD 20	SCOTTSDALE, AZ 8525	212-43-060
		MONTEREY HOME	6613 N SCOTTSDALE RD 20	SCOTTSDALE, AZ 8525	212-43-061
		CHAVEZ NACIO P/	8097 E RITA DR	SCOTTSDALE, AZ 8525	215-07-133
		PACESETTER INC	15900 VALLEY VIEW CT	SYLMAR, CA 91392	215-07-212 S
		PACESETTER INC	15900 VALLEY VIEW CT	SYLMAR, CA 91392	215-07-001 F
		PACESETTER INC	15900 VALLEY VIEW CT	SYLMAR, CA 91392	215-07-214
		KNIGHT PATRICIA	8144 E BEARDSLEY RD	SCOTTSDALE, AZ 8525	212-31-885
		Pete Boudreau & De	8121 E. Rita Drive	Scottsdale, AZ 85255	215-07-136
		PETERBILT OF SPR	8293 E TAILSPIN LN	SCOTTSDALE, AZ 8525	212-31-918
		PILLAR AT SCOTT	1651 WINDMERE DR EAST	SEATTLE, WA 98122	215-09-007
		Ren a Minnesota Gen	9106 Breckenridge Lane...	Eden Prairie, MN 55247	212-31-886
		Resort Suites Scottsd	7677 E. Princess Blvd	Scottsdale AZ 85255	215-08-002-J
		RESORT SUITES S	7377 E PRINCESS BLVD	SCOTTSDALE, AZ 8525	215-08-002 H
		OSHAUGHNESSY	19816 N 83RD PL	SCOTTSDALE, AZ 8525	212-31-931
		SC GRAYHAWK LL	8777 E VIA DE VENTURA N	SCOTTSDALE, AZ 8525	212-43-227
		SC GRAYHAWK LL	8777 E VIA DE VENTURA N	SCOTTSDALE, AZ 8525	212-43-225
		SC GRAYHAWK LL	8777 E VIA DE VENTURA N	SCOTTSDALE, AZ 8525	212-43-219
		SC GRAYHAWK LL	8777 E VIA DE VENTURA N	SCOTTSDALE, AZ 8525	212-43-223
		SC GRAYHAWK LL	8777 E VIA DE VENTURA N	SCOTTSDALE, AZ 8525	212-43-215
		SC GRAYHAWK LL	8777 E VIA DE VENTURA N	SCOTTSDALE, AZ 8525	212-43-229
		SC GRAYHAWK LL	8777 E VIA DE VENTURA N	SCOTTSDALE, AZ 8525	212-43-230
		SC GRAYHAWK LL	8777 E VIA DE VENTURA N	SCOTTSDALE, AZ 8525	212-43-220
		SC GRAYHAWK LL	8777 E VIA DE VENTURA N	SCOTTSDALE, AZ 8525	212-43-224
		SC GRAYHAWK LL	8777 E VIA DE VENTURA N	SCOTTSDALE, AZ 8525	212-43-226
		SC GRAYHAWK LL	8777 E VIA DE VENTURA N	SCOTTSDALE, AZ 8525	212-43-222
		SC GRAYHAWK LL	8777 E VIA DE VENTURA N	SCOTTSDALE, AZ 8525	212-43-221
		SCOTTSDALE PERI	6929 E GREENWAY PRKWY	SCOTTSDALE, AZ 8525	215-07-001 Y
		SCOTTSDALE PERI	6929 E GREENWAY PKWY S	SCOTTSDALE, AZ 8525	215-07-212 K
		Scottsdale Perimeter	6929 E. Greenway Pkwy, Suite	Scottsdale, AZ 85254	215-07-212 m
		Scottsdale Perimeter	6929 E. Greenway Parkway, St	Scottsdale, AZ 85254	215-07-212 L
		SCOTTSDALE PRI	7575 E PRINCESS DR	SCOTTSDALE, AZ 8525	215-08-133
		SCOTTSDALE PRI	7575 E PRINCESS DR	SCOTTSDALE, AZ 8525	215-08-001 K
		SCOTTSDALE PRI	7575 E PRINCESS DR	SCOTTSDALE, AZ 8525	215-08-003 C
		SCOTTSDALE PRI	7575 E PRINCESS DR	SCOTTSDALE, AZ 8525	215-08-001 L
		SCOTTSDALE STO	2400 E AZ BILTMORE CIR S	PHOENIX, AZ 85016	215-07-208
		SCOTTSDALE STO	2400 E AZ BILTMORE CIR S	PHOENIX, AZ 85016	215-07-207
		SCOTTSDALE WA	3939 Civic Center Bldv.	Scottsdale, AZ 85251	215-06-001
		SECURITY LEASIN	5940 TAHOE SE	GRAND RAPIDS, MI 49	215-07-001 R
		HICKS SN J TR	19700 N 76TH ST 1010	SCOTTSDALE, AZ 8525	212-43-437
		Steve Rogin and Mic	8161 E. Rita Drive	Scottsdale, AZ 85255	215-07-141
		SUNTERA CORPO	5933 W CENTURY BLVD ST	LOS ANGELES, CA 900	215-08-002 C

Last	First	Name:	Add	csz	parcel
		TATUM HIGHLAN	6720 N SCOTTSDALE RD	SCOTTSDALE, AZ 8525	215-09-001 P
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-547
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-592
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-550
		Towne Development	706 E. Bell Road, Suite 209	Phoenix, AZ 85022	212-43-557
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-553
		Towne Development	706 E. Bell Road, Suite 209	Phoenix, AZ 85022	212-43-556
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-558
		Towne Development	706 E. Bell Road, Suite 209	Phoenix, AZ 85022	212-43-559
		Towne Development	706 E. Bell Road, Suite 209	Phoenix, AZ 85022	212-43-560
		Towne Development	706 E. Bell Road, Suite 209	Phoenix, AZ 85022	212-43-566
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-494
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-479
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-492
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-490
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-432
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-476
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-601
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-478
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-487
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-488
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-497
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-431
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-477
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-499
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-493
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-482
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-486
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-489
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-484
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-485
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-498
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-468
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-481
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-483
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-500
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-501
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-495
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-474
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-496
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-480
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-597
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-593
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-577

Last	First	Name:	Add	csz	parcel
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-591
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-588
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-582
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-579
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-573
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-570
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-568
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-571
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-574
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-600
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-596
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-578
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-598
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-585
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-595
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-599
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-564
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-586
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-584
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-580
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-583
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-594
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-587
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-567
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-590
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-576
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-581
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-565
		TOWNE DEVELOP	706 E BELL RD STE 209	PHOENIX, AZ 85022	212-43-589
		TOWNHOME VILL	2777 E CAMELBACK RD NO	PHOENIX, AZ 85016	212-31-956 C
		HOWARD TYRONE	17851 N 81ST WAY	SCOTTSDALE, AZ 8525	215-07-099
		UNIVEST SCOTTS	3333 E CAMELBACK RD ST	PHOENIX, AZ 85018	215-45-003
		UNIVEST SCOTTS	3333 E CAMELBACK RD ST	PHOENIX, AZ 85018	215-45-002
		Univest Scottsdale N	3333 E. Camelback Rd., STE 1	Phoenix, AZ 85018	215-45-008
		VAKAY LLP	6 ROYAL TROON CT	PUEBLO, CO 81001	212-43-195
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-474
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-403
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-463
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-443
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-399
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-421
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-440
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-409
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-450

Last	First	Name:	Add	csz	parcel
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-492
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-457
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-414
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-437
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-429
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-488
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-509
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-424
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-395
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-404
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-493
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-514
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-415
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-465
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-498
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-513
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-504
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-494
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-501
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-507
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-472
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-454
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-446
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-397
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-420
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-516
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-464
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-400
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-408
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-407
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-451
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-398
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-456
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-453
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-416
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-433
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-432
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-475
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-442
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-438
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-417
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-511
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-430
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-405

Last	First	Name:	Add	csz	parcel
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-423
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-490
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-466
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-461
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-444
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-422
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-425
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-431
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-410
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-487
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-396
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-393
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-483
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-427
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-435
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-434
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-452
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-505
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-506
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-499
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-482
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-480
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-481
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-502
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-394
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-510
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-468
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-473
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-455
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-515
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-413
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-512
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-486
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-460
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-458
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-412
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-428
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-419
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-402
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-445
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-459
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-449
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-418
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-439

Last	First	Name:	Add	csz	parcel
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-411
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-495
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-462
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-448
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-441
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-447
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-426
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-489
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-401
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-467
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-470
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-496
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-471
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-469
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-491
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-436
		VISTANA SCOTTS	2200 N CENTRAL AVE STE	PHOENIX, AZ 85004	215-08-406
		Vistana Scottsdale, I	2200 N. Central Ave., Ste. 600	Phoenix, AZ 85004	215-08-521
		Vistana Scottsdale, I	2200 N. Central Ave., Ste. 600	Phoenix, AZ 85004	215-08-567
		Vistana Scottsdale, I	2200 N. Central Ave., Ste. 600	Phoenix, AZ 85004	215-08-580
		Vistana Scottsdale, I	2200 N. Central Ave., Ste. 600	Phoenix, AZ 85004	215-08-569
		Vistana Scottsdale, I	2200 N. Central Ave., Ste. 600	Phoenix, AZ 85004	215-08-581
		Vistana Scottsdale, I	2200 N. Central Ave., Ste. 600	Phoenix, AZ 85004	215-08-526
		Vistana Scottsdale, I	2200 N. Central Ave., Ste. 600	Phoenix, AZ 85004	215-08-568
		Vistana Scottsdale, I	2200 N. Central Ave., Ste. 600	Phoenix, AZ 85004	215-08-522
		Vistana Scottsdale, I	2200 N. Central Ave., Ste. 600	Phoenix, AZ 85004	215-08-608
		Vistana Scottsdale, I	2200 N. Central Ave., Ste. 600	Phoenix, AZ 85004	215-08-605
		Vistana Scottsdale, I	2200 N. Central Ave., Ste. 600	Phoenix, AZ 85004	215-08-606
		Vistana Scottsdale, I	2200 N. Central Ave., Suite 60	Phoenix AZ 85004	215-08-508
		Vistana Scottsdale, I	2200 N. Central Ave., Ste. 600	Phoenix, AZ 85004	215-08-525
		Vistana Scottsdale, I	2200 N. Central Ave., Ste. 600	Phoenix, AZ 85004	215-08-523
		Vistana Scottsdale, I	2200 N. Central Ave., Ste. 600	Phoenix, AZ 85004	215-08-607
		Vistana Scottsdale, I	2200 N. Central Ave., Ste. 600	Phoenix, AZ 85004	215-08-582
		Vistana Scottsdale, I	2200 N. Central Ave., Suite 60	Phoenix AZ 85004	215-08-479
		Vistana Scottsdale, I	2200 N. Central Ave., Ste. 600	Phoenix, AZ 85004	215-08-561
		Vistana Scottsdale, I	2200 N. Central Ave., Ste. 600	Phoenix, AZ 85004	215-08-520
		Vistana Scottsdale, I	2200 N. Central Ave., Ste. 600	Phoenix, AZ 85004	215-08-560
		Vistana Scottsdale, I	2200 N. Central Ave., Ste. 600	Phoenix, AZ 85004	215-08-559
		Vistana Scottsdale, I	2200 N. Central Ave., Ste. 600	Phoenix, AZ 85004	215-08-558
		Vistana Scottsdale, I	2200 N. Central Ave., Ste. 600	Phoenix, AZ 85004	215-08-557
		Vistana Scottsdale, I	2200 N. Central Ave., Ste. 600	Phoenix, AZ 85004	215-08-574
		Vistana Scottsdale, I	2200 N. Central Ave., Ste. 600	Phoenix, AZ 85004	215-08-575
		Vistana Scottsdale, I	2200 N. Central Ave., Ste. 600	Phoenix, AZ 85004	215-08-579
		Vistana Scottsdale, I	2200 N. Central Ave., Suite 60	Phoenix AZ 85004	215-08-478

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Last	First	Name:	Add	CSZ	parcel
		Vistana Scottsdale, I	2200 N. Central Ave., Ste. 600	Phoenix, AZ 85004	215-08-612
		Vistana Scottsdale, I	2200 N. Central Ave., Ste. 600	Phoenix, AZ 85004	215-08-537
		Vistana Scottsdale, I	2200 N. Central Ave., Ste. 600	Phoenix, AZ 85004	215-08-564
		Vistana Scottsdale, I	2200 N. Central Ave., Ste. 600	Phoenix, AZ 85004	215-08-541
		Vistana Scottsdale, I	2200 N. Central Ave., Ste. 600	Phoenix, AZ 85004	215-08-599
		Vistana Scottsdale, I	2200 N. Central Ave., Ste. 600	Phoenix, AZ 85004	215-08-596
		Vistana Scottsdale, I	2200 N. Central Ave., Ste. 600	Phoenix, AZ 85004	215-08-542
		Vistana Scottsdale, I	2200 N. Central Ave., Ste. 600	Phoenix, AZ 85004	215-08-609
		Vistana Scottsdale, I	2200 N. Central Ave., Ste. 600	Phoenix, AZ 85004	215-08-538
		Vistana Scottsdale, I	2200 N. Central Ave., Ste. 600	Phoenix, AZ 85004	215-08-539
		Vistana Scottsdale, I	2200 N. Central Ave., Ste. 600	Phoenix, AZ 85004	215-08-543
		Vistana Scottsdale, I	2200 N. Central Ave., Ste. 600	Phoenix, AZ 85004	215-08-545
		Vistana Scottsdale, I	2200 N. Central Ave., Ste. 600	Phoenix, AZ 85004	215-08-540
		Vistana Scottsdale, I	2200 N. Central Ave., Ste. 600	Phoenix, AZ 85004	215-08-610
		Vistana Scottsdale, I	2200 N. Central Ave., Ste. 600	Phoenix, AZ 85004	215-08-546
		Vistana Scottsdale, I	2200 N. Central Ave., Ste. 600	Phoenix, AZ 85004	215-08-595
		Vistana Scottsdale, I	2200 N. Central Ave., Ste. 600	Phoenix, AZ 85004	215-08-544
		WESTINGHOUSE C	7575 E PRINCESS DR	SCOTTSDALE, AZ 8525	215-08-001 M
		Westinghouse Credit	7575 E. Princess Drive	Scottsdale AZ 85255	215-08-001-N
		Westinghouse Credit	7575 E. Princess Drive	Scottsdale AZ 85255	215-08-001-M
		LUKENBILL WILLI	19935 N 83RD PL	SCOTTSDALE, AZ 852	212-31-942
	Nathan Ziperian and	ZIPPERIAN NATHA	17882 N 80TH PL	SCOTTSDALE, AZ 8525	215-07-068
Abel	Deborah	Deborah Abel	8153 E. Rita Drive	Scottsdale, AZ 85255	215-07-140
Abrahams	Alexander	ABRAHAMS ALEX	8298 E TAILSPIN LN	SCOTTSDALE, AZ 8525	212-31-910
Africa	Charles and Dawn	AFRICA CHARLES	8264 E CHINO DR	SCOTTSDALE, AZ 8525	212-31-922
Alexander	Mary	Mary Alexander Trus	9828 E GAMBLE LN	SCOTTSDALE, AZ 8526	215-07-047
Alvarez	Carlos and Jenny	ALVAREZ CARLOS	8065 E RITA DR	SCOTTSDALE, AZ 8525	215-07-129
Ambrose	Glen	AMBROSE GLEN	40 COUNTRY HILLS CLOSE	CALGARY, AB T3K3Y9	212-43-445
Ansari	Bijan and Fariba	ANSARI BIJAN/FA	17954 N 80TH PL	SCOTTSDALE, AZ 8525	215-07-072
Arnold	William and Sharon	ARNOLD WILLIAM	19700 N 76TH ST NO 1028	SCOTTSDALE, AZ 8525	212-43-449
Atkinson	Alfred and Katie	ATKINSON ALFRE	8288 E CHINO DR	SCOTTSDALE, AZ 8525	212-31-919
Ayoub	Farouk	AYOUB FAROUK E	19700 N 76TH ST 2004	SCOTTSDALE, AZ 8525	212-43-502
Bacon	Gary and Julia	BACON GARY H/J	8098 E THERESA DR	SCOTTSDALE, AZ 8525	215-07-080
Baker	Anna Jean	BAKER ANNA JEA	8122 E THERESA DR	SCOTTSDALE, AZ 8525	215-07-083
Baker	Sandra	BAKER SANDRA C	8133 E THERESA DR	SCOTTSDALE, AZ 8525	215-07-201
Barber	Miller and Karrin	BARBER MILLER	2637 RIVERCREST DR	SHERMAN, TX 75092	212-31-938
Baumgardne	Steven and Victoria	BAUMGARDNER S	19700 N 76TH ST 2017	SCOTTSDALE, AZ 8525	212-43-515
Benisek	John and Elaine	BENISEK JOHN P/E	19775 N 83RD PL	SCOTTSDALE, AZ 8525	212-31-936
Benoun	Matthew	BENOUN MATTHE	1575 PARK RIDGE DR	SAN JOSE, CA 9511833	215-07-059
Bereit	Ronald and Sandra	BEREIT RONALD E	7700 E PRINCE DR 7	SCOTTSDALE, AZ 8525	215-08-145
Bergauer	Geoffrey and Karen	BERGAUER GEOFF	12 CEDARWOOD CT	RACINE, WI 53402	212-43-066
Bernstein	Stuart	BERNSTEIN STUA	17828 N 80TH PL	SCOTTSDALE, AZ 8525	215-07-065
Bettison	Thornton and Grace	Bettison Thornton M	8251 E. Sierra Pinta Drive	Scottsdale, Arizona 8525	212-31-888
Bevard	Brian	BEVARD BRIAN	19700 N 76TH ST 2056	SCOTTSDALE, AZ 8525	212-43-554

Last	First	Name:	Add	csz	parcel
Biers	Suzanne	BIERS SUZANNE	7774 E BUTEO DR	SCOTTSDALE, AZ 8525	212-43-444
Bjotvedt	George and Gloria	BJOTVEDT GEORG	19700 N 76TH ST NO 1050	SCOTTSDALE, AZ 852	212-43-464
Blake	Timothy and Debora	BLAKE TIMOTHY	8041 E MICHELLE DR	SCOTTSDALE, AZ 8525	215-07-055
Bogar	Charles	BOGAR CHARLES	19550 N GRAYHAWK DR 10	SCOTTSDALE, AZ 8525	212-43-197
Borzyskowsk	John and Mercedes	BORZYSKOWSKI	19700 N 76TH ET 2009	SCOTTSDALE, AZ 8525	212-43-507
Bowen	Brian and June	BOWEN BRIAN M/	8 PUERTO DEL SON	MORAIRA, ALICANTE	212-43-544
Boze	David and Eugenia	BOZE DAVID C TR/	8N003 NORTHERN DANCER	SAINT CHARLES, IL 60	212-43-460
Braly	Warren	BRALY WARREN	8073 E RITA DR	SCOTTSDALE, AZ 8525	215-07-130
Breese	Russell and Gerald	BREESE RUSSELL	6520 E GELDING DR	SCOTTSDALE, AZ 8525	212-43-543
Breier	Benjamin	BREIER BENJAMI	8282 E TAILSPIN LN	SCOTTSDALE, AZ 8525	212-31-912
Broderick	John and Carol	BRODERICK JOHN	6791 N HAMLIN SHOALS LN	LUDINGTON, MI 49431	212-43-442
Broich	Barbara	BROICH BARBAR	19550 N GRAYHAWK DR 10	SCOTTSDALE, AZ 8525	212-43-189
Bruen	Michael	BRUEN MICHAEL	8069 EAST THERESA DRIVE	SCOTTSDALE, AZ 852	215-07-193
Bruns	Holly Foxley and Da		19700 North 76th Street, #2074	Scottsdale, Arizona 8525	212-43-572
Bueno	Emerson	BUENO EMERSON	7700 E PRINCESS DR NO 8	SCOTTSDALE, AZ 8525	215-08-146
Burdick	Johnathan and Laur	BURDICK JONATH	19700 N 76TH ST 1037	SCOTTSDALE, AZ 8525	212-43-455
Burns	Ernestine	BURNS ERNESTIN	8155 E MARIA DR	SCOTTSDALE, AZ 8525	215-07-173
Burton	Gail	BURTON GAIL L	17702 N 80TH PL	SCOTTSDALE, AZ 8525	215-07-058
Butler	Glenn and Carol	BUTLER GLENN M	17869 N 81ST WAY	SCOTTSDALE, AZ 8525	215-07-098
Butterfield	Annette	BUTTERFIELD AN	19700 N 76TH ST NO 1040	SCOTTSDALE, AZ 8525	212-43-457
Caine	John and Yoko	CAINE JOHN P TR/	8261 E TAILSPIN LN	SCOTTSDALE, AZ 852	212-31-914
Camacho	Raymond and Eliza	CAMACHO RAYM	8126 E RITA DR	SCOTTSDALE, AZ 852	215-07-150
Campana	Cassidy and Richard	CAMPANA CASSID	4422 N CIVIC CENTER PLAZ	SCOTTSDALE, AZ 8525	215-07-178
Capeloto	Joni	CAPELOTO JONI K	19700 N 76TH ST 2005	SCOTTSDALE, AZ 8525	212-43-503
Carlin	Hugh	CARLIN HUGH A T	1095 S MARGRET ST	DES PLAINES, IL 60016	215-08-157
Carrillo	Anthony and Jeanne	CARRILLO ANTHO	8290 E TAILSPIN LN	SCOTTSDALE, AZ 8525	212-31-911
Carrozza	John and Mary	CARROZZA JOHN/	15 GREENFIELD AVE	SUMMIT, NJ 07901	215-07-195
Cascade	Shelia	Cascade Shelia E	8155 E. Beardsley Road	Scottsdale, Arizona 8525	212-31-863
Charlson	Reginald and Karrie	CHARLSON REGIN	8042 E THERESA DR	SCOTTSDALE, AZ 8525	215-07-073
Chavez	Pete	CHAVEZ PETE A	19700 N 76TH ST 1035	SCOTTSDALE, AZ 8525	212-43-454
Cirrincoine	Francis	CIRRINCOINE FRA	1015 S STONE AVE	LA GRANGE, IL 60525	212-43-538
Clark	Robert	CLARK ROBERT M	8160 E MARIA DR	SCOTTSDALE, AZ 852	215-07-177
Cobham	David and Caroline	COBHAM DAVID/C	12670 W HOLLYHOCK DR	AVONDALE, AZ 85323	215-07-048
Coffinger	Maralin	COFFINGER MARA	8059 E MARIA DRIVE	SCOTTSDALE, AZ 8525	215-07-161
Cohen	Marica	COHEN MARCIA	19700 N 76TH ST 1025	SCOTTSDALE, AZ 8525	212-43-447
Cook	Diane	COOK DIANE GRE	17815 N 81ST WAY	SCOTTSDALE, AZ 8525	215-07-101
Craig	Robert	CRAIG ROBERT	8120 E MARIA DRIVE	SCOTTSDALE, AZ 8525	215-07-182
Crane	Grant and Barbara	CRANE GRANT J/B	8267 E CHINO DR	SCOTTSDALE, AZ 8525	212-31-926
Crasko	Norman and Eileen	Crasko Norman H / E	8232 E. Beardsley Road	Scottsdale, Arizona 8525	212-31-851
Crowe	Matthew and Debra	CROWE MATTHE	19550 N GRAY DR	SCOTTSDALE, AZ 8525	212-43-190
Cuomo	Steve and Janice	CUOMO STEVE E/J	8090 E RITA DR	SCOTTSDALE, AZ 8525	215-07-154
Curtin	Robert	CURTIN ROBERT	19700 N 76TH ST 2015	SCOTTSDALE, AZ 8525	212-43-513
Dalgart	Mogens and Sandra	DALGART MOGEN	8083 E MARIA DR	SCOTTSDALE, AZ 8525	215-07-164
Damaro	Arthur and Carolyn	DAMARO ARTHUR	19700 N 76TH ST 2014	SCOTTSDALE, AZ 8525	212-43-512

Last	First	Name:	Add	csz	parcel
Day	Norman and Helen	DAY NORMAN E/H	8053 E MICHELLE DR	SCOTTSDALE, AZ 8525	215-07-053
Deluca	Gino and Josie	DELUCA GINO/JOS	16 LAMPLIGHTER LN	WALPOLE, MA 02081	212-43-448
Depreist	James and Ginette	DEPREIST JAMES/	19568 N 84TH ST	SCOTTSDALE, AZ 8525	212-43-067
Dillman	Steven and Kelly	DILLMAN STEVEN	40 WEST 53 TERRACE	KANSAS CITY, MO 641	212-43-518
Dinuucci	Armando	DINUCCI ARMAND	1380 FISET	LAVAL, PQ H7G4E5	212-31-879
Doherty	Katherine	DOHERTY KATHE	19442 N 84TH ST	SCOTTSDALE, AZ 8525	212-43-074
Dopler	Thomas and Lois	DOPLER THOMAS	8269 E TAILSPIN LN	SCOTTSDALE, AZ 8525	212-31-915
Dowd	William and Natalie	DOWD WILLIAM H	8096 E MARIA DR	SOCTTSDALE, AZ 8525	215-07-185
Dowlatsahi	Tay Yebe and Dowl	DOWLATSHAHI T	19700 N 76TH ST 2019	SCOTTSDALE, AZ 8525	212-43-517
Dunigan	Michael	DUNIGAN MICHAEL	8088 E MARIA DR	SCOTTSDALE, AZ 8525	215-07-186
Dynjan	Terese	DYNJAN TERESE	19700 N 76TH ST 2054	SCOTTSDALE, AZ 8525	212-43-552
Edington	Larry and Donna	Larry & Donna Edin	19910 N. 84th Street	Scottsdale, AZ 85255	212-43-048
Eggimann	Miles and Kathleen	EGGIMANN MILES	8115 E MARIA DR	SCOTTSDALE, AZ 8525	215-07-168
Emerson	Fred and Lela	Fred & Lela Emerson	8129 E. Rita Drive	Scottsdale, AZ 85255	215-07-137
Engelman	Paul and Nicole	ENGELMANN PAUL	8147 E MARIA DR	SCOTTSDALE, AZ 8525	215-07-172
Engstrom	James and Nancy	ENGSTROM JAME	19743 N 83RD PL	SCOTTSDALE, AZ 8525	212-31-934
Eschenberen	Bill and Janet	Eschenberenner Bill/	8169 E. Mountain Spring Rd.	Scottsdale, Arizona 8525	212-31-836
Eyssautier	Kristen	EYSSAUTIER KRIS	8072 E MARIA DR	SCOTTSDALE, AZ 852	215-07-188
Fawcett	Peggy	FAWCETT PEGGY	8075 E MARIA DR	SCOTTSDALE, AZ 8525	215-07-163
Fefles	George and Elaine	FEFLES GEORGE A	6548 N KILPATRICK	LINCOLNWOOD, IL 607	212-43-441
Fish	Howard and Amand	FISH HOWARD D/	8136 E MARIA DR	SCOTTSDALE, AZ 8525	215-07-180
Fisher	Sandra	FISHER SANDRA	19700 N 76TH ST 2057	SCOTTSDALE, AZ 8525	212-43-555
Fitz	Joyce	FITZ M JOYCE TR	4718 E CACTUS RD UNIT 30	PHOENIX, AZ 85032770	212-43-212
Floy	Joan	GUTMAN JAMES G	8131 E BEARDSLEY RD	SCOTTSDALE, AZ 8525	212-31-860
Flynn	Keith and Christina	FLYNN KEITH C/ C	19700 N 76TH ST 2029	SCOTTSDALE, AZ 8525	212-43-527
Foley	James, Darlene, Tho	FOLEY JAMES E/D	19700 N 76TH ST NO 1049	SCOTTSDALE, AZ 8525	212-43-463
Foreht	Stephen	FOREHT STEPHEN	8187 E SIERRA PINTA DR	SCOTTSDALE, AZ 8525	212-31-880
Forsyth	John	FORSYTH JOHN C	8080 E MARIA DR	SCOTTSDALE, AZ 8525	215-07-187
Francois	John and Karrie	FRANCOIS JOHN S/	17918 N 80TH PL	SCOTTSDALE, AZ 8525	215-07-070
Frank	Thomas and Debbie	FRANK THOMAS G	4790 FOX HOLLOW DR	DOUSMAN, WI 53118	212-31-881
Fratti	Robert	Fratti Robert C Tr	8144 E. Beardsley Road	Scottsdale, Arizona 8525	212-31-858
Fredette	Robert and Marcelli	FREDETTE ROBER	8070 E RITA DR	SCOTTSDALE, AZ 8525	215-07-157
Friedman	Lana	FRIEDMAN LANA	4041 S HOLLY ST	ENGLWOOD, CO 80111	212-43-523
Gallow	Fred	GALLOW FRED W	19951 N 83RD PL	SCOTTSDALE, AZ 8525	212-31-943
Garcelon	Alonzo V	GARCELON ALON	64 WESTWOOD RD	AUGUSTA, ME 0433000	215-08-002 B
Gath	Jean Marie	GATH JEAN MARI	150 W 58TH ST PENTHOUSE	NEW YORK CITY, NY 1	212-43-459
Gautschi	Craig	GAUTSCHI CRAIG	19700 N 76TH ST 2044	SCOTTSDALE, AZ 8525	212-43-542
Gerhardt	Denise	GERHARDT DENIS	17684 N 80TH PLACE	SCOTTSDALE, AZ 8525	215-07-057
Gerlinger	Jeffrey Thomas	GERLINGER JEFFR	8050 E THERESA DR	SCOTTSDALE, AZ 8525	215-07-074
Gimborys	Peter	GIMBORYS PETER	8060 E MICHELLE DR	SCOTTSDALE, AZ 8525	215-07-125
Gitkin	Seymour	Gitkin Seymour	8238 E. Sierra Pinta Drive	Scottsdale, Arizona 8525	212-31-871
Glava	Erin	GLAVA ERIN S	8104 E MARIA DR	SCOTTSDALE, AZ 8525	215-07-184
Gold	Peter and Sharon	GOLD PETERM/SH	7700 E PRINCESS DR UNIT 1	SCOTTSDALE, AZ 8525	215-08-149
Goldfine	Amy	GOLDFINE AMY	8081 E RITA DR	SCOTTSDALE, AZ 8525	215-07-131

Last	First	Name:	Add	csz	parcel
Goldwater III	Robert W.	GOLDWATER ROB	17792 NORTH 80TH PLACE	SCOTTSDALE, AZ 8525	215-07-063
Gomez	Steven	Steven Gomez	8297 E. Buteo Drive	Scottsdale, AZ 85255	212-31-908
Gonzales	Hector and Argentin	GONZALES HECTO	17846 N 80TH PL	SCOTTSDALE, AZ 8525	215-07-066
Goodman	Edward	GOODMAN EDWA	8058 E THERESA DR	SCOTTSDALE, AZ 8525	215-07-075
Gordon	Paula	Paula S. Gordon Trus	8062 E RITA DR	SCOTTSDALE, AZ 8525	215-07-158
Gould	Kenneth	GOULD KENNETH	1122 E PIKE ST NO 367	SEATTLE, WA 98122	212-43-540
Gould	Kenneth	GOULD KENNETH	19700 N 76TH ST NO 1008	SCOTTSDALE, AZ 8525	212-43-436
Green	Lewis	GREEN LEWIS J TR	8052 E MICHELLE DR	SCOTTSDALE, AZ 8525	215-07-126
Greenberg	Arthur and Ruth	GREENBERG ART	19967 N 83RD PL	SCOTTSDALE, AZ 8525	212-31-944
Greenberg	Cecelia and Milton	GREENBERG CEC	19213 CLOISTER LAKE LN	BOCA RATON, FL 3349	215-08-150
Greve	Jerald and Connie	GREVE JERALD K/	8138 E THERESA DR	SCOTTSDALE, AZ 8525	215-07-085
Griffin	Cecil	GRIFFIN CECIL L	19700 N 76TH ST 2027	SCOTTSDALE, AZ 8525	212-43-525
Groszer	Al		19700 N. 76th Street, # 1058	Scottsdale, Arizona 8525	212-43-469
Grossman	Barbara	GROSSMAN BARB	129 WOOKCOCK KNOLL	CROSS RIVER, NY 1051	212-43-453
Gutierrez	Marian	GUTIERREZ MARI	8084 E MICHELE DR	SCOTTSDALE, AZ 8525	215-07-122
Hall	James	HALL JAMES D	17761 N 81ST WAY	SCOTTSDALE, AZ 8525	215-07-104
Hanley	James and Jennifer	HANLEY JAMES K/	8110 E RITA DR	SCOTTSDALE, AZ 8525	215-07-152
Hanna	Smuel and Kathleen	HANNA SAMUEL	8068 E MICHELLE DR	SCOTTSDALE, AZ 8525	215-07-124
Hanson	Richard and Kathy	HANSON RICHA	19700 N 76TH ST 1064	SCOTTSDALE, AZ 852	212-43-473
Harlig	Scott and Lori	HARLIG SCOTT C/	17900 N 80TH PL	SCOTTSDALE, AZ 8525	215-07-069
Hartz	Geraldine	HARTZ GERALDIN	9629 S KILDARE AVE	OAK LAWN, IL 60453	215-08-154
Heinrich	Edgar and Thelma	HEINRICH EDGAR	6751 E DUANE LN	CAVE CREEK, AZ 8533	215-07-171
Helfand	Melvin and Susan	Helfand Melvin W/S	2001 Royal Ridge Drive	Northbrook, IL 60062	212-31-866
Helmholdt	Donal and Mary	Helmholdt Donal R/	7272 E. Gainey Ranch	Scottsdale, AZ 85258	215-07-001 M
Hennarichs	Roland and Joyce	Hennarichs Roland/J	PO Box 255	Morton, IL 61550-0255	212-31-864
Hensel	Arthur and Maria	HENSEL ARTHUR	8174 E SIERRA PINTA DR	SCOTTSDALE, AZ 8525	212-31-877
Hickey	John and Barbara	HICKEY JOHN E/B	8219 E SIERRA PINTA DR	SCOTTSDALE, AZ 8525	212-31-884
Hill	Gary and Lee Ann	HULL GARY/LEE A	19700 N 76TH ST 2007	SCOTTSDALE, AZ 8525	212-43-505
Hofmeister	Paula	Paula Hofmeister	17725 N. 81st Way	Scottsdale, AZ 85255	215-07-106
Hornak	John Thomas	HORNAK JOHN TH	8089 E RITA DR	SCOTTSDALE, AZ 8525	215-07-132
Horvath	William and Rosalie	HORVATH WILLIA	17941 N 81ST WAY	SCOTTSDALE, AZ 8525	215-07-094
Houle	Lorraine and Raymo	HOULE LORRAINE	8280 E CHINO DR	SCOTTSDALE, AZ 8525	212-31-920
Howard	Frank and Ellen	HOWARD FRANK	8142 E RITA DR	SCOTTSDALE, AZ 8525	215-07-148
Howell	Gayl	HOWELL GAYL A	8171 E MARIA DR	SCOTTSDALE, AZ 8526	215-07-175
Huber	Jennifer	HUBER JENNIFER	19700 N 76TH ST 2036	SCOTTSDALE, AZ 8525	212-43-534
Huletz	Marylin	HULETZ MARYLIN	PO BOX 810B	LAKE OSWEGO, OR 97	212-43-528
Isaac	Richard	ISAAC RICHARD P	8186 E THERESA DR	SCOTTSDALE, AZ 8525	215-07-091
Jackim	Janet	JACKIM JANET E	8053 EAST THERESA DR	SCOTTSDALE, AZ 8525	215-07-191
Jefferson	Barbara	JEFFERSON BARB	PO BOX 23748	TEMPE, AZ 85285	212-43-214
Jeffries	James and Karen	JEFFRIES JAMES	8256 E CHINO DR	SCOTTSDALE, AZ 8525	212-31-923
Jeffries	Michal and Denis	JEFFRIES MICHA	19700 N 76TH ST 2047	SCOTTSDALE, AZ 8525	212-43-545
Jenni	Richard	JENNI RICHARD	17756 N 80TH PL	SCOTTSDALE, AZ 8525	215-07-061
Jiminez	Gil and Geri	JIMENEZ GIL/GERI	7700 E PRINCESS DR 10	SCOTTSDALE, AZ 8525	215-08-148
Jones	Jan	JONES JAN M	19700 N 76TH ST 2035	SCOTTSDALE, AZ 8525	212-43-533

Last	First	Name:	Add	csz	parcel
Jones	Kathryn	JONES KATHRYN	19700 N 76TH ST 1053	SCOTTSDALE, AZ 852	212-43-466
Josephsen	Barbara	Barbara Josephsen	8143 E. Mountain Spring Rd.	Scottsdale, AZ 85255	212-31-834
Kabula	John and Diane	KUBALA JOHN/DI	8141 E THERESA DR	SCOTTSDALE, AZ 8525	215-07-202
Kaminski	Arlene	Arlene Kaminski Tru	23501 Shagwood	Bingham Farms, MI 480	212-31-868
Kasle	Robert and Kimberl	KASLE ROBERT M	8090 E THERESA DR	SCOTTSDALE, AZ 8525	215-07-079
Kassan	Alan and Sandra	KASSAN ALAN P/S	19550 N GRAYHAWK DR	SCOTTSDALE, AZ 852	212-43-213
Kassul	Patricia	KASSUL PATRICIA	7700 E PRINCESS DR 6	SCOTTSDALE, AZ 8525	215-08-144
Kathleen	Lindy M.	Lindy M Kathleen Tr	8338 N. 85th Street	Scottsdale, Arizona 8525	212-31-835
Keeler	Joan	KEELER JOAN M T	29580 VISTA VALLEY DR	VISTA, CA 92084	215-07-064
Keith	Lamborn	LAMBORN KEITH	8112 E MARIA DR	SCOTTSDALE, AZ 8525	215-07-183
Kelleher	Denis and Nancy	KELLEHER DENIS	8277 E TAILSPIN LN	SCOTTSDALE, AZ 8525	212-31-916
Keller	Anthony	Keller Anthony E	8136 E. Beardsley Road	Scottsdale, Arizona 8501	212-31-859
Kellum	Charlotte	KELLUM CHARLO	8194 E THERESA DR	SCOTTSDALE, AZ 8525	215-07-092
Kelly	Kevin and Jessie	KELLY KEVIN/JES	8259 E CHINO DR	SCOTTSDALE, AZ 8525	212-31-925
Kempthorne	Gerald	KEMPTHORNE GE	19759 N 83RD PL	SCOTTSDALE, AZ 8525	212-31-935
Kennett	Mary	KENNETT MARY K	8149 E THERESA DR	SCOTTSDALE, AZ 8525	215-07-203
Kerr	Zona Faye	KERR ZONA FAYE	17923 N 81ST WY	SCOTTSDALE, AZ 8525	215-07-095
Kirschner	Frances	KIRSCHNER FRAN	19550 N GRAYHAWK DR 11	SCOTTSDALE, AZ 852	212-43-233
Klein	Frances	KLEIN FRANCES	8150 E RITA DR	SCOTTSDALE, AZ 8525	215-07-147
Konzal	Dennis and Roberta	KONZAL DENNIS E	19700 N 76TH ST 1062	SCOTTSDALE, AZ 852	212-43-472
Koss	Douglas and Sharon	KOSS DOUGLAS G/	1204 BIELOW AVE N	SEATTLE, WA 98109	212-43-192
Kotler	Alan and Lisa	KOTLER ALAN B/L	8108 E MICHELLE DR	SCOTTSDALE, AZ 8525	215-07-119
Kroger	Robert	KROGER ROBERT	8108 E THERESA DR	SCOTTSDALE, AZ 8505	215-07-197
Larson	Stephen and Patricia	LARSON STEPHEN	33936 N 70TH WAY	SCOTTSDALE, AZ 8525	212-43-511
Laseur	Jerold and Rebecca	Laseur Jerold O/ Ren	8230 E. Sierra Pinta Drive	Scottsdale, Arizona 8525	212-31-872
Lathrop	Darrel and Pamela	Lathrop Darrel/Pamel	13152 W. Yale Place	Lakewood, CO 80228	212-31-862
Lavin	David		19700 North 76th Street, #1091	Scottsdale, Arizona 8525	212-43-491
Lawrence	Charlotte	LAWRENCE CHAR	110 CORNELL CT	GLENVIEW, IL 60025	212-43-433
Lehman	Ralph and Mary An	Ralph and Mary Ann	8183 E. Mountain Spring Rd.	Scottsdale, AZ 85255	212-31-839
Leiferman	Scott E.	LEIFERMAN SCOT	8077 E THERESA DR	SCOTTSDALE, AZ 8525	215-07-194
Levario	Baltazar	LEVARIO BALTAZ	8091 E MARIA DR	SCOTTSDALE, AZ 8525	215-07-165
Levin	Leonard and Helen	LEVIN LEONARD L	19777 N 76TH ST	SCOTTSDALE, AZ 8525	212-43-458
Liakas	Nicholas and Kather	LIAKAS NICHOLAS	15 WINDSOR WY	MORRIS TOWN, NJ 079	212-43-186
Lindenbaum	Stephen and Diana	Lindenbaum Stephen	8246 E. Sierra Pinta Drive	Scottsdale, Arizona 8525	212-31-870
Locke	Thomas and Meribet	LOCKE THOMAS J/	19550 N GRAYHAWK DR	SCOTTSDALE, AZ 8525	212-43-209
Loquerico	Steve and Debra	LOQUERICO STEV	19700 N 76TH ST 2077	SCOTTSDALE, AZ 8525	212-43-575
Lundgaard	Thomas and Elizabe	LUNDGAARD THO	8065 E MICHELLE DR	SCOTTSDALE, AZ 8525	215-07-051
Lynn	Carole	LYNN CAROLE J	8 ELLIOTT DR	PLEASANT HILL, CA 94	215-07-078
Malouf	David and Tara	David & Tara Malouf	8111 E. Rita Drive	Scottsdale, AZ 85255	215-07-135
Mancuso	Frank	MANCUSO FRANK	19700 N 76TH ST 2038	SCOTTSDALE, AZ 8525	212-43-536
Manheim	John and Sara	MANHEIM JOHN/S	8721 VIA LA SERENA	PARADISE VALLEY, A	212-43-193
Marach	Mary and Roger	MARACH MARY C	19700 N 76TH ST 2008	SCOTTSDALE, AZ 8525	212-43-506
Marinelli	William and Sung C	MARINELLI WILLI	43964 ROSEMERE DR	FREEMONT, CA 94539	215-08-155
Marinelli	William and Sung C	MARINELLI WILLI	43964 ROSEMERE DR	FREEMONT, CA 94539	215-07-102

Last	First	Name:	Add	csz	parcel
Marks	Kenneth and Sondra	MARKS KENNETH	8248 E CHINO DR	SCOTTSDALE, AZ 8525	212-31-924
Martin	Alfred and Nancy	MARTIN ALFRED	8154 E THERESA DR	SCOTTSDALE, AZ 8525	215-07-087
Martin	Christopher and Jan	MARTIN CHRISTO	424 KRAFT ST	NEENAH, WI 54956	212-43-188
Mason	James and Caroline	Mason James E/Caro	8243 E. Sierra Pinta Drive	Scottsdale, Arizona 8525	212-31-887
Matt	James	MATT JAMES L	19550 N GRAYHAWK DR 10	SCOTTSDALE, AZ 8525	212-43-194
McCallister	Michael	MCALLISTER MIC	8049 E RITA DRIVE	SCOTTSDALE, AZ 8525	215-07-127
McClain	Joshua and Mary	MCCLAIN JOSHUA	19700 N 76TH ST 2051	SCOTTSDALE, AZ 8525	212-43-549
McNicholas	John and Elizabeth	MCNICHOLAS JOH	9700 DELAMERE CT	ROCKVILLE, MD 20850	215-07-060
McQueen	Jerold and Carol	MCQUEEN JEROL	8163 E MARIA DR	SCOTTSDALE, AZ 8525	215-07-174
McQuivey	Steven, Mary Jane a	MCQUIVEY STEVE	1187 MICHELLE DR	BRIGHAM CITY, UT 84	212-31-937
Meglio	Michael and Cathy	MEGLIO V MICHA	19550 N GRAYHAWK DR 11	SCOTTSDALE, AZ 852	212-43-218
Mercaldo	Jean	MERCALDO JEAN	8285 E TAILSPIN LN	SCOTTSDALE, AZ 8525	212-31-917
Meyer	Donald and Arlene	MEYER DONALD/	8076 E MICHELLE DR	SCOTTSDALE, AZ 8525	215-07-123
Meyer	John and Jacqueline	MEYER JOHN S/JA	19700 N 76TH ST 2028	SCOTTSDALE, AZ 8525	212-43-526
Miller	Robert and Elizabeth	MILLER ROBERT	2611 COLOMBARD CT	SAINT HELENA, CA 94	212-43-561
Mills	David and Shirley	MILLS DAVID W/S	901 W HARRISBURG PIKE	MIDDLETOWN, PA 170	215-07-052
Minderman	Richard	MINDERMAN RIC	1508 CORTEZ AVE	BURLINGAME, CA 940	212-43-537
Mineweaser	Richard and Marjori	MINWEASER RIC	8114 E THERESA DR	SCOTTSDALE, AZ 8525	215-07-082
Minuto-McG	Gina	MINUTO-MCGUIR	8123 E MARIA DR	SCOTTSDALE, AZ 8525	215-07-169
Mistler	Sarah	MISTLER SARAH	19700 N 76TH ST 2037	SCOTTSDALE, AZ 8525	212-43-535
Mitlin	Boris and Leah	MITLIN BORIS/LEA	8128/EAST MARIA DRIVE	SCOTTSDALE, AZ 8525	215-07-181
Moffatt	Nelson and Janet	MOFFATT NELSON	19700 N 76TH ST 2011	SCOTTSDALE, AZ 8525	212-43-509
Monger	Gregg and Jennifer	MONGER GREGG	8064 E MARIA	SCOTTSDALE, AZ 8525	215-07-189
Moore	Brettina	MOORE BRETTINA	19700 N 76TH ST 2031	SCOTTSDALE, AZ 8525	212-43-529
Morison	George and Cecilia	MORRISON GEOR	19727 N 83RD PL	SCOTTSDALE, AZ 8525	212-31-933
Muler	Jason and Theresa	Jason & Theresa Mul	17743 N. 81st Way	Scottsdale, AZ 85255	215-07-105
Mullarkey	Gerald and Toni	MULLARKEY GER	19848 N 83RD PL	SCOTTSDALE, AZ 8525	212-31-929
Myers	Gary	MYERS GARY	8275 E CHINO DR	SCOTTSDALE, AZ 8525	212-31-927
Nadler	Matt	Matt Nadler	8289 E. Buteo Drive	Scottsdale, AZ 85255	212-31-907
Nairn	Richard	NAIRN RICHARD T	19700 N 76TH ST 1019	SCOTTSDALE, AZ 8525	212-43-443
Neil	Joann	NEIL JOANN M TR	22 OAKLANE DR	OTTAWA, IL 61350	212-43-450
Neilson	Russel and Anne	Neilson Russel H/An	8281 E. Buteo Drive	Scottsdale, Arizona 8525	212-31-906
Neuman	Donald and Barbara	Neuman Donald B/B	8139 E. Beardsley Road	Scottsdale, Arizona 8525	212-31-861
Neville	Sandra	NEVILLE SANDRA	8274 E TAILSPIN LN	SCOTTSDALE, AZ 8525	212-31-913
Niedens	Henry and June	Niedens Henry J/V J	8219 E. Beardsley Road	Scottsdale, Arizona 8525	212-31-867
Noble	Dave and Anna	NOBLE DAVE/ANN	19478 N 84TH ST	SCOTTSDALE, AZ 8525	212-43-072
Novak	Barbara	NOVAK BARBARA	19550 N GRAYHAWK DR 10	SCOTTSDALE, AZ 8525	212-43-185
Novy	Richard and Ricaros	NOVY RICHARD W	8035 E MICHELLE DR	SCOTTSDALE, AZ 8525	215-07-056
Nulman	David and Patricia	NULMAN DAVID/P	8166 E RITA DR	SCOTTSDALE, AZ 8525	215-07-145
Obremski	Thomas	OBREMSKI THOM	19460 N 84TH ST	SCOTTSDALE, AZ 8525	212-43-073
Olson	Gerald and Mollie	OLSON GERALD V	129 E LOMA VISTA DR	TEMPE, AZ 85282	212-43-516
Olson	Gerald and Mollie	OLSON GERALD V	129 E LOMA VISTA DR	TEMPE, AZ 85252	212-43-504
Orban	John and Lorette	Orban John D. and L	14624 Cinnamon Creek	Lockport IL 60441	215-07-077
Osborne	James and Constanc	OSBORNE JAMES	8054 E RITA DR	SCOTTSDALE, AZ 8525	215-07-159

Last	First	Name:	Add	csz	parcel
Padilla	Richard and Lynn	Padilla Richard E/Ly	8254 E. Sierra Pinta Drive	Scottsdale, Arizona 8525	212-31-869
Pak	Michael and Judith	PAK MICHAEL & J	571 E PEACHTREE LANE	LAKE ZURICH, IL 6004	212-43-569
Parker	Helen	PARKER HELEN C	8100 E MICHELLE DR	SCOTTSDALE, AZ 8525	215-07-120
Patton	John and Lois	Patton John R. and L	8162 E. Theresa Drive	Scottsdale AZ 85255	215-07-088
Pearson	Jeffrey	PEARSON JEFFRE	8061 E THERESA DR	SCOTTSDALE, AZ 852	215-07-192
Peterson	Gordon and Janet	PETERSON GORD	19700 N 76TH ST 1046	SCOTTSDALE, AZ 852	212-43-461
Petro	William and Mary	PETRO WILLIAM	8066 E THERESA DR	SCOTTSDALE, AZ 8525	215-07-076
Petta	Sherry	PETTA SHERRY A	17779 N 81ST WAY	SCOTTSDALE, AZ 8525	215-07-103
Pighini	Lawrence and Beck	PIGHINI LAWRENC	8158 E RITA DR	SCOTTSDALE, AZ 8525	215-07-146
Pihl	John and Valerie	PIHL JOHN & VAL	P.O. BOX 2547	SUN VALLEY, ID 83353	212-43-562
Poltorak	Andrew and Car	POLTORAK ANDR	4021 PEBBLE BEACH DR	LONGMONT, CO 80503	212-43-551
Pope	Norwood and Linda	POPE NORWOOD	8272 E CHINO DR	SCOTTSDALE, AZ 8525	212-31-921
Price	Beverly	PRICE BEVERLY	19700 N 76TH ST 1059	SCOTTSDALE, AZ 852	212-43-470
Pruitt	Terry and Jacqueline	PRUITT TERRY/JA	7700 E PRINCESS DR NO 13	SCOTTSDALE, AZ 8525	215-08-151
Pusetta	Sandra and Silvio	PUSETTA SAUNDR	8157 E THERESA DR	SCOTTSDALE, AZ 8525	215-07-204
Quittenbaum	Jeff	QUITTENBAUM JE	19550 N GRAYHAWK DR 10	SCOTTSDALE, AZ 8525	212-43-187
Rader	Stanley	RADER STANLEY	19700 N 76TH ST 2048	SCOTTSDALE, AZ 8525	212-43-546
Radonovich	John and Dale	RADONOVICH JOH	8077 E MICHELLE DR	SCOTTSDALE, AZ 8525	215-07-049
Rafter	Christopher and Dia	Christopher & Diane	8169 E. Rita Drive	Scottsdale, AZ 85255	215-07-142
Rasmussen	Alma and Jann	Rasmussen Alma R/J	8167 E. Mountain Spring Road	Scottsdale, Arizona 8525	212-31-837
Reading	Walter and Patricia	READING WALTER	1335 E JUNE ST 206	MESA, AZ 85203	212-43-451
Regnier	Andrea	REGNIER ANDREA	8107 E MARIA DR	SCOTTSDALE, AZ 8525	215-07-167
Rich	Andrew and Anne	Rich Andrew T. and	19768 N. 83rd Place	Scottsdale AZ 85255	212-31-932
Rini	Peter	RINI H PETER	8171 E SIERRA PINTA DR	SCOTTSDALE, AZ 8525	212-31-878
Rini	Peter and Concettin	Rini Peter / Concetti	8168 E. Beardsley Road	Scottsdale, Arizona 8525	212-31-855
Robinson	Donald and Catheri	ROBINSON DONAL	6500 N 66TH PL	PARADISE VALLEY, A	215-07-151
Robinson	Donald and Catheri	ROBINSON DONAL	6500 N 66TH PL	PARADISE VALLEY, A	215-07-160
Robinson	James	James Robinson	1260 Sargent Avenue	Winnepeg, R3E0G-EOGI	215-07-139
Robinson	Michael	ROBINSON MICHA	185 E 85TH ST 28A	NEW YORK, NY 10028	212-43-520
Rorke	Edwin and Jean	RORKE EDWIN G J	8211 E SIERRA PINTA DR	SCOTTSDALE, AZ 8525	212-31-883
Rosenbloom	Gerald and Marcia	ROSENBLUM GE	7700 E PRINCESS DR	SCOTTSDALE, AZ 8525	215-08-156
Rulich	Judith	RULICH JUDITH	38242 FRENCH POND	FARMINGTON, MI 4833	212-43-539
Rundbaken	Lee and Barbara	RUNDBAKEN LEE/	8165 E THERESA DR	SCOTTSDALE, AZ 8525	215-07-205
Sales	Stephen and Terry	SALES STEPHEN/T	8078 E RITA DR	SCOTTSDALE, AZ 8525	215-07-156
Sangon	Normon and Piera	SANGON NORMO	51204 WOODCLIFF DR	GRANGER, IN 46530	212-43-548
Scheur	David and Caily	SCHEUR DAVID E/	8057 E RITA DR	SCOTTSDALE, AZ 8525	215-07-128
Schreimann	Mary Jo and Marian	SCHREIMANN MA	8130 E THERESA DR	SCOTTSDALE, AZ 8525	215-07-084
Schroden	Donald and Tamara	SCHRODEN DONA	960 BAYSIDE LN	MINNETRISTA, MN 553	212-43-439
Schroeder	JoAnn and Glenn		19700 North 76th Street, #1061	Scottsdale, Arizona 8525	212-43-471
Schuh	Robert and Janet	SCHUH ROBERT L/	6230 E CLINTON ST	SCOTTSDALE, AZ 8525	212-43-522
Schultz	Randall and Kathleen	SCHULTZ RANDA	19919 N 83RD PL	SCOTTSDALE, AZ 8525	212-31-941
Schwartz	Sandra	SCHWARTZ SAND	19855 N 83RD PL	SCOTTSDALE, AZ 8525	212-31-939
Schwarz	Rolf and Dinah	SCHWARZ ROLF D	10800 E CACTUS RD #47	SCOTTSDALE, AZ 8525	215-07-134
Schwister	Allan and Sylvia	SCHWISTER ALLA	8099 E MARIA DR	SCOTTSDALE, AZ 8525	215-07-166

Last	First	Name:	Add	csz	parcel
Seifert	Kristin	SEIFERT KRISTIN	19700 N 76TH ST 2021	SCOTTSDALE, AZ 8525	212-43-519
Shade	Edward	SHADE EDWARD	1220 SW 112TH PL	OKLAHOMA CITY, OK	215-07-198
Shapiro	Fred and Adrienne	SHAPIRO FRED/AD	8086 E RITA DR	SCOTTSDALE, AZ 8525	215-07-155
Sholeff	Theodore and Toni	SHOLEFF THEODO	17936 N 80TH PL	SCOTTSDALE, AZ 8525	215-07-071
Short	Jennifer	SHORT, JENNIFER	19700 N 76TH ST 2065	SCOTTSDALE, AZ 8525	212-43-563
Shovers	Norman and Leah	Shovers Norman/Lea	8222 E. Sierra Pinta Drive	Scottsdale, Arizona 8525	212-31-873
Sight	Robert and Susan	SIGHT ROBERT S J	19550 N GRAYHAWK DR 11	SCOTTSDALE, AZ 8525	212-43-211
Silvestri	Robert	SILVESTRI ROBER	19550 N GRAYHAWK DR 10	SCOTTSDALE, AZ 852	212-43-196
Sisic	Mihajlo and Vera	SISIC MIHAJLO/VE	8125 E THERESA DR	SCOTTSDALE, AZ 8525	215-07-200
Smallhouse	Elizabeth	SMALLHOUSE ELI	17774 N 80TH PL	SCOTTSDALE, AZ 8525	215-07-062
Sniadanko	Richard and Donna	SNIADANKO RICH	651 CRESS CREEK	CRYSTAL LAKE, IL 600	212-43-456
Snow	Cecilia Anne	SNOW CECILIA AN	19700 N 76TH ST NO 1011	SCOTTSDALE, AZ 8525	212-43-438
Snyder	Jacqueline	SNYDER JACQUEL	19700 N 76TH ST 1052	SCOTTSDALE, AZ 852	212-43-465
Solomon	Daniel and Danielle	SOLOMON DANIE	8206 E SIERRA PINTA DR	SCOTTSDALE, AZ 8525	212-31-875
Spitz	William and Barbar	SPITZ WILLIAM S/	310 SHILOH DR	MADISON, WI 53705	212-43-524
Stamschror	Henry and Pamula	Stamschror Henry W/	8203 E. Beardsley Road	Scottsdale, Arizona 8525	212-31-865
Steffe	Alan and Eunice	STEFFE ALAN K/E	8096 HAWKCREST DR	GRAND BLANC, MI 484	212-43-191
Sternberg	Lawrence and Sandr	STERNBERG LAW	8047 E MICHELLE DR	SCOTTSDALE, AZ 8525	215-07-054
Stewart	Robert and Elaine	STEWART ROBER	8170 E THERESA DR	SCOTTSDALE, AZ 8525	215-07-089
Stockett	David	STOCKETT DAVID	19832 N 83RD PL	SCOTTSDALE, AZ 8525	212-31-930
Suchowitz	Manfred and Ursel	SUCHOWITZ MAN	8168 E MARIA DR	SCOTTSDALE, AZ 8525	215-07-176
Sullivan	Michael and Mary K	SULLIVAN MICHA	8092 E MICHELLE DR	SCOTTSDALE, AZ 8525	215-07-121
Sutton	Tony and Tracey	Sutton Tony W/Trace	17770 N. Pacesetter Way	Scottsdale, AZ 85255	215-07-001 Q
Sweeney	James and Nancy	Sweeney James F/ Na	8175 E. Mountain Spring Road	Scottsdale, Arizona 8525	212-31-838
Swokowski	Steven and Julie	Swokowski Steven R	8176 E. Beardsley Road	Scottsdale, Arizona 8525	212-31-854
Sylvester	Kay	SYLVESTER KAY	12401 S 450 E BLDG D-1	DRAPER, UT 84020	212-43-184
Tang	Kam Ho and Sau Gu	TANG KAM HO/SA	8134 E RITA DR	SCOTTSDALE, AZ 8525	215-07-149
Tanner	Wayne and Dalynn	TANNER WAYNE	17864 N 80TH PL	SCOTTSDALE, AZ 8525	215-07-067
Taulbee	Eric and Jennifer	TAULBEE ERIC T/J	8146 E THERESA DR	SCOTTSDALE, AZ 852	215-07-086
Taylor	Thomas and Patricia	TAYLOR THOMAS	8056 E MARIA DR	SCOTTSDALE, AZ 852	215-07-190
Thaut	Gerald and Debbie	THAUT GERALD D	119700 N 76TH ST 2033	SCOTTSDALE, AZ 8525	212-43-531
Thomas	Steven	THOMAS STEVEN	19871 N 83RD PL	SCOTTSDALE, AZ 8525	212-31-940
Tranchita	Vincent and Kathy	TRANCHITA VINC	WEST 275 S 3428 MARMAD	WAUKESHA, WI 53188	212-43-521
Trommler	Karl and Roberta	TROMMLER KARL	19700 N 76TH ST 2034	SCOTTSDALE, AZ 8525	212-43-532
Tyler	Janis	TYLER JANIS J	19864 N 83RD PL	SCOTTSDALE, AL 8525	212-31-928
Underhill	Mary Lou	Underhill Mary Lou	8106 E. Theresa Drive	Scottsdale AZ 85255	215-07-081
Uremovich	Milan and Carole	Uremovich Milan/Ca	3013 S. Oak Way	Lakewood, CO 30227	212-31-853
Vahabzadeh	Mojgan	VAHABZADEH MO	8131 E MARIA DR	SCOTTSDALE, AZ 8525	215-07-170
Valentine	Michael and Mary	VALENTINE MICH	1109 N GEORGE ST	ROME, NY 13440	212-43-541
Van Dam	Dale and Michelle	VAN DAM DALE/M	19700 N 76TH ST	SCOTTSDALE, AZ 8525	212-43-530
Vantassell	Phillip and Mary	VANTASSEL PHILL	19700 N 76TH ST 2016	SCOTTSDALE, AZ 8525	212-43-514
Vaughan	John and Elizabeth	VAUGHAN JOHN J/	8067 E MARIA DR	SCOTTSDALE, AZ 8525	215-07-162
Venezia	James and Judith	VENEZIA JAMES H	17887 N 81ST WY	SCOTTSDALE, AZ 8525	215-07-097
Wade	Elizabeth	WADE ELIZABETH	3 EASY ST	WINDHAM, NH 03087	212-43-216

Last	First	Name:	Add	csz	parcel
Walker	Darlene	Walker Darlene D	8152 E. Beardsley Road	Scottsdale, Arizona 8525	212-31-857
Walwork	Eward and Maria	WALWORK EDWA	178 E THERESA DR	SCOTTSDALE, AZ 8525	215-07-090
West	Thomas and Sherry	Thomas and Sherry	8177 E. Rita Drive	Scottsdale, AZ 85255	215-07-143
Westley	Marilyn	WESTLEY MARILY	19700 N 76TH ST #1067	SCOTTSDALE, AZ 852	212-43-475
Whitaker	Richard and Maxine	WHITAKER RICHA	8912 E PINNACLE PK RD NO	SCOTTSDALE, AZ 8525	212-43-435
Willaims	Bill and Betty	WILLIAMS BILL D/	19700 N 76TH ST NO 1047	SCOTTSDALE, AZ 8525	212-43-462
Williams	Patrick and Lyn	WILLIAMS PATRIC	8182 E SIERRA PINTA DR	SCOTTSDALE, AZ 8525	212-31-876
Williamson	George L.	Williamson George L	8160 E. Beardsley Road	Scottsdale, Arizona 8525	212-31-856
Winler	Gennell J.	WINKLER GENNEL	7760 N PINESVIEW DR	SCOTTSDALE, AZ 8525	212-43-446
Wood	Mary Beth	WOOD MARY BET	19700 N 76TH ST 2010	SCOTTSDALE, AZ 8525	212-43-508
Worth	Bernard J. and Jane	WORTH BERNARD	1775 LEXINGTON AVE SOU	SAINT PAUL, MN 55118	212-43-434
Yosowitz	Morris A. and Maril	YOSOWITZ MORRI	8102 E RITA DR	SCOTTSDALE, AZ 8525	215-07-153
Young	Jeffrey and Marci	Jeffrey & Marci You	8137 E. Rita Drive	Scottsdale, AZ 85255	215-07-138
Youssefmir	Michael	YOUSSEFMIR MIC	8071 E MICHELLE DR.	SCOTTSDALE, AZ 8525	215-07-050
Zhang	Junshan	ZHANG JUNSHAN	8117 E THERESA DR	SCOTTSDALE, AZ 852	215-07-199
Zimmerman	Donovan M. and Co	ZIMMERMAN DON	17905 N 81ST WY	SCOTTSDALE, AZ 8525	215-07-096
Zummo	Ellen	ZUMMO ELLEN	19700 N 76TH ST 1056	SCOTTSDALE, AZ 8525	212-43-467

EARLY NOTIFICATION OF PROJECT UNDER CONSIDERATION

CROSSROADS EAST, east of Scottsdale Rd. north and south
of Loop 101, Scottsdale, AZ

Project Overview: Mixed Use Development

Existing Zoning: R-5, I-1, PCC, C-O, C-2, C-3, PRC &
PCoC (all PCD)

Proposed Zoning: Same with amendments to development
standards, stipulations & circulation requirements

Acreage: Approximately 1000 acres

Applicant: Arizona State Land Department

Contact: Planning Section

Phone Number: 602-542-3671

Pre-Application Case No: 346-PA-2002

Case File Available at City of Scottsdale

480-312-7000

Posting Date 08.19.02

EARLY NOTIFICATION OF PROJECT UNDER CONSIDERATION

CROSSROADS EAST, east of Scottsdale Rd. north and south
of Loop 101, Scottsdale, AZ

Project Overview: Mixed Use Development

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

Posting Date: 08/19/02



Arizona State Land Department
1616 West Adams ♦ Phoenix, Arizona 85003

OPEN HOUSE NOTIFICATION

Crossroads East

The Arizona State Land Department (ASLD), owner of more than 2,000 acres of land located on both sides of Scottsdale Road and to the north and south of the Loop 101, has submitted an application to the City of Scottsdale to update its current land use entitlements for portions of State Trust property located east of Scottsdale Road in the City of Scottsdale. The project area is referred to as *Crossroads East*.

Specifically, ASLD is requesting an update to its development plans which were approved by the City of Scottsdale over a decade ago for *Core North* and *Core South*, north and south of Loop 101, respectively. ASLD's request does not propose any changes to the land use mix or in intensity, but rather modernizes the existing zoning entitlements and circulation plan to best respond to urban development internal and external to the project area. The improved circulation plan will benefit the project area and nearby residents and businesses as well as the region as a whole.

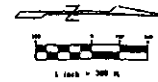
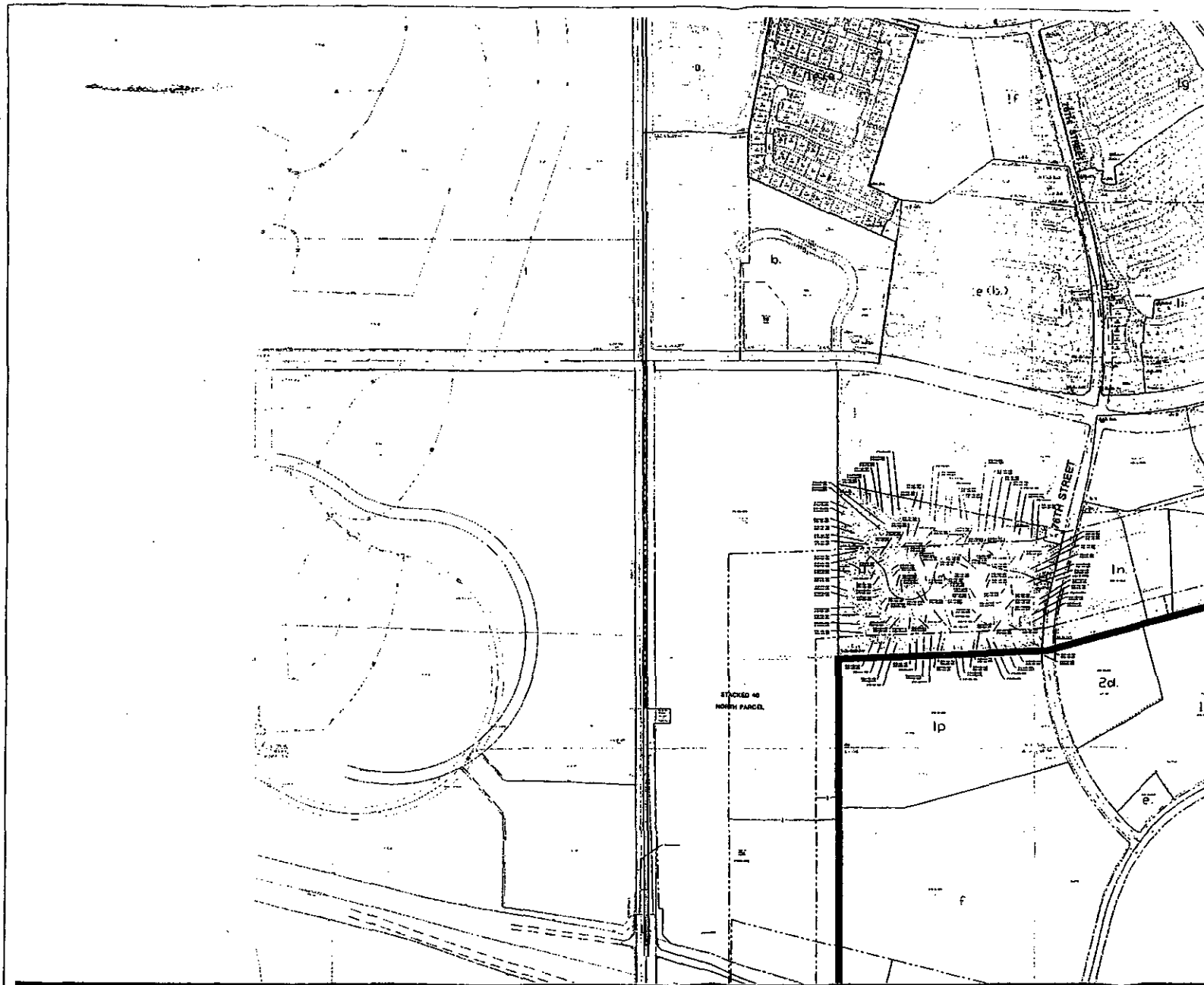
You are invited to attend an open house, an opportunity for you to review the *Crossroads East* application. Four open houses have been planned at different times of day and on different days of the week to accommodate as many individual schedules as possible. Each open house will be the same format and provide the same information. ASLD will share these open houses with DMB who is working with the property owner of *The Stack 40s*, which is adjacent to and immediately west of *Crossroads East*.

OPEN HOUSE SCHEDULE

- ♦ Thursday August 22, 2002 6:00 to 8:00 PM
- ♦ Wednesday September 4, 2002 7:00 to 9:00 PM
- ♦ Saturday September 7, 2002 10:00 AM to NOON
- ♦ Saturday September 14, 2002 9:00 to 11:00 AM

All of the open houses will be held at the Grayhawk Elementary School in the cafeteria/multi-purpose room. The school is located at 7525 East Grayhawk Drive, in Scottsdale.

If you are not able to attend one of these open houses and would like information regarding the State Land Department's application, please contact the Planning Section at 602-542-3671, or visit ASLD's website at: www.land.state.az.us



CROSSROADS EAST REZONING PROTEST BOUNDARY

PRELIMINARY
NOT
FOR
CONSTRUCTION
OR RECORDING

WOOD/PATEL
CIVIL ENGINEERS
HYDROLOGISTS
LAND SURVEYORS
2051 W. BOWLING
Suite 100
Phoenix, AZ 85021
Phone: (602) 246-8800
Fax: (602) 246-8800
OWNER: _____
DESIGNED BY: _____
DRAWN BY: _____
CHECKED BY: _____
DATE: 9/1/2001
SCALE: 1" = 200'
SHEET: 1 OF 4

MATCH SHEET 3

MATCH SHEET 3

EXHIBIT E

SIGN-IN
STACKED 40s- NEIGHBORHOOD AND COMMUNITY MEETING
AUGUST 22, 2002 @ 6:00 p.m.

Name	Address (street or PO Box, zip code)	Telephone Number (area code/#)	E-Mail
Ann Baker	8122 E Theresa Dr	480-502 2567	
Marian SWEETMAN	8130 E. Theresa Dr	480-585 0560	
Cheryl DonA	8302 E Butte Dr	480-473- 1400	
Paul Given	7437 E. Phantom Way	480-473-8147	Given4 AZ @EARTH1.NK.NET
Karl Trommler	19700 N. 76th St #2034	480-269-1054	ktrommler2@ cox.net
David Lawin	19700 N 76th St #1091	480 998-4957	
Ron Record	7503 E. Astling	480-473-8806	rrcord@ afedch.com
^{LES T} Judy Conklin	21221 N 71st Pl	480-585-0630	
Al Grossman	10760 N. 76th St #1058	480-344-7365	al@ currybeach.com

EXHIBIT F

SIGN-IN
STACKED 40s- NEIGHBORHOOD AND COMMUNITY MEETING
AUGUST 22, 2002 @ 6:00 p.m.

Name	Address (street or PO Box, zip code)	Telephone Number (area code/#)	E-Mail
Jo Ann Schuch	19700 N 76 th #1061	(480)	
Sherr Schuch	SCOTTSDALE AZ 85255	945-1376	
DAMON BRUNS	19700 N. 76 th #2074	480	
Holly Foxley	Scottsdale AZ 85255	659-4655	
Steve Rosenbaum Ellen Rosenbaum	7440 E. Phoenician Way Scottsdale Arizona 85251		
KURT JONES	COS	480-312- 2524	
Janet McConnell	8207 E. Sells Dr. Scottsdale 85251	480-839- 2604	

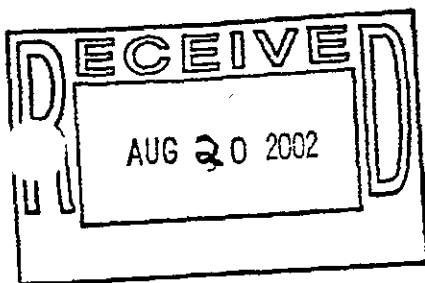
SIGN-IN
STACKED 40s- NEIGHBORHOOD AND COMMUNITY MEETING
SEPTEMBER 4, 2002 @ 7:00 p.m.

Name	Address (street or PO Box, zip code)	Telephone Number (area code/#)	E-Mail
JUTH LERNER	7690 E. WINGTIP WY	480 502 1128	jr.lerner@cox.net
BARBARA Copeland	8017 E. SANDS DR. SCOTT 85055	480-585-3060	ARIZBAAB@AOL -
Mike Breen	8069 E. Theresa Dr. 85255		mbreen@chauncey.cu
Jeff Pearson	8061 E Theresa Dr 85255	480 538 0600	jasspear@aol.com
Steve Shepherd	7598 E Nestling Way 85055	480-502 0977	shopsteve1@cox.net
RICH PERRY	7979 E PRINCESS DR.	480-585-8468	
GARY BACON	8098 E. THERESA DR	480-473-1491	gbacone@pirnie.com
Holly Chan	7495 E. Nestling Way,	502-8215	

SIGN-IN
STACKED 40s- NEIGHBORHOOD AND COMMUNITY MEETING
SEPTEMBER 7, 2002 @ 10:00 a.m.

Name	Address (street or PO Box, zip code)	Telephone Number (area code/#)	E-Mail
Kerth Flynn	19700 N. 76 th St. #2029	480 659-3752	
John Meyer	19700 N. 76 St #2028	480 2199625	
Ursula Suchowicz	8168 E. Maria Dr.	480 473-1461	
Dom SPATAKULA	19700 N. 76 th St. #2020	480/614-5690	
ANGELA + STEVE SCHWARTZ	8172 E. MICHELLE DR	480 502-2867	

EXHIBIT H



Trib

NOTICE OF NEIGHBORHOOD MEETINGS

Legal A
120 W. First Avenue

Affidavit of

Billing Account# 9903525

P.O. NUMBER: NOTICE OF NEIGHBORHOOD

Invoice Number: 274912

Price: \$203.08


STATE OF ARIZONA
County of Maricopa

I, Sharon Grzyb, Legal Clerk, acknowledge that the attached ad was published in a newspaper of general circulation. The dates of the publication are as follows:
AUGUST 17, 2002

The Tribune (East Valley & Scottsdale Edition)


Legal Clerk

Sharon Grzyb, personally appeared before me, a person who signed the above/attached document and he/she proved he/she signed it.
AUGUST 17, 2002


Notary Public

CASE #:

346-PA-02
(CITY OF SCOTTSDALE)

DESCRIPTION:

Approximately 1,000 acres of State Trust land located east of Scottsdale Road generally between Thompson Peak Parkway and the Union Hills Road alignment in Scottsdale. Proposed amendment to the existing Planned Community District zoning.

MEETINGS:

Grayhawk Elementary School
7525 East Grayhawk Drive
Scottsdale

DATE/TIME:

Thursday, 8/22/02,
6:00 pm to 8:00 pm
Wednesday, 9/4/02,
7:00 pm to 9:00 pm
Saturday, 9/7/02,
10:00 am to noon
Saturday, 9/14/02,
9:00 am to 11:00 am

CONTACT:

Arizona State Land Dept.
Planning Section
Telephone: 602-542-3671

WEB SITE:

www.land.state.az.us

August 17, 2002/274912

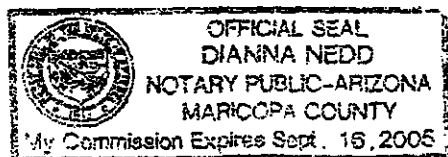


EXHIBIT I

2507

OFFICE OF COMMUNITY DEVELOPMENT

City of Scottsdale

Re:

1,000 acres of State
located east of Scottsdale
between Thompson
and the Union Hills
in Scottsdale.
Amendment to the existing
Community District zoning.

Elementary School
Hawk Drive, Scottsdale

8/2/02, 6:00 pm to 8:00 pm
8/4/02, 7:00 pm to 9:00 pm
8/7/02, 10:00 am to noon
8/14/02, 9:00 am to 11:00

City Land Department
Section
602-542-3671

state.az.us

Executed August 17, 2002

THE ARIZONA REPUBLIC

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS.

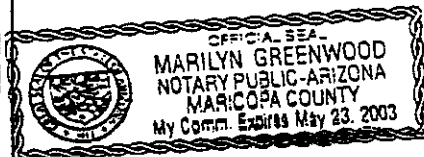
TOM BIANCO, being first duly sworn, upon oath deposes and says: That he is the legal advertising manager of the Arizona Business Gazette, a newspaper of general circulation in the county of Maricopa, State of Arizona, published at Phoenix, Arizona, by Phoenix Newspapers Inc., which also publishes The Arizona Republic, and that the copy hereto attached is a true copy of the advertisement published in the said paper on the dates as indicated.

The Arizona Republic

08/17/2002

[Signature]

Sworn to before me this
23TH day of
August A.D. 2002

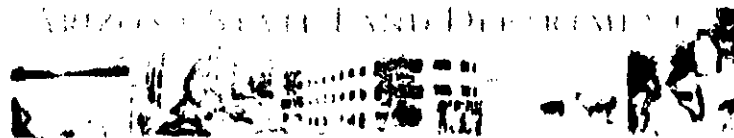


[Signature: Marilyn Greenwood]
Notary Public

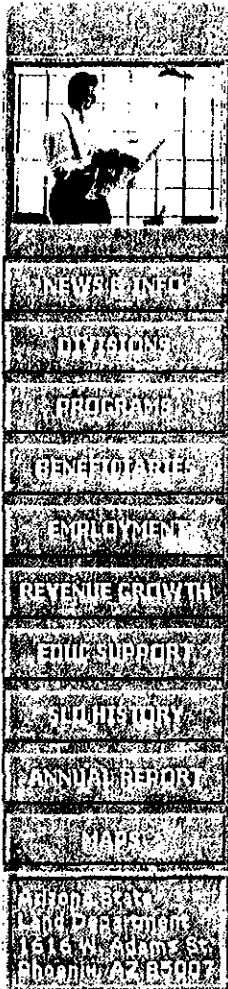
State Land Department News & Information

As of August 14, 2002

Arizona State Land Department
Planning Section
(602) 542-3671



SEE ALSO: Back to News & Information | Education Support | Public Auctions | Public Notices



Crossroads East

OPEN HOUSE NOTIFICATION

The Arizona State Land Department (ASLD), owner of more than 2,000 acres of land located on both sides of Scottsdale Road and to the north and south of the Loop 101, has submitted an application to the City of Scottsdale to update its current land use entitlements for portions of State Trust property located east of Scottsdale Road in the City of Scottsdale. The project area is referred to as *Crossroads East*.

Specifically, ASLD is requesting an update to its development plans which were approved by the City of Scottsdale over a decade ago for *Core North* and *Core South*, north and south of Loop 101, respectively. ASLD's request does not propose any changes to the land use mix or in intensity, but rather modernizes the existing zoning entitlements and circulation plan to best respond to urban development internal and external to the project area. The improved circulation plan will benefit the project area and nearby residents and businesses as well as the region as a whole.

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OPEN HOUSE SCHEDULE

@ Thursday August 22, 2002 6:00 to 8:00 pm

EXHIBIT J

CROSSROADS EAST FINAL CITIZEN REVIEW REPORT SCHEDULE

July 2002	Beginning meetings with stakeholders in the area as listed at Tab A
August 2, 2002	Information provided to be included with Scottsdale Stonebrook II HOA annual meeting notice
August 6, 2002	Rezoning Application Submittal
August 13, 2002	Mail information letter to all property owners with 750' of site Provide Grayhawk Community Association with information
August 14, 2002	Web Site operational
August 17, 2002	Publication in newspapers
August 19, 2002	Site Posting: Project Under Consideration
August 20, 2002	Provide information to be included in McDowell Mountain Ranch publication
August 22, 2002	Open House #1 6:00 pm to 8:00 pm
September 4, 2002	Open House #2 7:00 pm to 9:00 pm
September 7, 2002	Open House #3 10:00 am to noon

Crossroads East
Final Citizen Review Report
Schedule
Page 2

September 10, 2002	Submit Citizen Participation Final Report to Kurt Jones
September 14, 2002	Open House #4 9:00 am to 11:00 am
September 26, 2002	Site Posting for Planning Commission Hearing
October 16, 2002	Planning Commission Hearing
October 31, 2002	Site Posting for City Council Hearing
November 19, 2002	City Council Hearing
December 19, 2002	30th Day – Signs can be removed

September 10, 2002	Submit Citizen Participation Final Report to Kurt Jones
September 14, 2002	Open House #4 9:00 am to 11:00 am
September 26, 2002	Site Posting for Planning Commission Hearing
October 16, 2002	Planning Commission Hearing
October 31, 2002	Site Posting for City Council Hearing
November 19, 2002	City Council Hearing
December 19, 2002	30th Day – Signs can be removed

—Original Message—

From: Davis, Brian [mailto:DavisBrian@stanleygroup.com]

Sent: Wednesday, October 09, 2002 11:33 AM

To: Ekblaw, Kroy

Subject: Joint Planning Commission-Transportation Commission meeting of 9/ 25/02

Planning Commission members:

Thank you for inviting us at the Transportation Commission for a joint meeting with the Planning Commission on the proposed "Crossroads East" and "Stacked 40's" projects north of the Loop 101-Scottsdale Rd interchange. As a new Transportation Commission member that was my first exposure to the plans for that area.

As you review the details of the proposed developments I would like to echo comments I believe were made by from Commissioner Nelssen during the September 25 joint meeting. We need to control and limit the number of points of access to Scottsdale Road in that area to limit traffic lights. Scottsdale Road needs to be maintained as a viable commuter route for those living in north of the freeway. We do not want to create a situation similar to Camelback Road at 24th Street east of SR 51 where there are seven traffic lights from 16th Street to 28th Street.

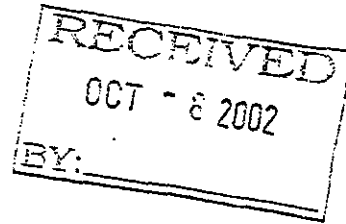
The idea of an overpass or underpass was mentioned at the proposed Center Road. That may be a reasonable solution if funding is available. Direct access to the businesses could be limited to mostly right turns only, while crossing traffic, left turns and U-turns would use the overpass or underpass. Through traffic would not be hampered by traffic lights or put at risk from traffic trying to make left turns on to Scottsdale Rd.

I look forward to seeing more details of the proposed developments and transportation solutions as planning progresses.

Brian Davis
Transportation Commission
(602) 508-3011

October 1, 2002

City of Scottsdale
Transportation Commission/Fran La Prairie
7447 E. Indian School Road
Suite 205
Scottsdale, Arizona 85251



RE: September 25, 2002 Special Joint Study Session: Stacked 40s, Crossroads East
Scottsdale Road design/alignment traffic management consideration

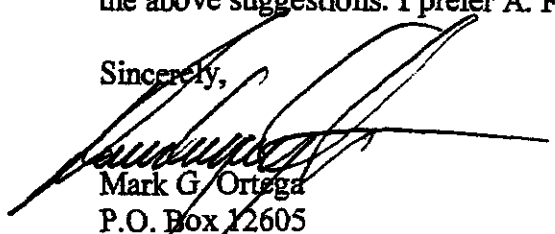
Ms. La Prairie:

In attendance at the above and being a twelve year resident in Northeast Scottsdale, I found the issue(s) thought provoking. Herein are two ideas, which I believe should be seriously considered.

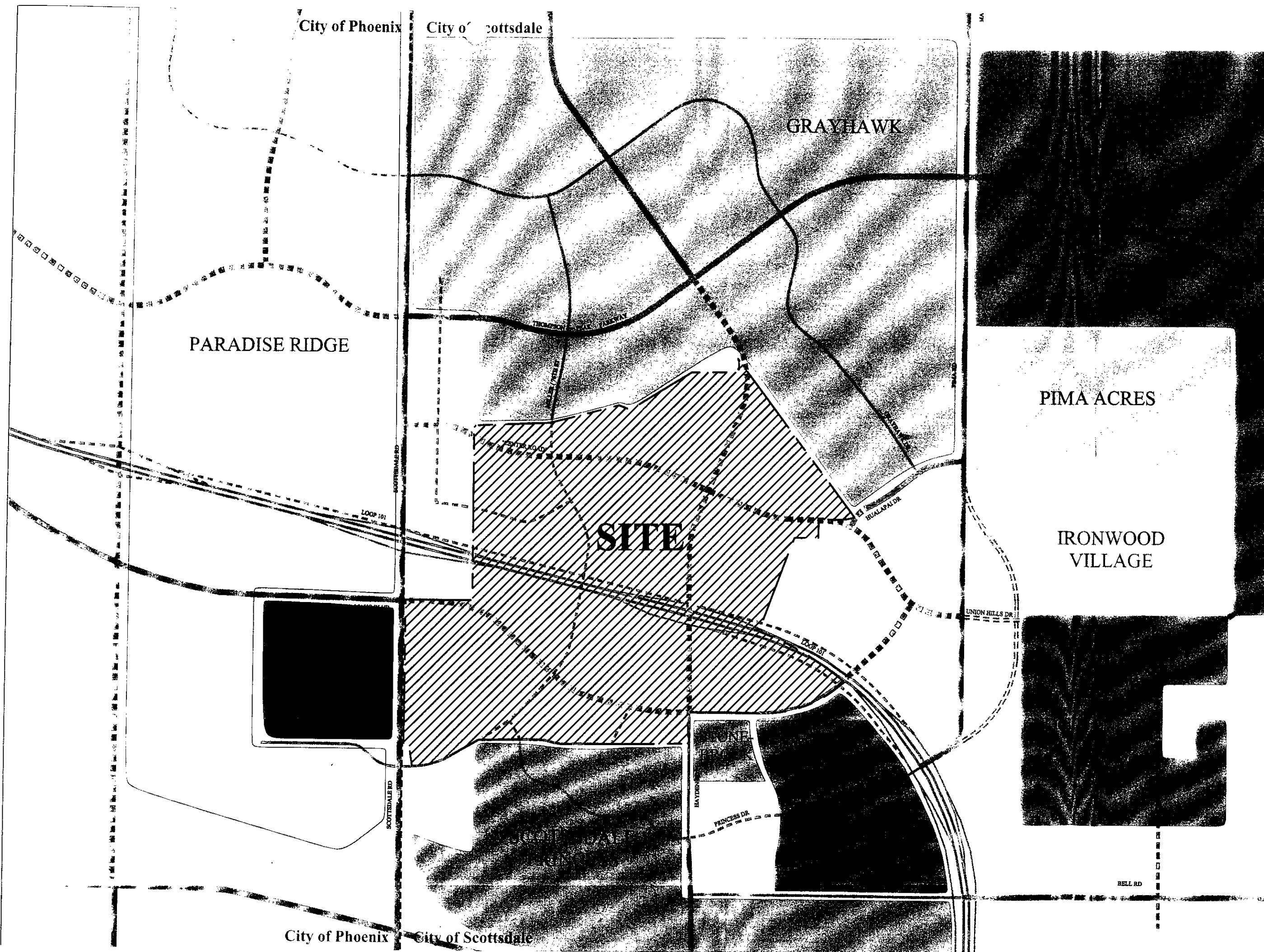
- A. Make Scottsdale Road a *Tunnel* (sub-gradient 35-40 feet) begin north of Princess Drive, continuing north to Loop 101 and perhaps north of that too Thompson Peak Parkway. This would be like the 7th St-7th Ave Tunnel in Phoenix, but smaller. The Scottsdale *Tunnel* would be designated for *thru* traffic only. No local/circulating traffic would be allowed. Above the *Tunnel*, at grade, would be the local surface (Scottsdale Road) street servicing the project area. Additionally, at grade, with the non-Thru traffic build pedestrian friendly surfaces and build light rail for east and west of Scottsdale road. Cite example: (Las Colinas, Irving, Texas). In the *Tunnel* the roadway could be widened to 5-6 lanes each direction to service the volume of Thru-traffic and or traffic seeking/departing Loop 101.
- B. The obverse of A above. Specifically excavate beneath Scottsdale road 25-35 feet keeping Scottsdale Road at grade, but beneath it create the local circulating streets/pedestrian/ rail aspects. In this suggestion the greatest disadvantage would be the noise of an elevated Scottsdale Road.

I spoke with Beckye Frye at the Planning Commission about this today. She said she'd contact you for a copy of this letter. Thank you for your time considering the above suggestions. I prefer A. Feel free to contact me 602-803-0144.

Sincerely,


Mark G. Ortega
P.O. Box 12605
Scottsdale, Arizona 85267

cc: Beckye Frye

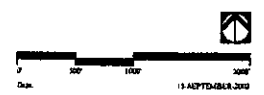


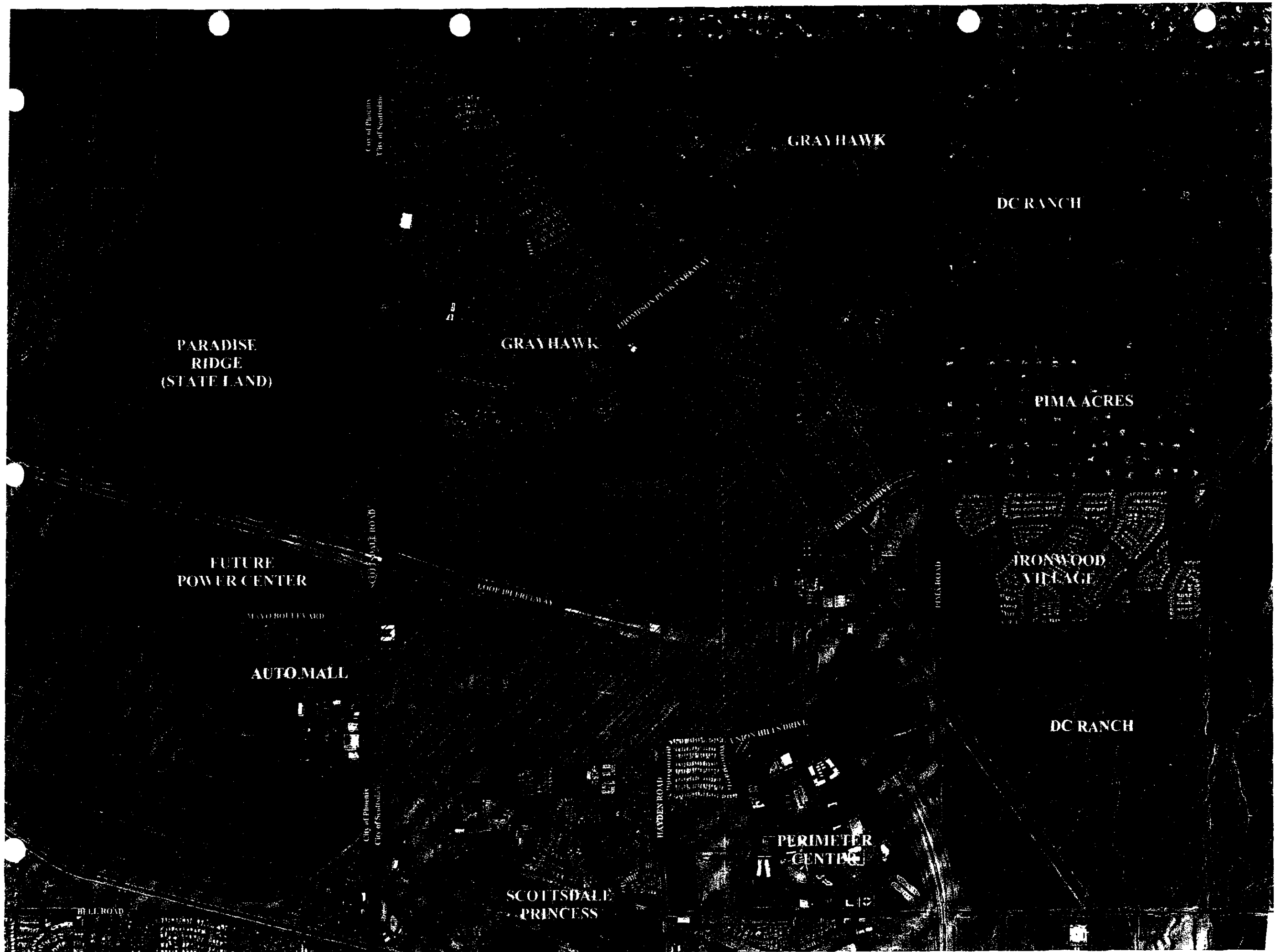
CROSSROADS
EAST

SITE LOCATION
MAP

- MAJOR STREET
- PROPOSED FUTURE STREET
- SITE BOUNDARY

PREPARED FOR AND
ON BEHALF OF THE
ARIZONA STATE LAND
DEPARTMENT



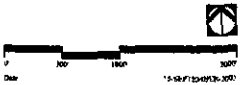


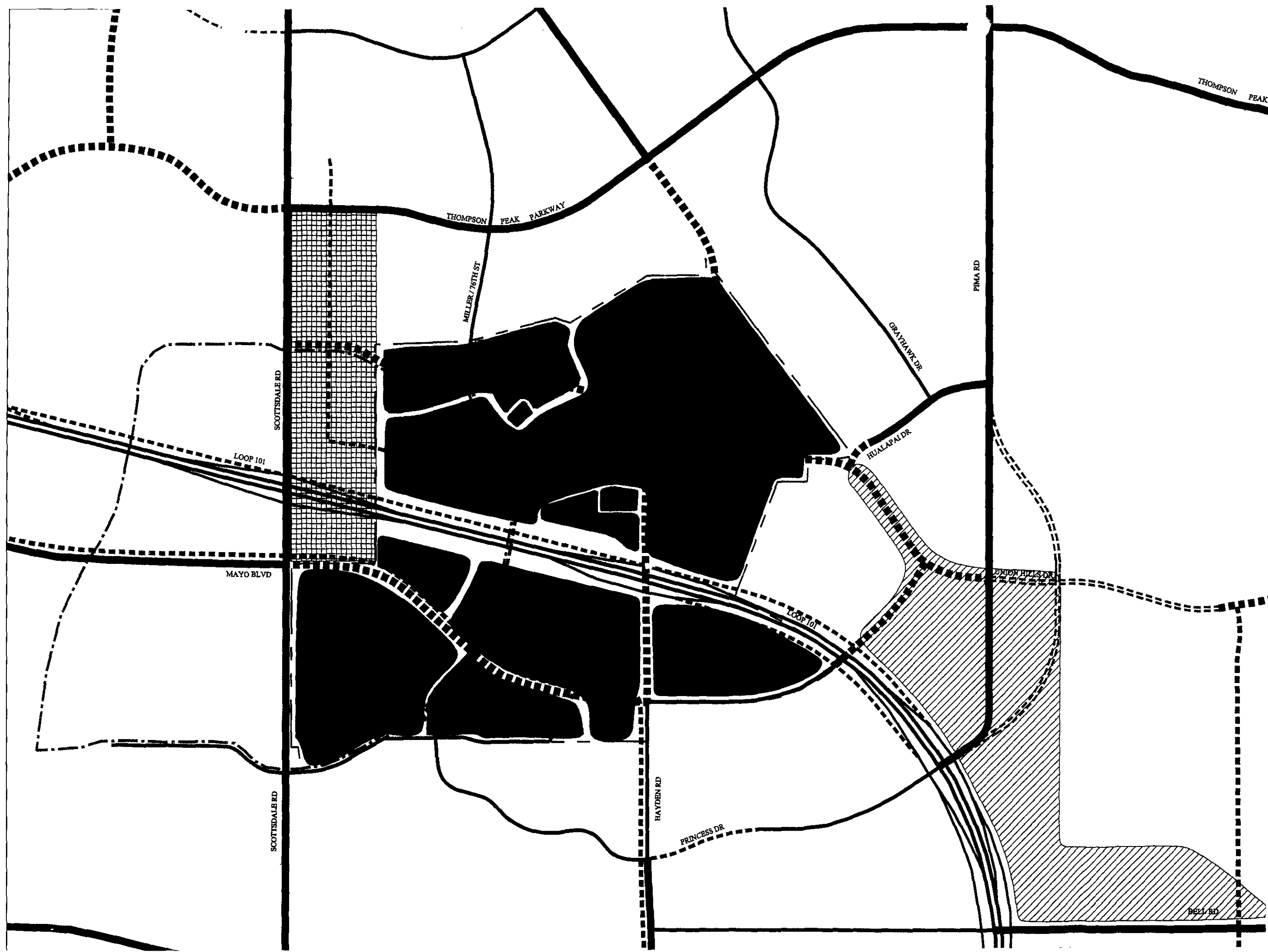
CROSSROADS
EAST

SITE CONTEXT

-  SITE
-  MUNICIPAL BOUNDARY

PREPARED FOR AND
ON BEHALF OF THE
ARIZONA STATE LAND
DEPARTMENT



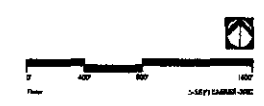


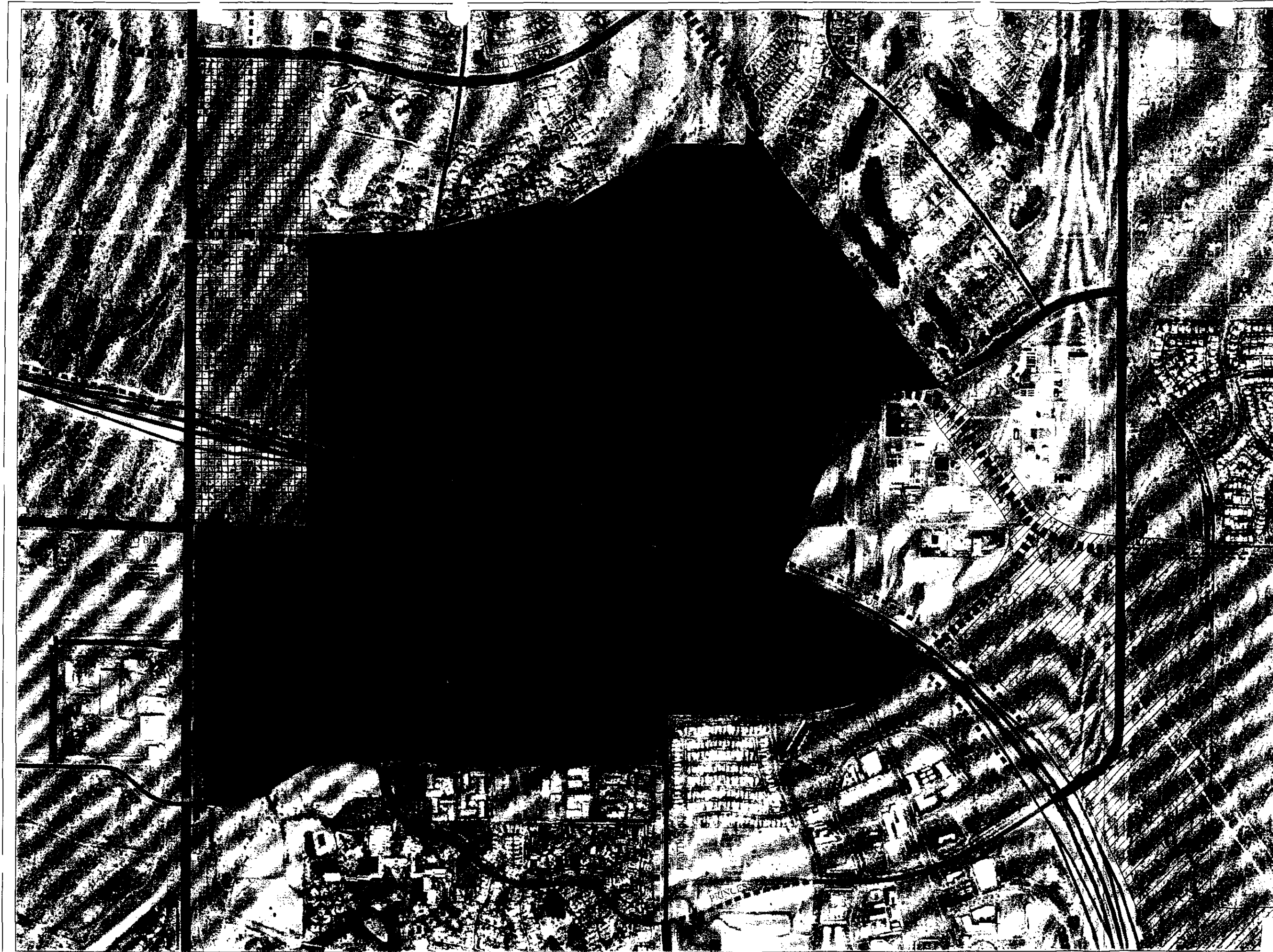
**CROSSROADS
EAST**

**EXISTING
ZONING**

- MIXED USE (PRC)
- COMMERCIAL
(C-2/C-3/PCaC/PCC)
- EMPLOYMENT
(I-1/C-O)
- RESIDENTIAL (R-5)
- STACKED 40's
- PHASE II STUDY
AREA
- S SCHOOL SITE
- SITE BOUNDARY
- MAJOR STREET
- FUTURE STREET
- FUTURE REGIONAL
TRANSIT CORRIDOR
- FUTURE LOCAL
TRANSIT CORRIDOR

PREPARED FOR AND
ON BEHALF OF THE
ARIZONA STATE LAND
DEPARTMENT





CROSSROADS EAST

CHARACTER AREAS

- REGIONAL USE
CHARACTER AREA
- HAYDEN CORE
CHARACTER AREA
- HAYDEN CORE
CHARACTER AREA
(I-1 ONLY)
- GRAYHAWK TRANSITION
CHARACTER AREA
(COR-3 ONLY)
- GRAYHAWK TRANSITION
CHARACTER AREA
(R-5/COI-1 ONLY)
- PRINCESS CHARACTER
AREA
(RS/PCC ONLY)
- STACKED 40's
- FUTURE STUDY
AREA
- SITE BOUNDARY
- MAJOR STREET
- FUTURE STREET
- FUTURE REGIONAL
TRANSIT CORRIDOR
- FUTURE LOCAL
TRANSIT CORRIDOR

PREPARED FOR AND
ON BEHALF OF THE
ARIZONA STATE LAND
DEPARTMENT



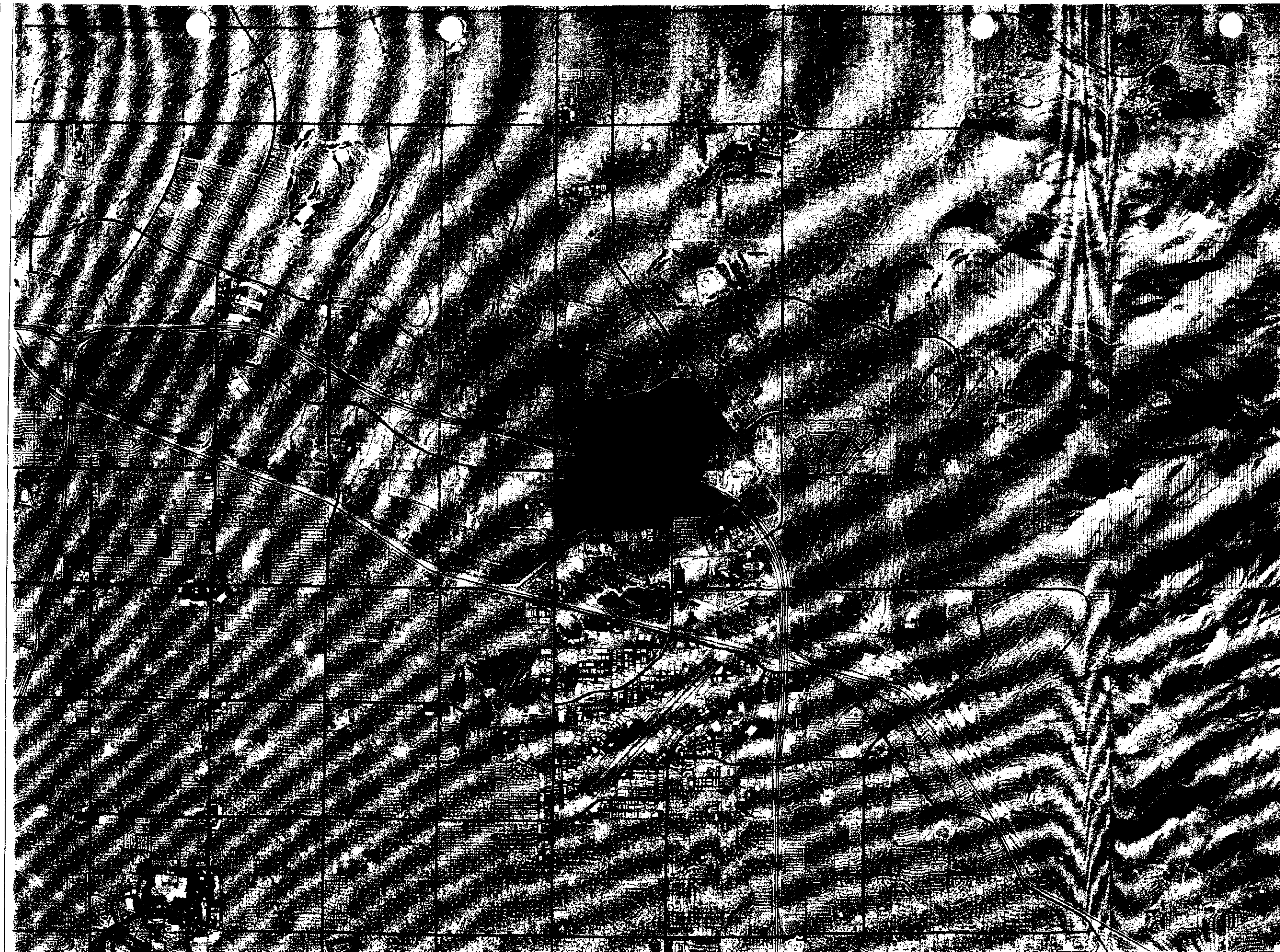
Exhibit / Schedule __: Modified Zoning**"Crossroads East" Land Use Budget**

Case #346-PA-02

Category	Zoning	Permitted Zoning Districts within Planning Units				Total Allowable Gross Acreage by Zoning	Dwelling Units
		I	II	III	IV		
Employment	I-1	●	●	●	●	447	
Employment	C-O	●	●	●	●	91	
Mixed Use	PRC	●			●	170	1524
Commercial	PCoC ¹	●	●	●	●	2	
Commercial	PCC	●	●	●	●	12	48
Commercial	C-2 ²	●	●	●	●	156	
Residential	R-5	●	●	●	●	122	1871
TOTAL						1000	3443

NOTES

- 1 PCoC can be converted to C-2 without rezoning.
- 2 C-2 zoning includes 123 acres previously zoned C-3.



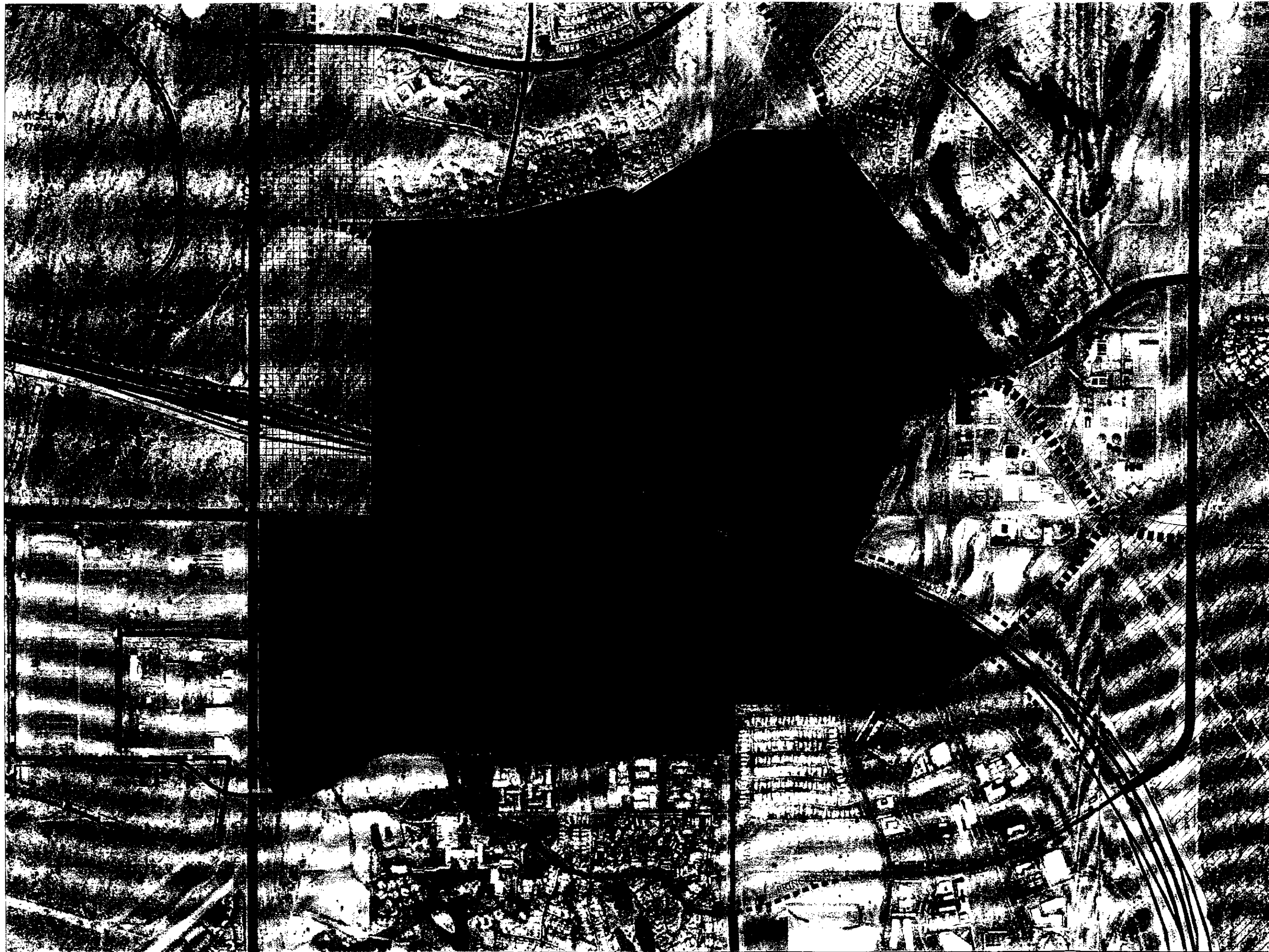
CROSSROADS EAST

REGIONAL CIRCULATION AND CONTEXT

- PLANNING UNIT I
- PLANNING UNIT II
- PLANNING UNIT III
- PLANNING UNIT IV
- ▨ DC RANCH
- ▨ STACKED 40s
- ▨ FUTURE STUDY AREA
- - - SITE BOUNDARY
- - - MAJOR STREET
- - - FUTURE STREET
- - - FUTURE REGIONAL TRANSIT CORRIDOR
- - - FUTURE LOCAL TRANSIT CORRIDOR

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DEPARTMENT





CROSSROADS EAST

LAND USE AND PLANNING UNITS

- PLANNING UNIT I
- PLANNING UNIT II
- PLANNING UNIT III
- PLANNING UNIT IV
- STACKED 40s
- FUTURE STUDY AREA
- SITE BOUNDARY
- MAJOR STREET
- FUTURE STREET
- FUTURE REGIONAL TRANSIT CORRIDOR
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