



## CURRENT PLANNING

One Civic Center Plaza  
7447 E. Indian School Rd, Suite 105  
Scottsdale, AZ 85251

### FAX COVER SHEET

Fax: (480) 312-7088

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☐ URGENT    ☒ FOR REVIEW    ☐ PLEASE COMMENT    ☐ PLEASE REPLY    ☐ PLEASE RECYCLE

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TO:

John Berry

FROM:

Doris McClay

FAX NUMBER:

480-385-2757

DATE:

August 1, 2005

COMPANY:

Berry & Damore

TOTAL NO. OF PAGES INCLUDING COVER:

4

PHONE NUMBER:

480-385-2727

RE:

Silverstone

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#### NOTES/COMMENTS:

I have included the affidavit form. Please send me a photo of the sign with the original signed affidavit. Thanks.



August 1, 2005

John Berry  
Berry & Damore, LLC  
6750 E Cameback Road Ste 103  
Scottsdale, AZ 85251

Re: **177-PA-2005**

Applicant:

The City of Scottsdale's Current Planning Division has reviewed your development application and determined that your submittal was complete. Your check has been cashed and your application has been assigned case number **7-GP-2005 & 15-ZN-2005**.

Enclosed is a copy of the legal notice for your public hearing case. **Please read the notice carefully for accuracy. If there is an error, please contact your Project Coordinator.** If errors are not corrected immediately, the case will need to be continued in order to meet advertising requirements specified in state statutes and local ordinances. **Your Project Coordinator is Tim Curtis, 480-312-4210.**

With the application submittal list, your coordinator has informed you of your case's site posting requirements. Your site must be posted at least twenty days prior to the first public hearing date. The posting must be removed within thirty days following the final disposition of your development application. **An affidavit of posting and photo of the sign must be provided before your case can be presented at a public hearing.**

City staff will review your submittal in detail. Upon completion of this review, you will receive a staff report, which discusses your proposal and includes pertinent development stipulations. That report will be available for your review approximately one week prior to the date of your public hearing. **Your hearing dates for Planning Commission have been tentatively set for August 24, 2005 at the Via Linda Senior Center and September 28, 2005 at the City Hall Kiva.** The City Council date for all General Plan Amendments is **October 24, 2005 at the City Hall Kiva.**

If you have any questions or concerns, contact the Project Coordinator handling your case or the Community Development front desk at 480-312-7000.

Thank you.

  
Doris McClay  
Coordination Specialist


Enclosure

## DRAFT LEGAL NOTICE LANGUAGE:

**Project Name:** Silverstone

**Project Description:** Request a Major General Plan Amendment of the Land Use Element from Cultural/Institutional or Public Use to Mixed Use Neighborhoods and to rezone from Western Theme Park District (W-P) to Planned Community (PC) District with comparable zoning of Central Business District (C-2) and Multiple Family Residential District (R-5) including amended development standards on 160 +/- acres located at the southeast corner of Scottsdale Road and Pinnacle Peak Road.

**\*\*Please use the above Project Description language as the "Request" on your sign, as illustrated below:**

	City of Scottsdale <b>Public Notice</b>
<b>GP/ZONING PUBLIC HEARINGS</b>	
<a href="http://www.Scottsdaleaz.gov/projects/Project">www.Scottsdaleaz.gov/projects/Project</a> in Process	
Via Linda Senior Center, 10440 N Via Linda	
<b>PLANNING COMMISSION:</b>	<b>5:00 P.M., 8-24-05 (GP only)</b>
City Hall, 3939 N. Drinkwater Boulevard	
<b>PLANNING COMMISSION:</b>	<b>5:00 P.M., 9-28-05</b>
<b>CITY COUNCIL:</b>	<b>5:00 P.M., 10-24-05</b>
<b>REQUEST:</b> a Major General Plan Amendment of the Land Use Element from Cultural/Institutional or Public Use to Mixed Use Neighborhoods and to rezone from Western Theme Park District (W-P) to Planned Community (PC) District with comparable zoning of Central Business District (C-2) and Multiple Family Residential District (R-5) including amended development standards on 160 +/- acres	
<b>LOCATION:</b> Southeast corner of Scottsdale Road & Pinnacle Peak Road	
<b>Case Number:</b>	<b>7-GP-2005 &amp; 15-ZN-2005.</b>
<b>Applicant/Contact:</b>	<b>John Berry</b>
<b>Phone Number:</b>	<b>480-385-2727</b>
Case File Available at City of Scottsdale 480-312-7000	
Posting Date:	Penalty for removing or defacing sign prior to date of last hearing



## City of Phoenix

PLANNING DEPARTMENT

July 29, 2005

Doris McClay  
Planning Assistant  
City of Scottsdale  
7447 E Indian School Road, Suite 105  
Scottsdale, AZ 85251

RE: SCOTTSDALE MAJOR GENERAL PLAN AMENDMENTS

Dear Ms. McClay:

Thank you for the opportunity to review the proposed General Plan amendment cases for this year. The city of Phoenix has reviewed the cases, specifically Camberlango Properties and Silverstone, which border Phoenix along Scottsdale Road. The city of Phoenix has no issues with the proposed land use modifications and we anticipate that the Mixed-Use designation will compliment and enhance the adjacent existing and proposed land uses in Phoenix.

If you need any further assistance, please contact Dean Brennan at (602) 262-4499.

Sincerely,

David E. Richert  
Growth, Land Use, and State Land Manager

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c: Dean Brennan  
Alan Stephenson  
file

**Curtis, Tim**

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**From:** Susan Bitter Smith [sbsmith@technicalsolutionsaz.com]  
**Sent:** Wednesday, July 27, 2005 5:05 PM  
**To:** tcurtis@scottsdaleaz.gov  
**Subject:** Follow up on Silverstone ( Rawhide)

Tim, we are sending you a fax copy of the neighborhood meeting notification letter that just went yesterday for the open house scheduled for August 10 at La Mirada. This went to a list of over 5,000 names. We have been steadily contacting neighbors within a one mile radius on both the general plan and zoning case requests. We also are continuing to work with COPP on our site plan, the most recent meeting was held last week. So far, we have had good response from the surrounding neighbors, but we still need to provide some additional answers to COPP leadership, which we are in the process of working on. Please let me know if you need any further information. Susan Bitter Smith



City of Scottsdale  
Current Planning Services

**SCHOOL DISTRICT**  
Determination of Adequate Facilities

Area in gray to be completed by Applicant.

City of Scottsdale Project Number: - PA -

Project Name: RAWHIDE SITE

Project Location: Scottsdale Rd. & Pinnacle Peak

Applicant Name: James Lee

Phone: ~~480~~ 602-867-5106

Applicant E-mail: jilee@pvusd.k12.az.us

Fax: \_\_\_\_\_

School District: Paradise Valley Unified

I, James Lee, hereby certify that the following determination has been made in regards to the above referenced project:

- ☒ The school district has adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area; or
- ☐ The school district will have adequate school facilities via a planned capital improvement to be constructed within one (1) year of the date of notification of the district and located within the school district's attendance area; or
- ☐ The school district has determined an existing or proposed charter school as contracted by the district can provide adequate school facilities for the projected increase in students; or
- ☐ The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner (a copy of said agreement is attached hereto); or
- ☐ The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

Attached are the following documents supporting the above certification:

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

Or

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

James Lee (Asst. Supt. Support Services)  
Superintendent or Designee

7/25/05  
Date

**Planning and Development Services**

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

Our File No.

June 22, 2005

**Via Hand Delivery**

Mr. Tim Curtis  
Project Coordination Manager  
City of Scottsdale  
7447 E. Indian School Road, Suite 100  
Scottsdale, AZ 85251

**Re: Silverstone / 7-GP-2005**

Dear Tim,

The purpose of this letter is to clarify and respond to the City's development review team comments of June 3, 2005 regarding the matter referenced above. The comments and clarifications contained herein will additionally be incorporated into a revision of the Major General Plan amendment ("GPA") Project Narrative prepared by and previously submitted to the City our office.

Our clients were very pleased at the development review teams determination that the General Plan land use changed proposed in our application is appropriate. Per your request, an economic analysis is being prepared to provide in detail the long term market feasibility of the project and the myriad benefits anticipated to result from the development of this project. From a planning perspective, the mixed-use concept strengthens not only the employment and retail bases, as identified in your letter, but also typically provides housing diversity, live, work, play opportunities, transit/mobility alternatives and a greater utilization of natural resources and infrastructure.

The forthcoming application to rezone the subject property (the "Property") will include an analysis demonstrating how the project is consistent, compatible and harmonious with existing or planned land uses and intensities. Conceptual master plans will also be filed to address environmental design, traffic and circulation, drainage and water and sewer infrastructure issues. These master plans provide the foundation and justification of how land uses, densities/intensities, access and open space are being planned.

Specifically regarding staffs concerns about the impact of the proposed access into and through the project on the existing roadway network, extensive traffic impact analysis (including a two-part Traffic Impact Mitigation Analysis "TIMA") will demonstrate that the appropriate circulation and corresponding improvements will be constructed to support the

*June 22, 2005*

*Page 3*

proposed land uses and their corresponding densities/intensities. Based on a preliminary trip distribution and traffic assignment analysis, 55% of projected residential and employment trips will be generated from south of Pinnacle Peak Road and will be carried on Scottsdale Road. The determination that an overwhelming number of trips generated by the project occur from the south, mandates that a circulation plan focus on efficiently and safely returning these trips. Currently, revisions to the site plan are underway to establish a circulation element to accomplish the above goal. Further, the Property is bound on all sides by street classifications of an intensity no less than a Major Collector. No quarter section of land within the City, with the exception of downtown, has more intense street classifications surrounding it than the Property.

Referring to the City's Character Types Map in the Character and Design Element of the General Plan, the entirety of the Property is designated as Suburban/Suburban Desert Character. Staff's letter June 3, 2005 states that, "this area" is designated both Suburban and Rural Desert Character Types. Apparently, "this area" refers to lands east of Miller Road, which is the easternmost boundary of the Property. Please note that the "areas" north and south of the Property are designated Suburban while the area west of the Property, in the City of Phoenix, is the only commercial corner north of the Deer Valley Road in the Desert View Village. The Property also contains an "Activity Center" designation in the General Plan at the intersection of Scottsdale and Pinnacle Peak Roads. Taking these factors into consideration, land uses and their corresponding density/intensity, design character and open space will transition from the more intense western edge and lower in density and intensity as one moves east. While the Property is not located within the City's Environmentally Sensitive Lands Overlay ("ESL") and despite patchwork grading and clearing of portions of the Property, a reasonable attempt will be made to open space - including the creation of an otherwise non-existent Scenic Corridor along Scottsdale Road.

Regarding wet utilities, preliminary water and sewer needs reports have been submitted and been accepted by the City (plan check 3046-005). A preliminary drainage report has also been submitted to the City and our client and their engineers recognize that the Rawhide Wash and AO floodzone will need management. Precise infrastructure improvements on either Scottsdale or Pinnacle Peak Roads are to be determined as the site plan and drainage report become more definitive.

Finally, the community involvement associated with this application is comprehensive and exceeds the City's requirements. Attached please find a Citizen Participation Report outlining the efforts to date and those proposed to further familiarize the community with this application and the forthcoming rezoning request.

We appreciate the development review teams review of our GPA request and look forward to refining the details of this project. We anticipate filing a revision to our GPA, a

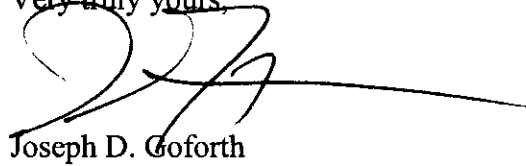


***June 22, 2005***

***Page 3***

rezoning request and a Use Permit application for a residential health care facility on or before July 1, 2005. In the interim, should you have any questions or comments please contact me directly.

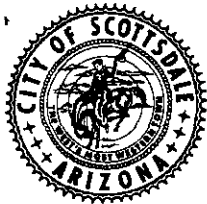
Very truly yours,

A handwritten signature in black ink, appearing to read 'JDG', with a long horizontal line extending to the right.

Joseph D. Goforth

JDG/jj  
Enclosures

Cc: Mike Pacheco w/o Enclosures  
John Berry w/o Enclosures  
Larry Heiny w/o Enclosures



## Current Planning Services

Doris McClay  
Planning Assistant  
(480) 312-4214  
[dmcclay@scottsdaleaz.gov](mailto:dmcclay@scottsdaleaz.gov)

May 16, 2005

To Whom It May Concern:

Enclosed are documents pertaining to this year's Major General Plan amendments for Scottsdale. The General Plan amendments are tentatively scheduled to be heard according to the following schedule:

- Planning Commission      Remote Site Hearing  
Date: Wednesday, August 24, 2005  
Time: 5:00 pm  
Place: Via Linda Senior Center,  
10440 N Via Linda, Scottsdale, AZ
  
- Planning Commission      Regular Hearing for Recommendation  
Date: Wednesday, September 28, 2005  
Time: 5:00 pm  
Place: Scottsdale City Hall Kiva,  
3939 N. Drinkwater Boulevard, Scottsdale, Arizona
  
- City Council                  Major General Plan Amendments Hearing  
Date: Monday, October 24, 2005 thru October 26, 2004 as  
needed  
Time: 5:00 pm  
Place: Scottsdale City Hall Kiva,  
3939 N. Drinkwater Boulevard, Scottsdale, Arizona

These documents from the City of Scottsdale are in accordance with Section 9-461.06, Section C. ARS, which mandates a 60-day review of all General Plan Amendments prior to notice of the first Planning Commission hearing. This also satisfies the enhanced notification requirements of the Growing Smarter initiative to keep the surrounding communities, public utilities and other interested parties informed of developments in Scottsdale that may affect them.

Case files on the subject properties are on file at 7447 E. Indian School Road, Suite 105, and can be reviewed by any interested person. For information on the status of this case, or to view application materials, call 480-312-4214 or click on the link to 'Projects in the Public Hearing Process' at [www.ScottsdaleAZ.gov/Projects/](http://www.ScottsdaleAZ.gov/Projects/).

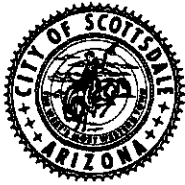
**Comments and/or questions on the General Plan amendments should be made within six (6) weeks after the date of this letter to be reflected in the staff presentation to the Planning Commission at the remote site hearing. Comments can be directed to the Staff Contact Person shown on the notice enclosed for each case or to the Customer Relations Office at 480-312-7800 or e-mail at [planninginfo@ScottsdaleAZ.gov](mailto:planninginfo@ScottsdaleAZ.gov).**

We have attempted to send the documents to the appropriate person in your organization. If we have misdirected these documents, please forward them to the person or department who would be interested in them, and notify us to whom the documents should be sent in the future. If you would like to be added to an e-mail distribution list for updates on these cases, please call me at 480-312-4214 or e-mail me at [dmcclay@ScottsdaleAZ.gov](mailto:dmcclay@ScottsdaleAZ.gov).

Thank you,

A handwritten signature in black ink that reads "Doris McClay". The signature is written in a cursive, flowing style.

Doris McClay



## **CITY OF SCOTTSDALE**

### **Proposed Major General Plan Amendment**

**This Notice of Proposal being sent, pursuant to Section 9-461.06., Section.C. ARS, to inform you of the requests for a major General Plan amendment.**

<b>Project Name:</b>	The Villas @ Starfire
<b>Request by:</b>	Odyssey Homes LLC
<b>Case Number</b>	4-GP-2005
<b>Project Description:</b>	A Major General Plan Amendment from Rural Neighborhoods to Suburban Neighborhoods
<b>Location:</b>	10601 Sundown Dr, 7632, 7708, 7740, 7802, 7820, 7838, & 7902 E Shea
<b>Applicant contact:</b>	Craig Waddell, 480-967-1960
<b>Staff contact:</b>	Tim Curtis, 480-312-4210 Email: <a href="mailto:Tcurtis@scottsdaleaz.gov">Tcurtis@scottsdaleaz.gov</a>

<b>Project Name:</b>	Camberlango Properties Inc
<b>Request by:</b>	Berry & Damore LLC
<b>Case Number</b>	5-GP-2005
<b>Project Description:</b>	A Major General Plan Amendment from Employment to Mixed-Use Neighborhoods
<b>Location:</b>	15101 N Scottsdale Road (Northeast corner of Scottsdale and Butherus Roads)
<b>Applicant contact:</b>	John Berry, 480-385-2727
<b>Staff contact:</b>	Mac Cummins, 480-312-7059 E-mail: <a href="mailto:mcummins@ScottsdaleAZ.gov">mcummins@ScottsdaleAZ.gov</a>



## CITY OF SCOTTSDALE

### Proposed Major General Plan Amendment

<b>Project Name:</b>	Happy Peak
<b>Request by:</b>	Earl, Curley & Lagarde PC
<b>Case Number</b>	6-GP-2005
<b>Project Description:</b>	A Major General Plan Amendment from Rural Neighborhoods to Commercial, Urban Neighborhoods and Resort/Tourism
<b>Location:</b>	East side of Pima Road, between the La Mirada Shopping Center and Happy Valley Road
<b>Applicant contact:</b>	Lynne Lagarde, 602-265-0094
<b>Staff contact:</b>	Randy Grant, 480-312-7995 E-mail: <a href="mailto:rgrant@ScottsdaleAZ.gov">rgrant@ScottsdaleAZ.gov</a>

<b>Project Name:</b>	Silverstone
<b>Request by:</b>	Berry & Damore LLC
<b>Case Number</b>	7-GP-2005
<b>Project Description:</b>	A Major General Plan Amendment from Cultural/Institutional or Public Use to Mixed Use Neighborhoods
<b>Location:</b>	Southeast corner of Pinnacle Peak Blvd & Scottsdale Road (Rawhide site)
<b>Applicant contact:</b>	John Berry, 480-385-2727
<b>Staff contact:</b>	Tim Curtis, 480-312-4210 Email: <a href="mailto:Tcurtis@scottsdaleaz.gov">Tcurtis@scottsdaleaz.gov</a>



## **CITY OF SCOTTSDALE**

### **Proposed Major General Plan Amendment**

<b>Project Name:</b>	Parcel M and O At Troon
<b>Request by:</b>	Terrevolution LLC
<b>Case Number</b>	8-GP-2005
<b>Project Description:</b>	A Major General Plan Amendment from Office to Suburban Neighborhoods
<b>Location:</b>	28000 N Alma School Parkway
<b>Applicant contact:</b>	Eric Gerster, 602-390-1107
<b>Staff contact:</b>	Kira Wauwie, 480-312-7061 E-mail: <a href="mailto:kwauwie@ScottsdaleAZ.gov">kwauwie@ScottsdaleAZ.gov</a>

<b>Project Name:</b>	Weststone Townhomes
<b>Request by:</b>	Earl, Curley & Lagarde PC
<b>Case Number</b>	9-GP-2005
<b>Project Description:</b>	A major General Plan Amendment from Suburban Neighborhoods to Urban Neighborhoods
<b>Location:</b>	7010 E Continental Drive (Northeast corner of McAllister and Continental Drive)
<b>Applicant contact:</b>	Lynne Lagarde, 602-265-0094
<b>Staff contact:</b>	Mac Cummins, 480-312-7059 E-mail: <a href="mailto:mcummins@ScottsdaleAZ.gov">mcummins@ScottsdaleAZ.gov</a>



## CITY OF SCOTTSDALE

### Proposed Major General Plan Amendment

<b>Project Name:</b>	San Bacara
<b>Request by:</b>	John Thomas
<b>Case Number</b>	10-GP-2005
<b>Project Description:</b>	A major General Plan Amendment from Cultural/Institutional or Public Use to Employment or Urban Neighborhoods
<b>Location:</b>	South side of McDowell Mountain Ranch Road, 1/4 mile west of Thompson Peak Parkway (9975 E McDowell Mountain Ranch Road)
<b>Applicant contact:</b>	John Thomas, 480-948-3590
<b>Staff contact:</b>	Al Ward, 480-312-7067 E-mail: <a href="mailto:award@ScottsdaleAZ.gov">award@ScottsdaleAZ.gov</a>

<b>Project Name:</b>	Windmill Pass
<b>Request by:</b>	Sam West
<b>Case Number</b>	11-GP-2005
<b>Project Description:</b>	A major General Plan Amendment from Suburban Neighborhoods to Commercial
<b>Location:</b>	6839 E Carefree Highway
<b>Applicant contact:</b>	Sam West, 480-994-5728
<b>Staff contacts:</b>	Richard Goecke, 480-312-7872 E-mail: <a href="mailto:rgoecke@ScottsdaleAZ.gov">rgoecke@ScottsdaleAZ.gov</a>



## **CITY OF SCOTTSDALE**

### **Proposed Major General Plan Amendment**

<b>Project Name:</b>	Windstar Pro
<b>Request by:</b>	Land Research and Development LLC
<b>Case Number</b>	12-GP-2005
<b>Project Description:</b>	A Major General Plan Amendment from Cultural/Institutional or Public Use to Employment or Urban Neighborhoods
<b>Location:</b>	Southeast corner of 99th Place and McDowell Mountain Ranch Road
<b>Applicant contact:</b>	George Bell, 480-538-5474
<b>Staff contacts:</b>	Al Ward, 480-312-7067 E-mail: <a href="mailto:award@ScottsdaleAZ.gov">award@ScottsdaleAZ.gov</a>

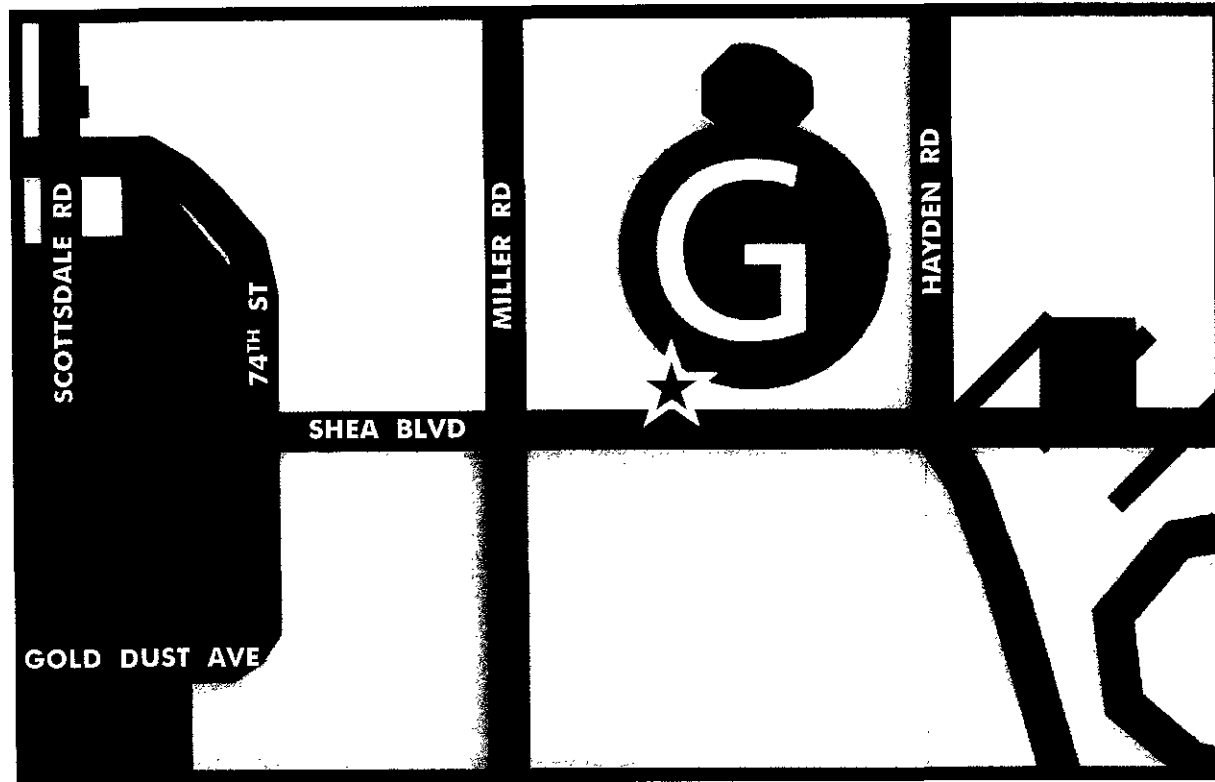
For information on the status of these cases, or to view application materials, call 480-312-4214 or click on the link to 'Projects in the Public Hearing Process' at [www.ScottsdaleAZ.gov/Projects/](http://www.ScottsdaleAZ.gov/Projects/).
























**4-GP-2005**

# General Plan (Existing)



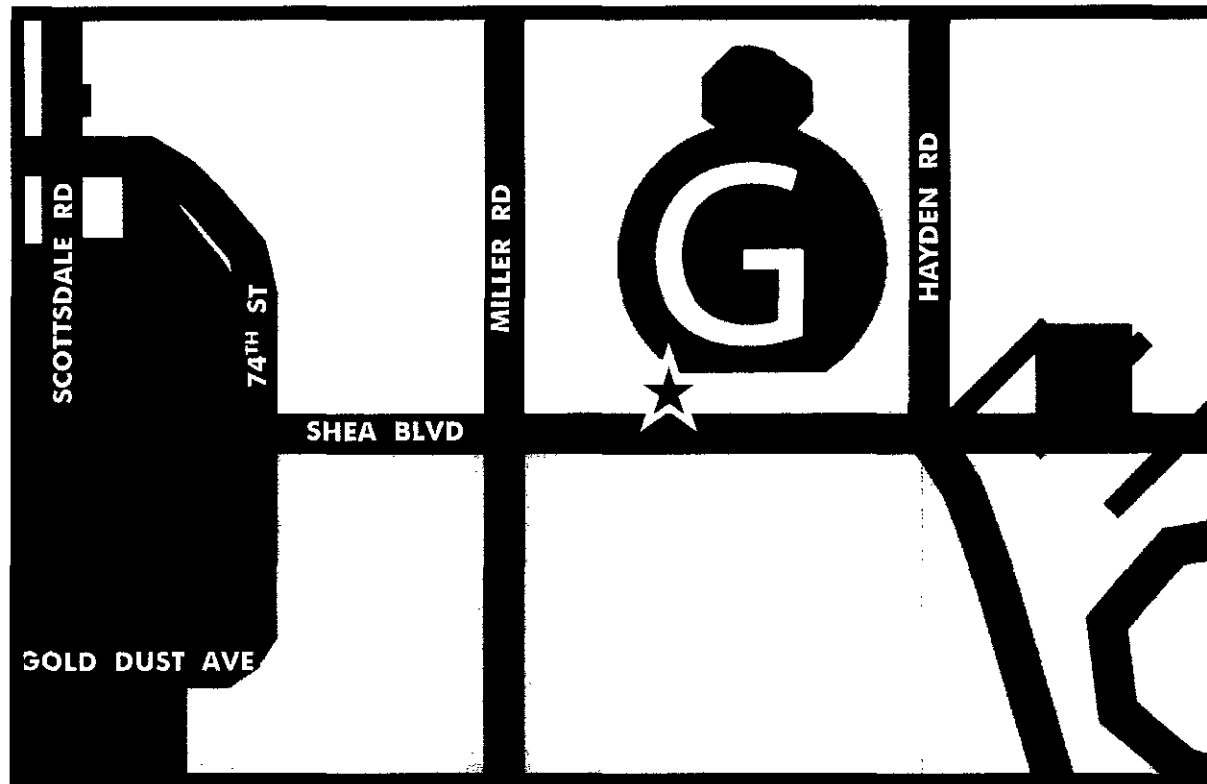
- |   |   |
|---|---|
|  Rural Neighborhoods   |  Commercial                           |
|  Suburban Neighborhoods                                      |  Office                               |
|  Urban Neighborhoods   |  Employment                           |
|  Mixed-Use Neighborhoods                                     |  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                                       |   |
|  McDowell Sonoran Preserve (as of 8/2003)                    |   |
|  Recommended Study Boundary of the McDowell Sonoran Preserve |   |
|  City Boundary   |  Location not yet determined          |






















**4-GP-2005**

Adopted by City Council October 30, 2001  
 Ratified by Scottsdale voters March 12, 2002  
 revised to show McDowell Sonoran Preserve as of May 2004  
 revised to reflect General Plan amendments through June 2004

# General Plan (Proposed)



- |   |   |
|---|---|
|  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                                       |   |
|  McDowell Sonoran Preserve (as of 8/2003)                    |   |
|  Recommended Study Boundary of the McDowell Sonoran Preserve |   |
|  City Boundary   |  Location not yet determined          |

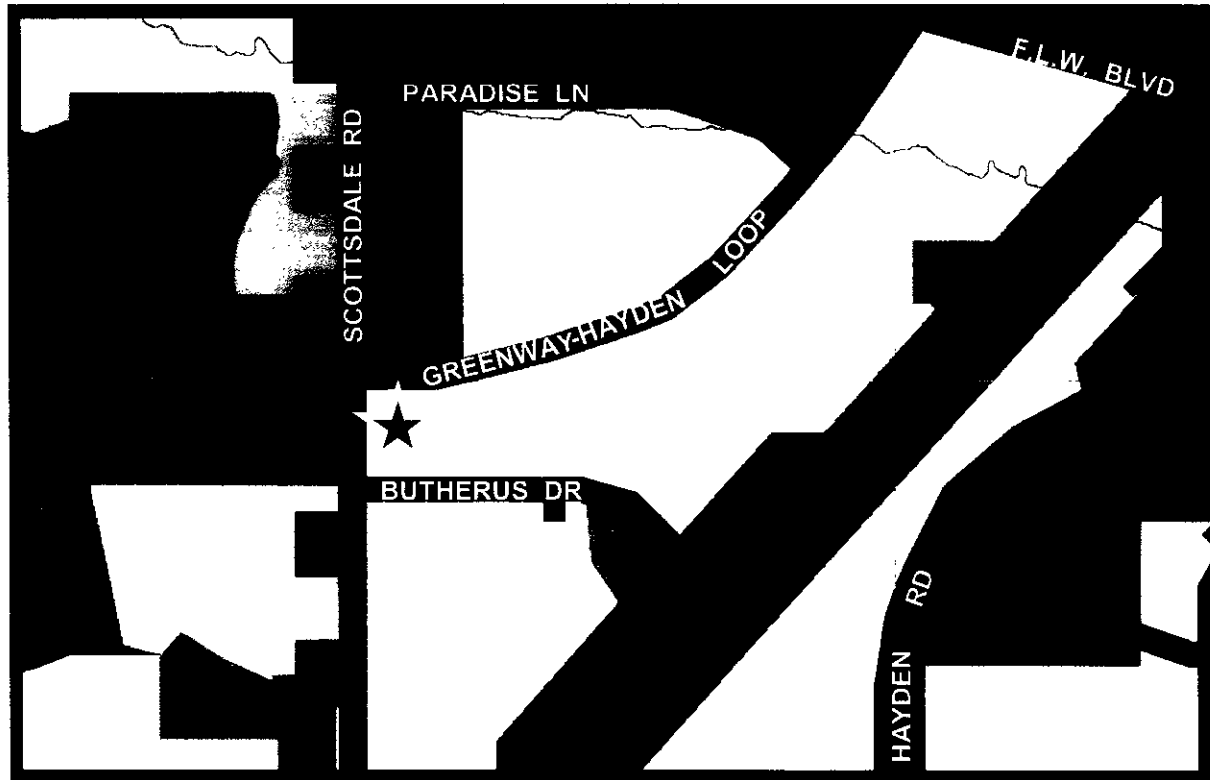


**4-GP-2005**

Adopted by City Council October 30, 2001  
 Ratified by Scottsdale voters March 12, 2002  
 revised to show McDowell Sonoran Preserve as of May 2004  
 revised to reflect General Plan amendments through June 2004



# General Plan (Existing)



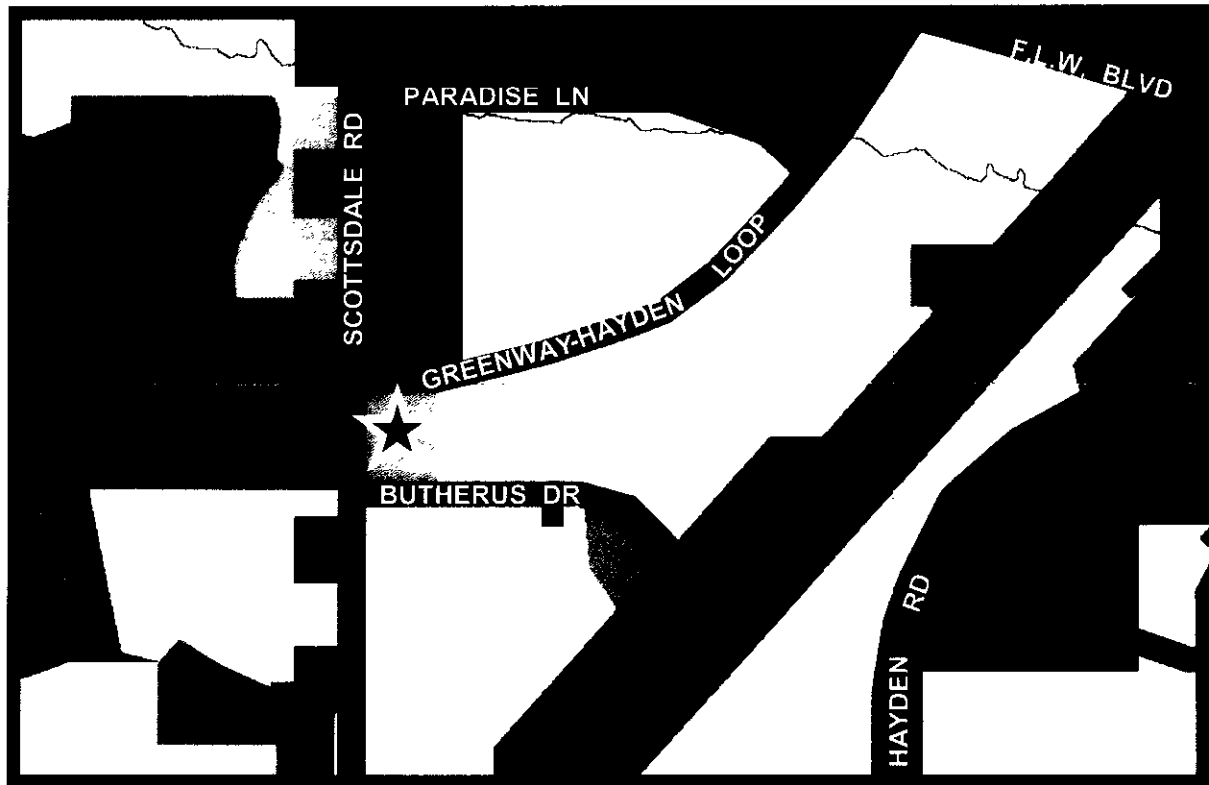
- |  |   |  |                                      |
|--|---|--|--------------------------------------|
|  | Rural Neighborhoods   |  | Commercial                           |
|  | Suburban Neighborhoods                                      |  | Office                               |
|  | Urban Neighborhoods   |  | 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                                       |  |                                      |
|  | McDowell Sonoran Preserve (as of 8/2003)                    |  |                                      |
|  | Recommended Study Boundary of the McDowell Sonoran Preserve |  |                                      |
|  | City Boundary   |  | Location not yet determined          |



**5-GP-2005**

Adopted by City Council October 30, 2001  
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## General Plan (Proposed)

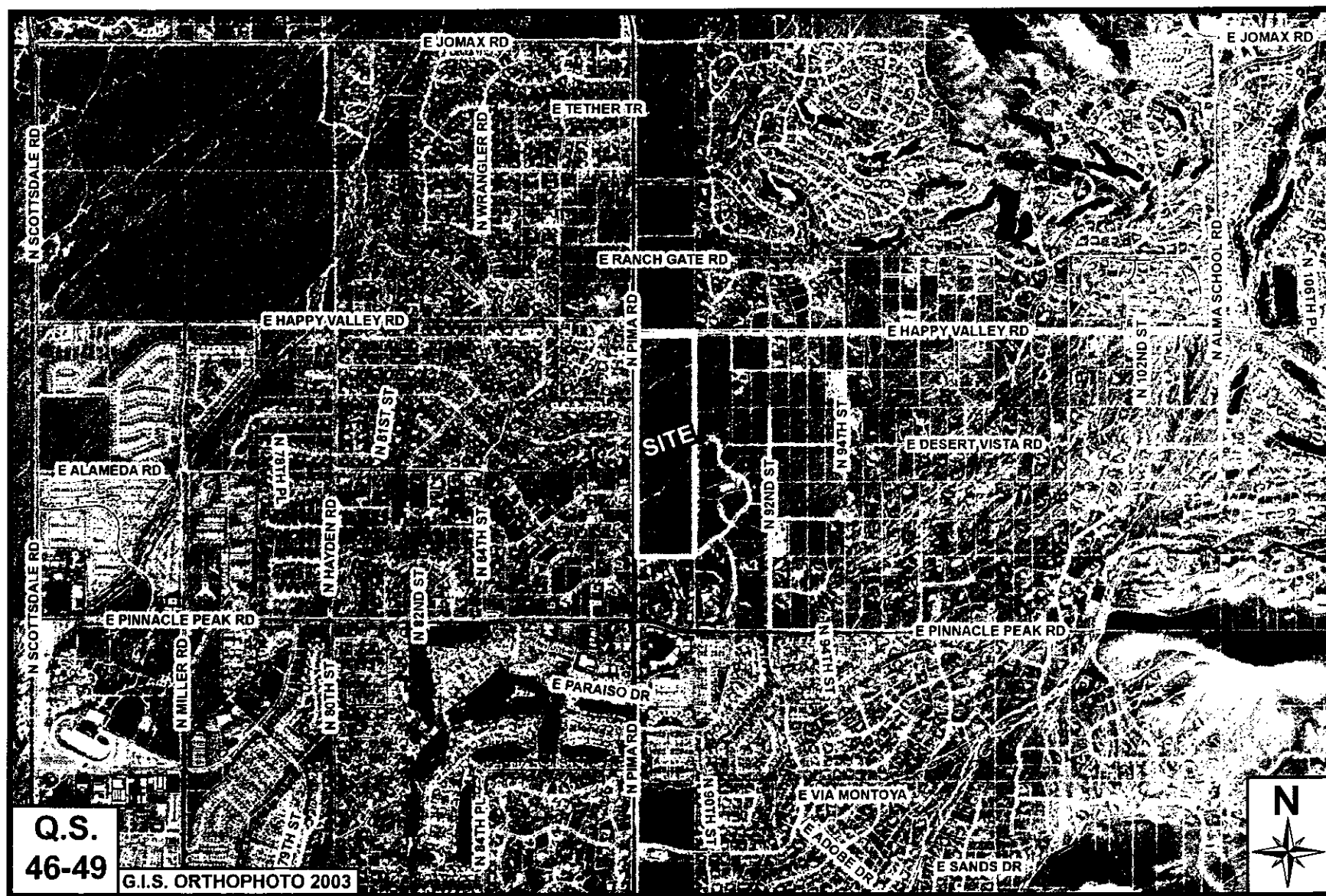


- |   |                                      |
|---|--------------------------------------|
| Rural Neighborhoods   | Commercial                           |
| Suburban Neighborhoods                                      | Office                               |
| Urban Neighborhoods   | Employment                           |
| 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                                       |                                      |
| McDowell Sonoran Preserve (as of 8/2003)                    |                                      |
| Recommended Study Boundary of the McDowell Sonoran Preserve |                                      |
| City Boundary   | Location not yet determined          |



**5-GP-2005**

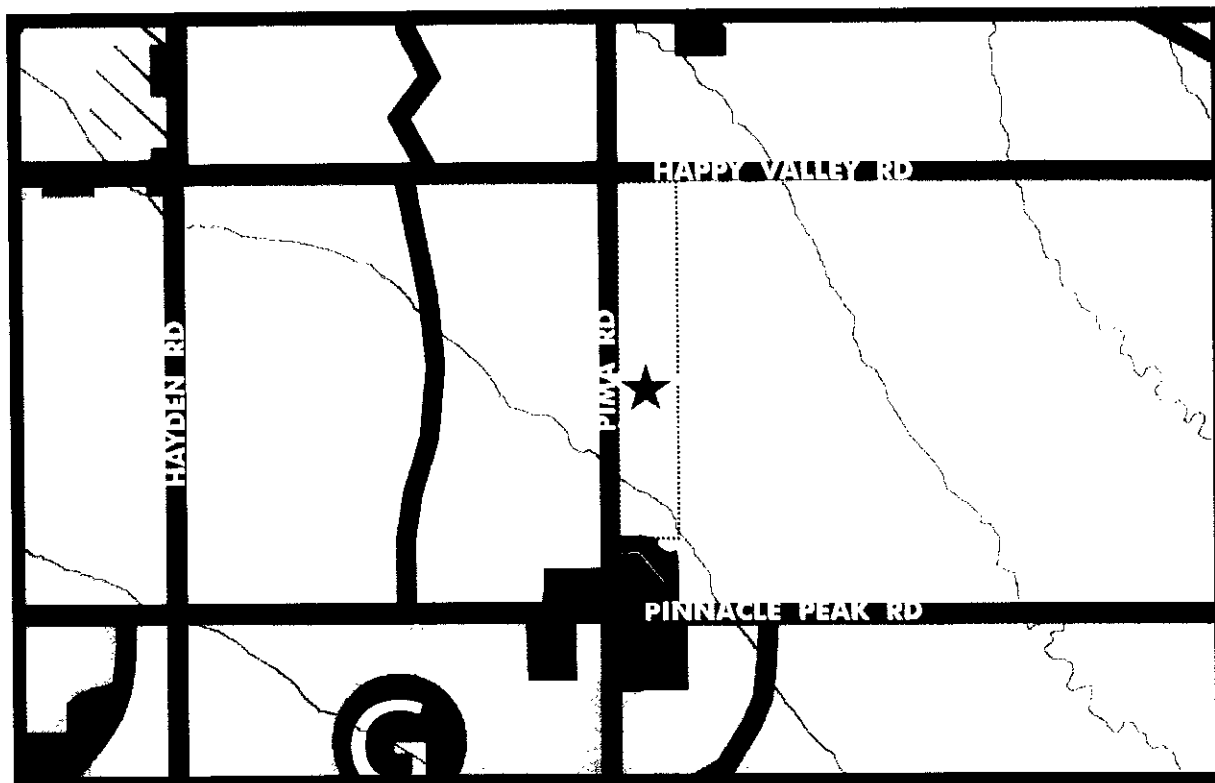
Adopted by City Council October 30, 2001  
 Ratified by Scottsdale voters March 12, 2002  
 revised to show McDowell Sonoran Preserve as of May 2004  
 revised to reflect General Plan amendments through June 2004



# Happy Peak

**6-GP-2005**

# General Plan (Existing)



- |   |                                      |
|---|--------------------------------------|
| 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                                       |                                      |
| McDowell Sonoran Preserve (as of 8/2003)                    |                                      |
| Recommended Study Boundary of the McDowell Sonoran Preserve |                                      |
| City Boundary   | Location not yet determined          |

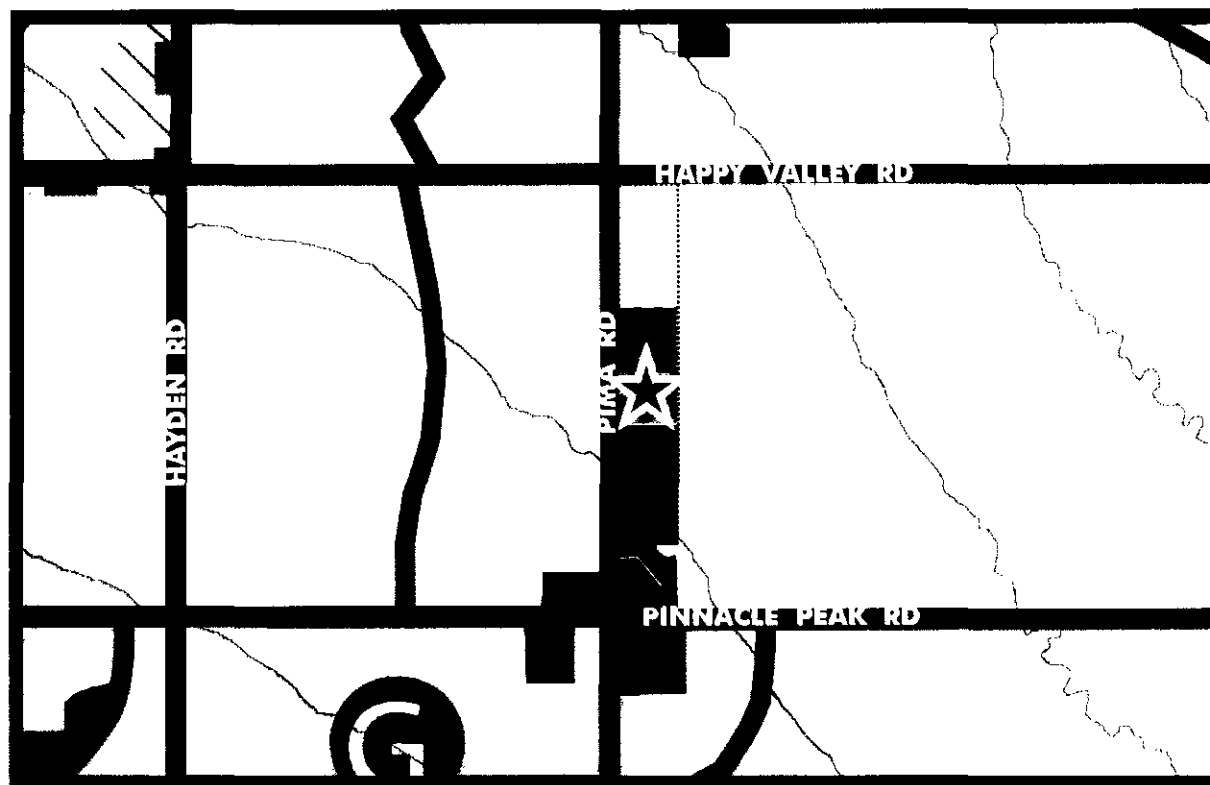


**6-GP-2005**

Adopted by City Council October 30, 2001  
 Ratified by Scottsdale voters March 12, 2002  
 revised to show McDowell Sonoran Preserve as of May 2004  
 revised to reflect General Plan amendments through June 2004



# General Plan (Proposed)

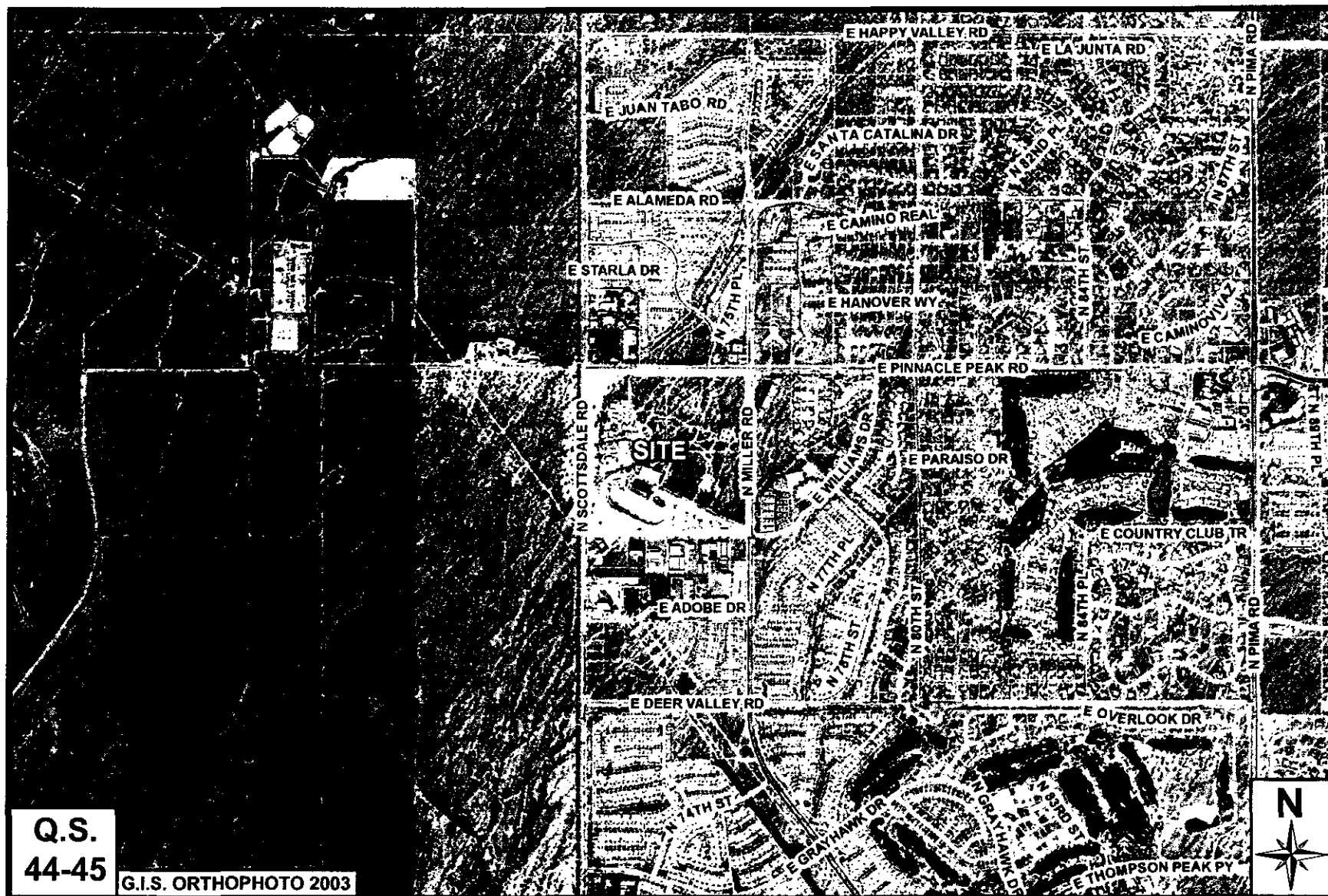


- |   |                                      |
|---|--------------------------------------|
| Rural Neighborhoods   | Commercial                           |
| Suburban Neighborhoods                                      | Office                               |
| Urban Neighborhoods   | Employment                           |
| Mixed-Use Neighborhoods                                     | Natural Open Space                   |
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| Regional Use District                                       |                                      |
| McDowell Sonoran Preserve (as of 8/2003)                    |                                      |
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| City Boundary   | Location not yet determined          |



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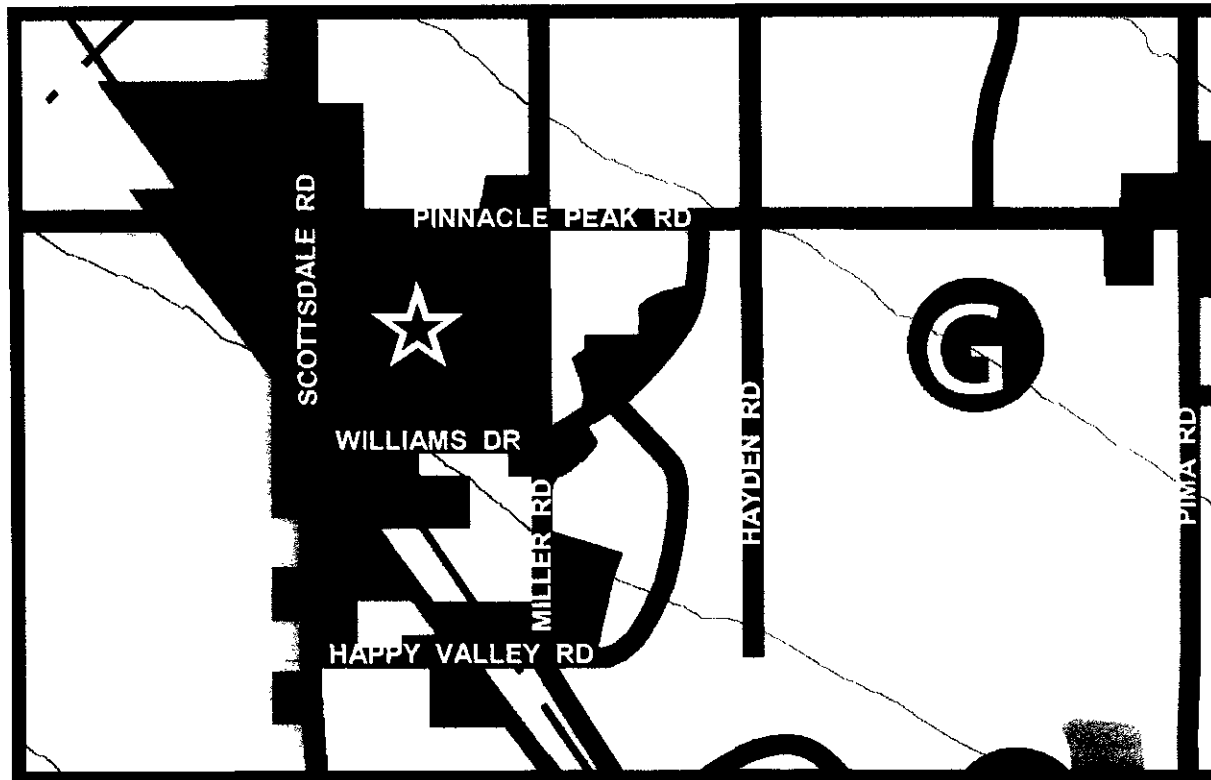
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




G.I.S. ORTHOPHOTO 2003

Silverstone

7-GP-2005

# General Plan (Existing)



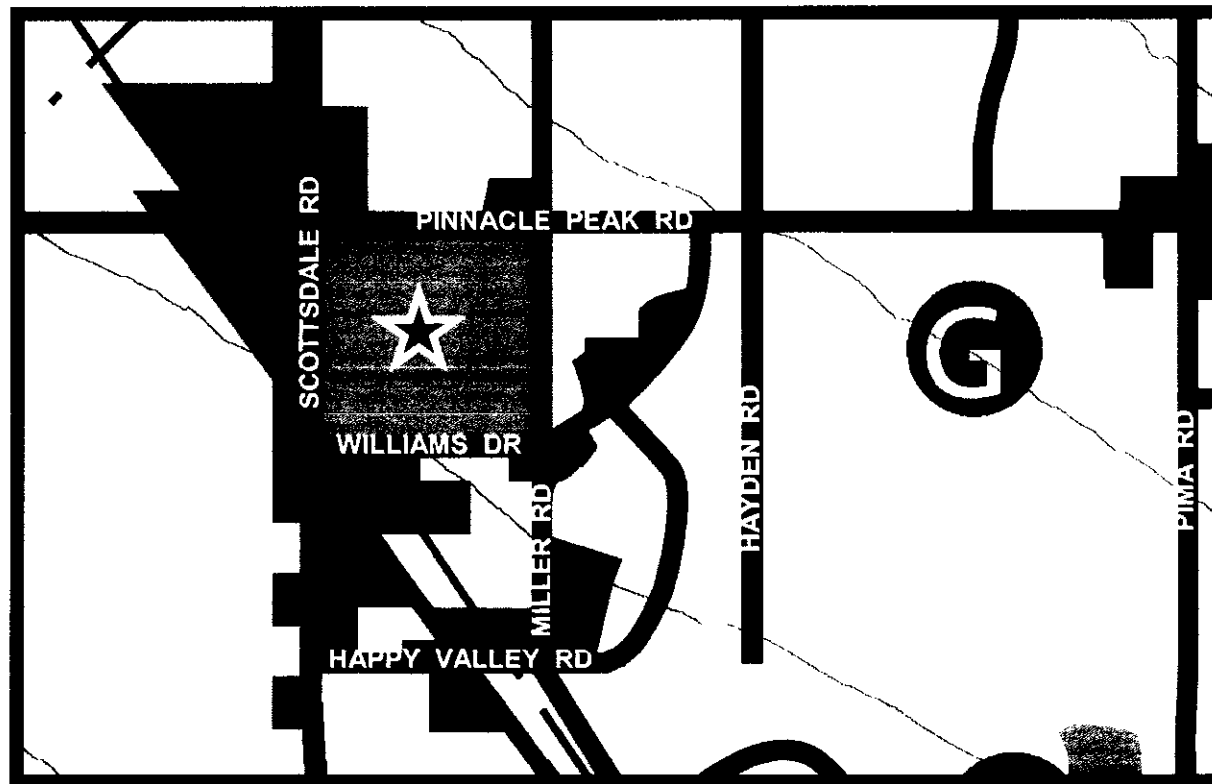
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|---|---|
|  Rural Neighborhoods   |  Commercial                           |
|  Suburban Neighborhoods                                      |  Office                               |
|  Urban Neighborhoods   |  Employment                           |
|  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                                       |   |
|  McDowell Sonoran Preserve (as of 8/2003)                    |   |
|  Recommended Study Boundary of the McDowell Sonoran Preserve |   |
|  City Boundary   |  Location not yet determined          |



**7-GP-2005**

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## General Plan (Proposed)

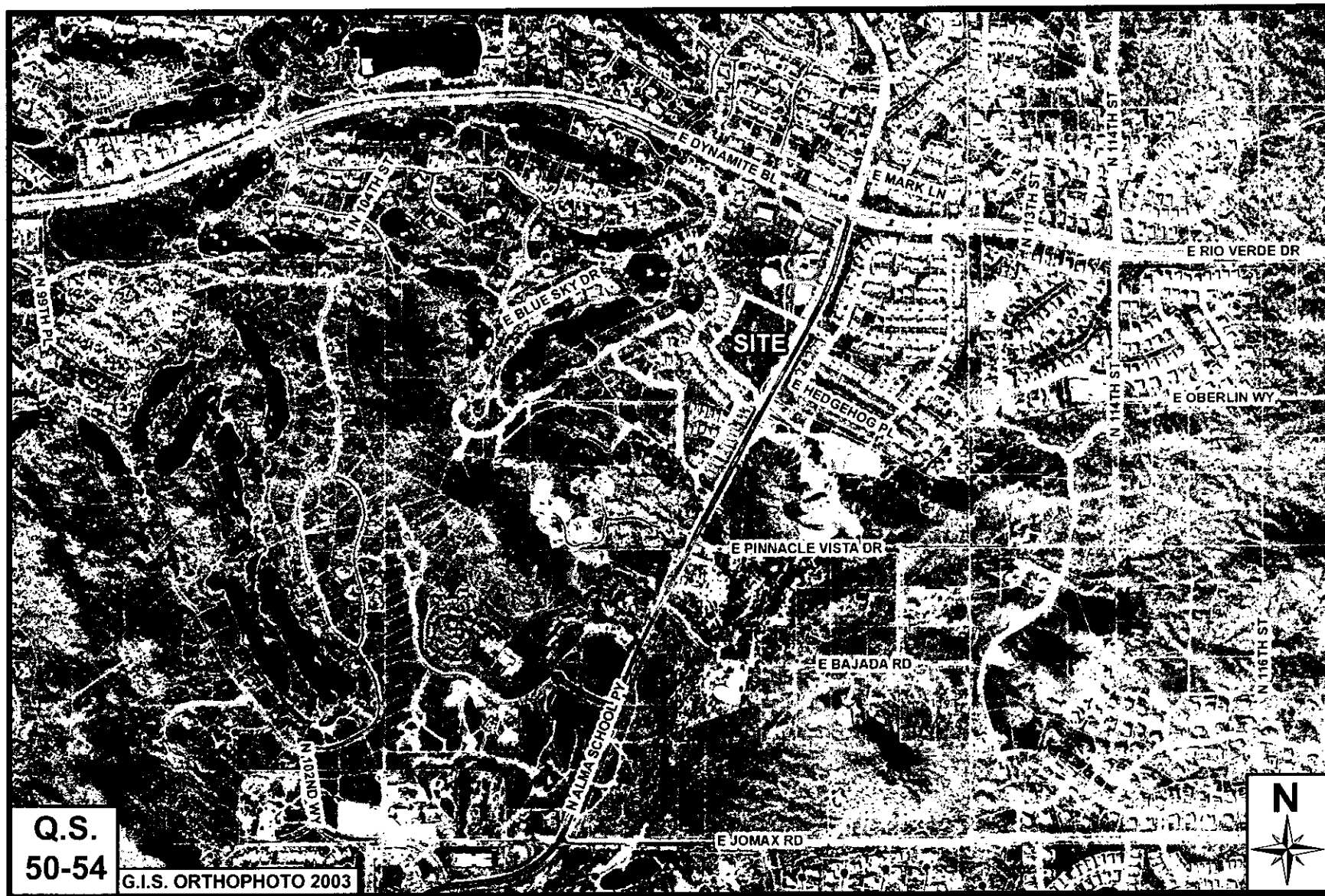


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|---|--------------------------------------|
| Rural Neighborhoods   | Commercial                           |
| Suburban Neighborhoods                                      | Office                               |
| Urban Neighborhoods   | Employment                           |
| 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                                       |                                      |
| McDowell Sonoran Preserve (as of 8/2003)                    |                                      |
| Recommended Study Boundary of the McDowell Sonoran Preserve |                                      |
| City Boundary   | Location not yet determined          |



**7-GP-2005**

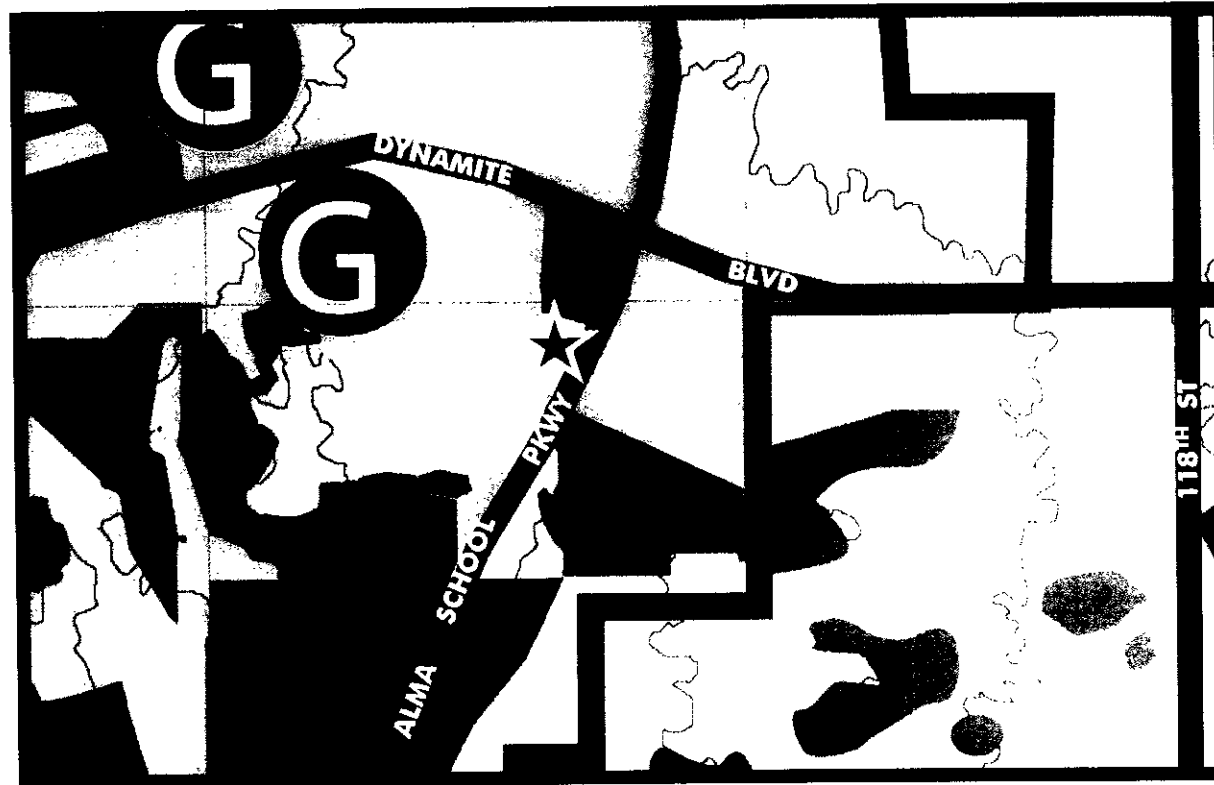
Adopted by City Council October 30, 2001  
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 revised to reflect General Plan amendments through June 2004



Parcel M and O At Troon

8-GP-2005

# General Plan (Existing)



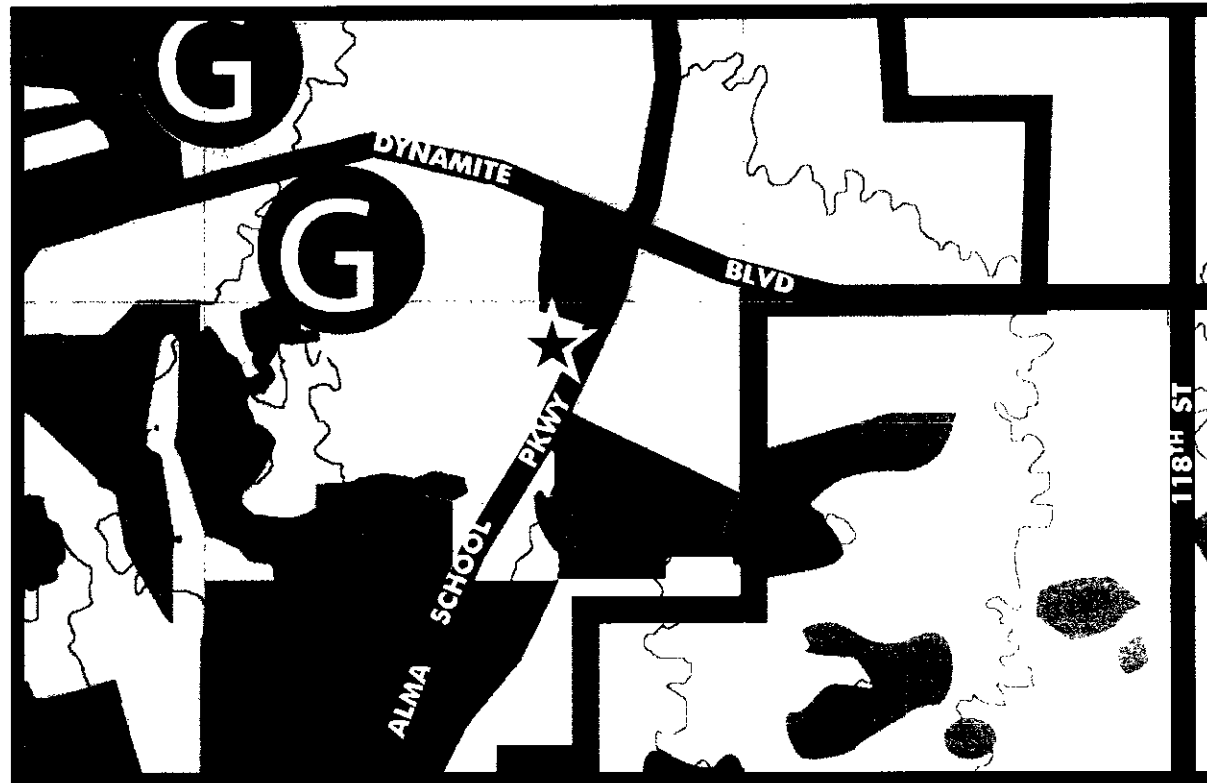
- |   |                                      |
|---|--------------------------------------|
| Rural Neighborhoods   | Commercial                           |
| Suburban Neighborhoods                                      | Office                               |
| Urban Neighborhoods   | Employment                           |
| 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                                       |                                      |
| McDowell Sonoran Preserve (as of 8/2003)                    |                                      |
| Recommended Study Boundary of the McDowell Sonoran Preserve |                                      |
| City Boundary   | Location not yet determined          |



**8-GP-2005**

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# General Plan (Proposed)

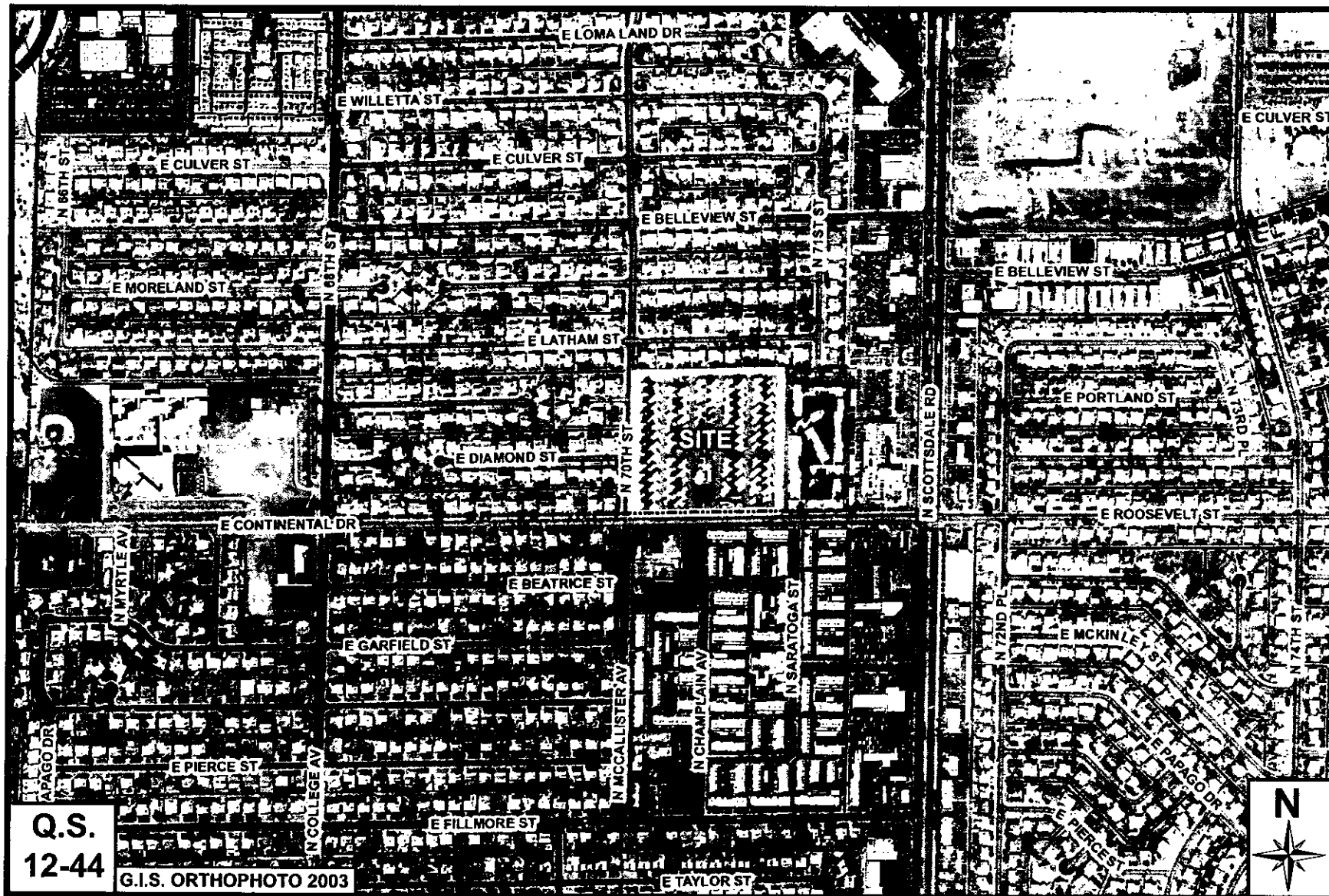


- |   |                                      |
|---|--------------------------------------|
| Rural Neighborhoods   | Commercial                           |
| Suburban Neighborhoods                                      | Office                               |
| Urban Neighborhoods   | Employment                           |
| 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                                       |                                      |
| McDowell Sonoran Preserve (as of 8/2003)                    |                                      |
| Recommended Study Boundary of the McDowell Sonoran Preserve |                                      |
| City Boundary   | Location not yet determined          |



**8-GP-2005**

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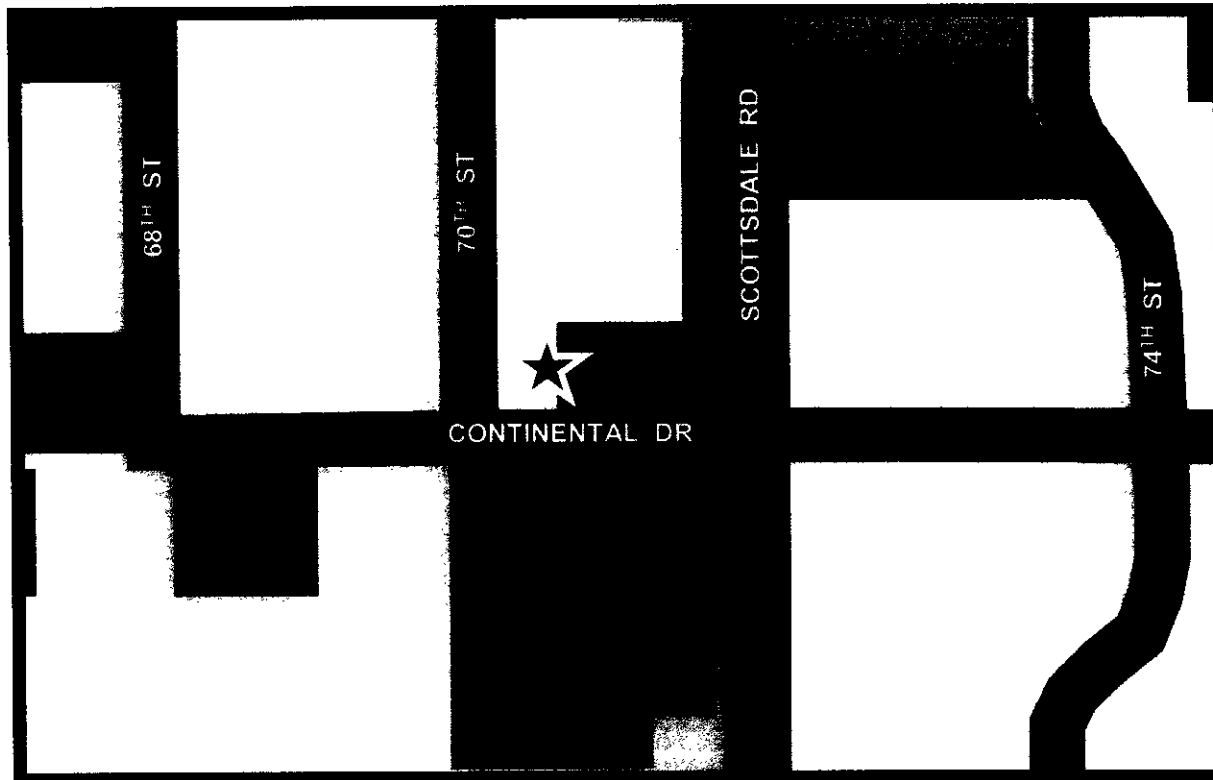





















Weststone Townhomes

9-GP-2005



# General Plan (Existing)



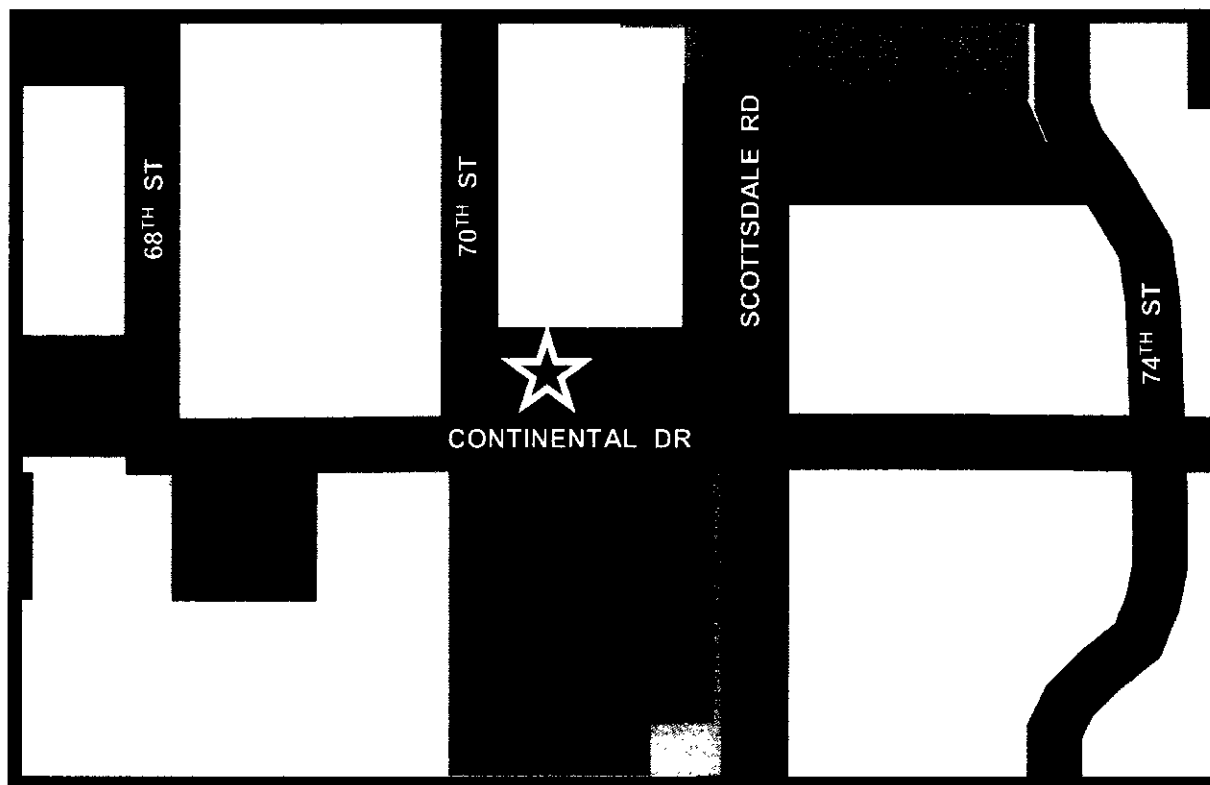
- |   |   |
|---|---|
|  Rural Neighborhoods   |  Commercial                           |
|  Suburban Neighborhoods                                      |  Office                               |
|  Urban Neighborhoods   |  Employment                           |
|  Mixed-Use Neighborhoods                                     |  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                                       |   |
|  McDowell Sonoran Preserve (as of 8/2003)                    |   |
|  Recommended Study Boundary of the McDowell Sonoran Preserve |   |
|  City Boundary   |  Location not yet determined          |






















**9-GP-2005**

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## General Plan (Proposed)

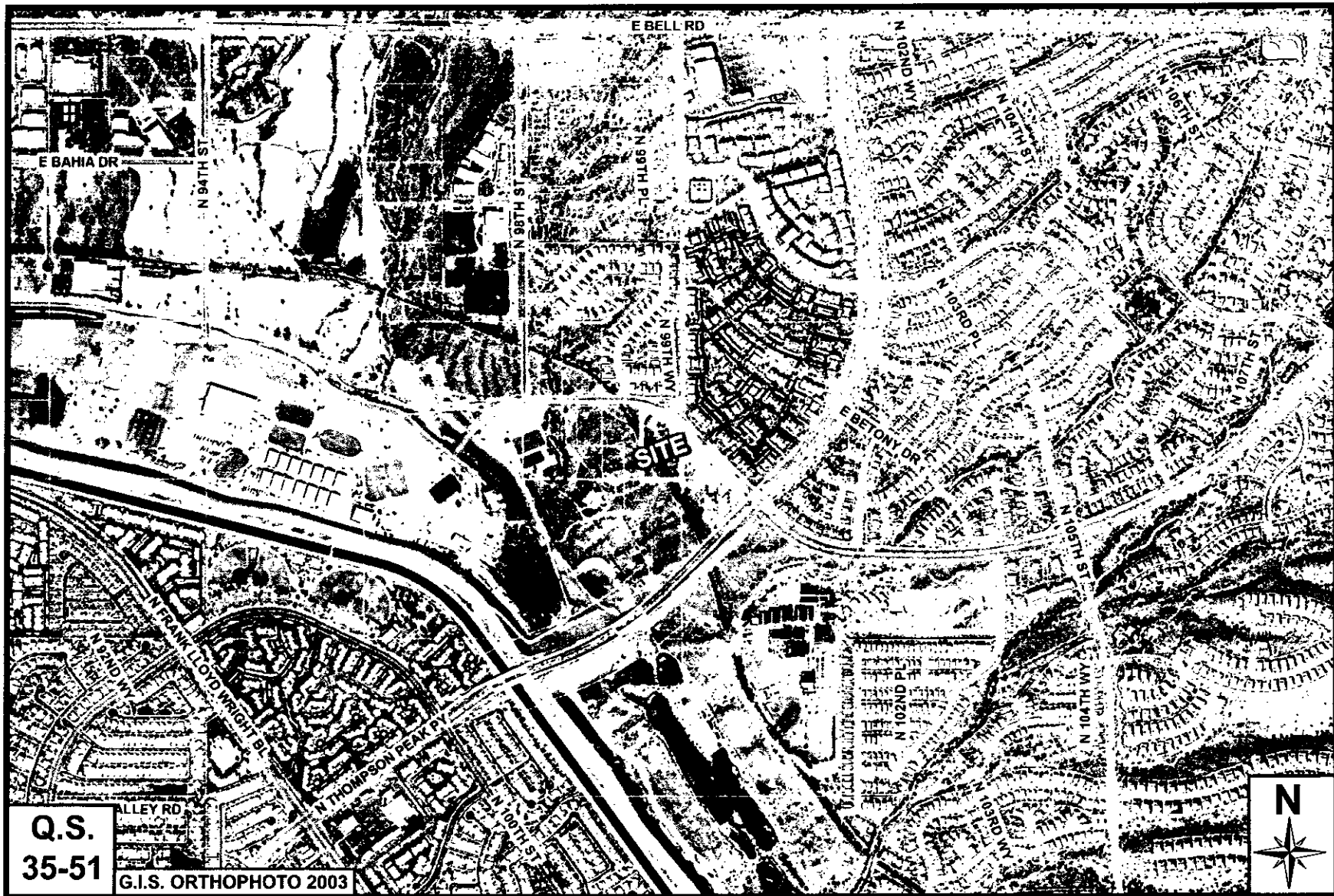


- |   |   |  |                                      |
|---|---|--|--------------------------------------|
|  | Rural Neighborhoods   |  | Commercial                           |
|  | Suburban Neighborhoods                                      |  | Office                               |
|  | Urban Neighborhoods   |  | 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                                       |  |                                      |
|  | McDowell Sonoran Preserve (as of 8/2003)                    |  |                                      |
|  | Recommended Study Boundary of the McDowell Sonoran Preserve |  |                                      |
|  | City Boundary   |  | Location not yet determined          |



**9-GP-2005**

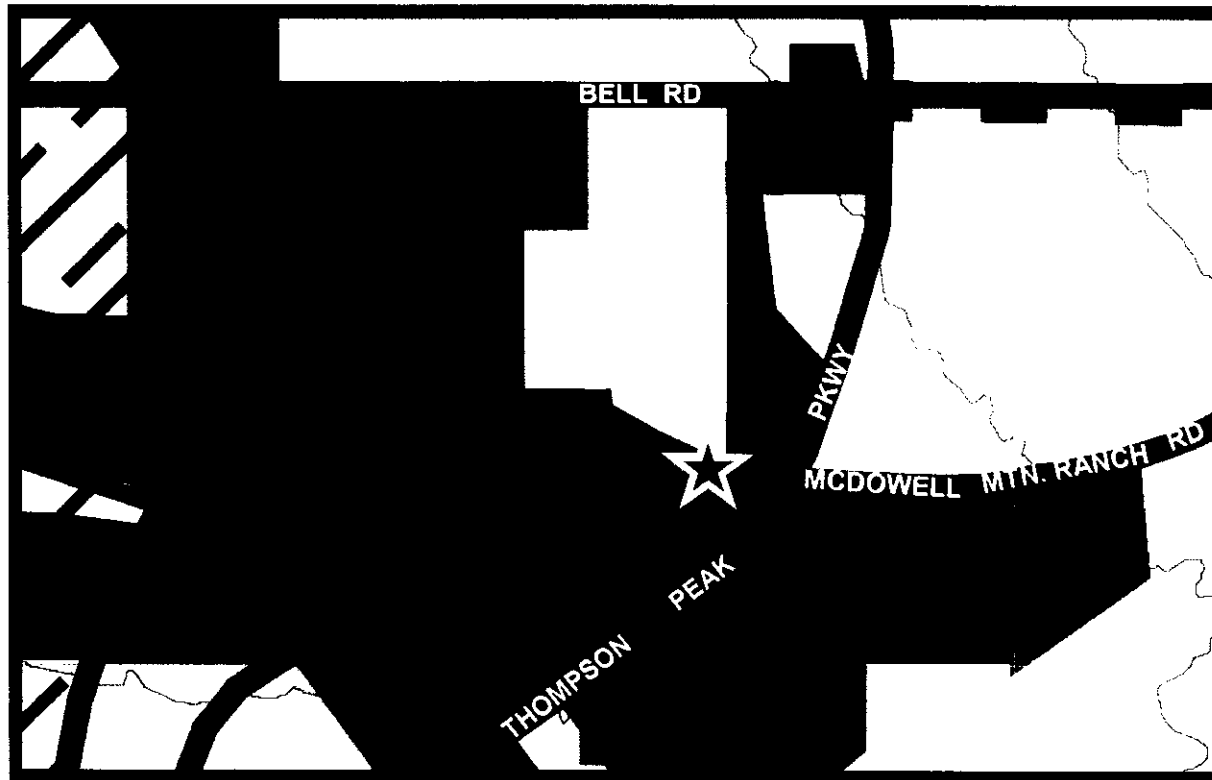
Adopted by City Council October 30, 2001  
 Ratified by Scottsdale voters March 12, 2002  
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 revised to reflect General Plan amendments through June 2004



San Bacara

10-GP-2005

# General Plan (Existing)



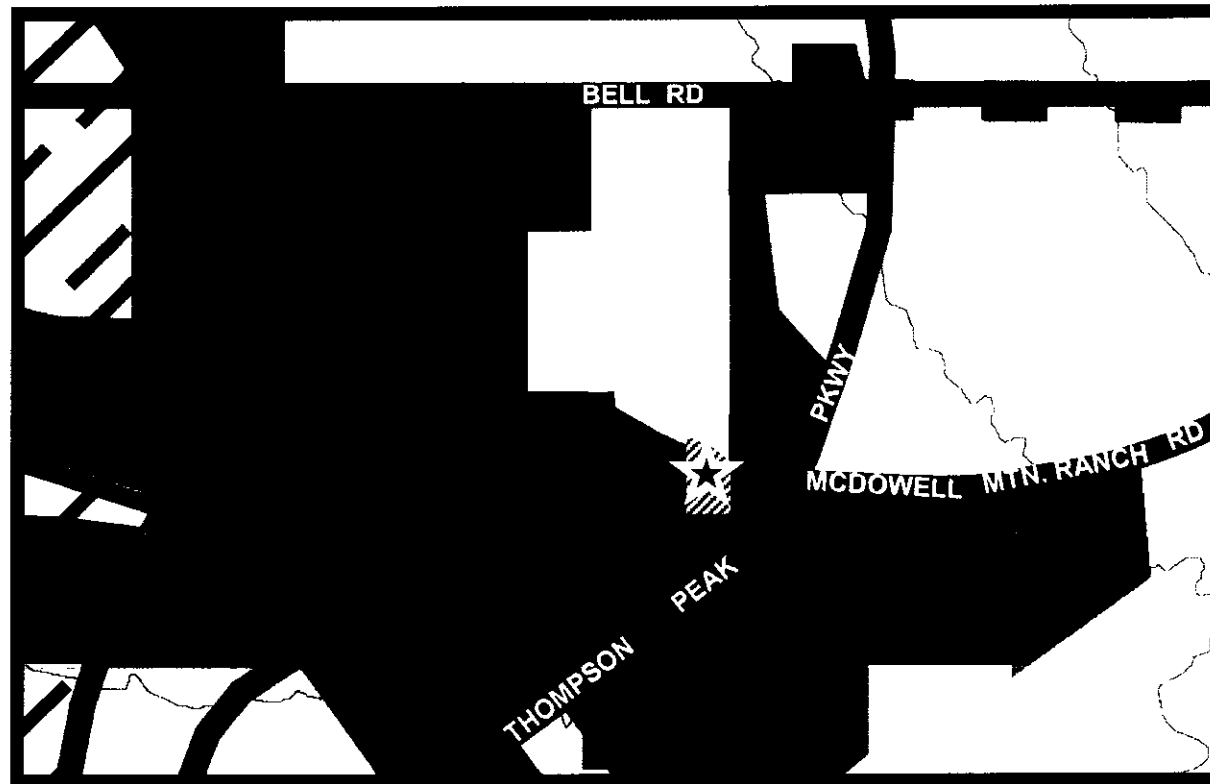
- |   |                                      |
|---|--------------------------------------|
| Rural Neighborhoods   | Commercial                           |
| Suburban Neighborhoods                                      | Office                               |
| Urban Neighborhoods   | Employment                           |
| 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                                       |                                      |
| McDowell Sonoran Preserve (as of 8/2003)                    |                                      |
| Recommended Study Boundary of the McDowell Sonoran Preserve |                                      |
| City Boundary   | Location not yet determined          |



**10-GP-2005**

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# General Plan (Proposed)



- |   |                                      |
|---|--------------------------------------|
| 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                                       |                                      |
| McDowell Sonoran Preserve (as of 8/2003)                    |                                      |
| Recommended Study Boundary of the McDowell Sonoran Preserve |                                      |
| City Boundary   | Location not yet determined          |



**10-GP-2005**

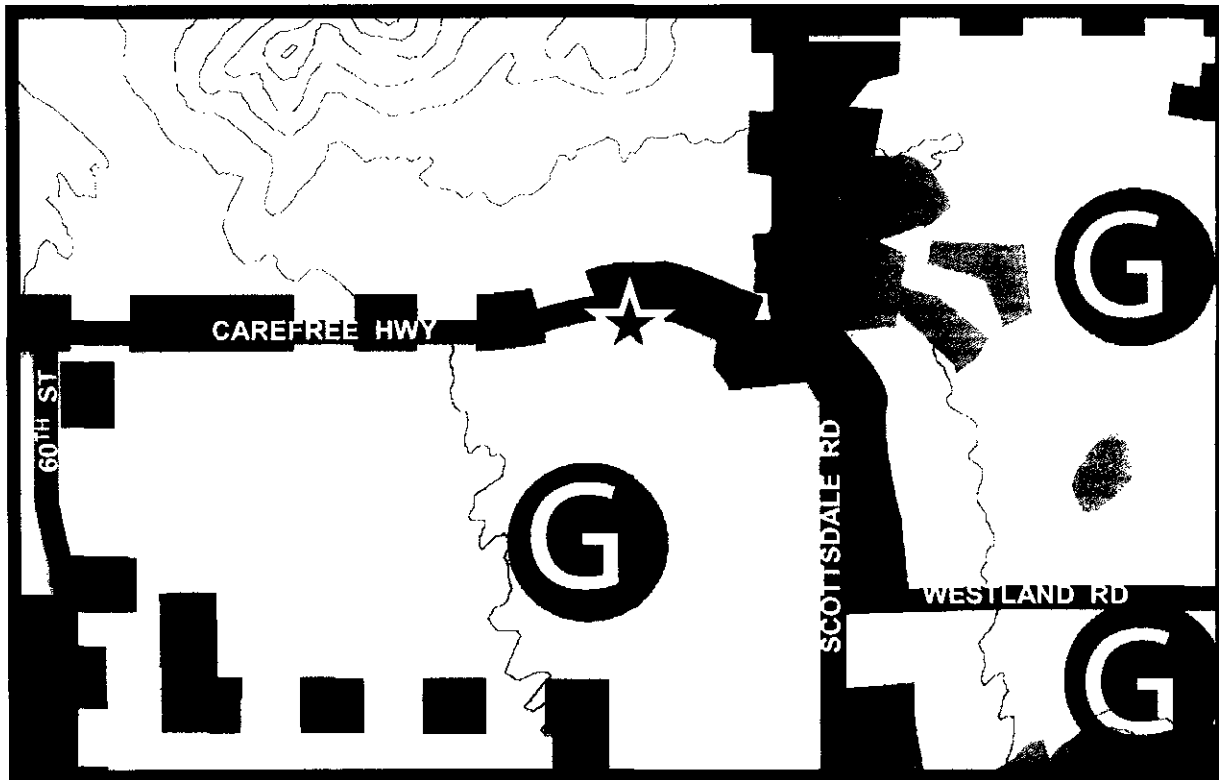
Adopted by City Council October 30, 2001  
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Windmill Pass

11-GP-2005

# General Plan (Existing)



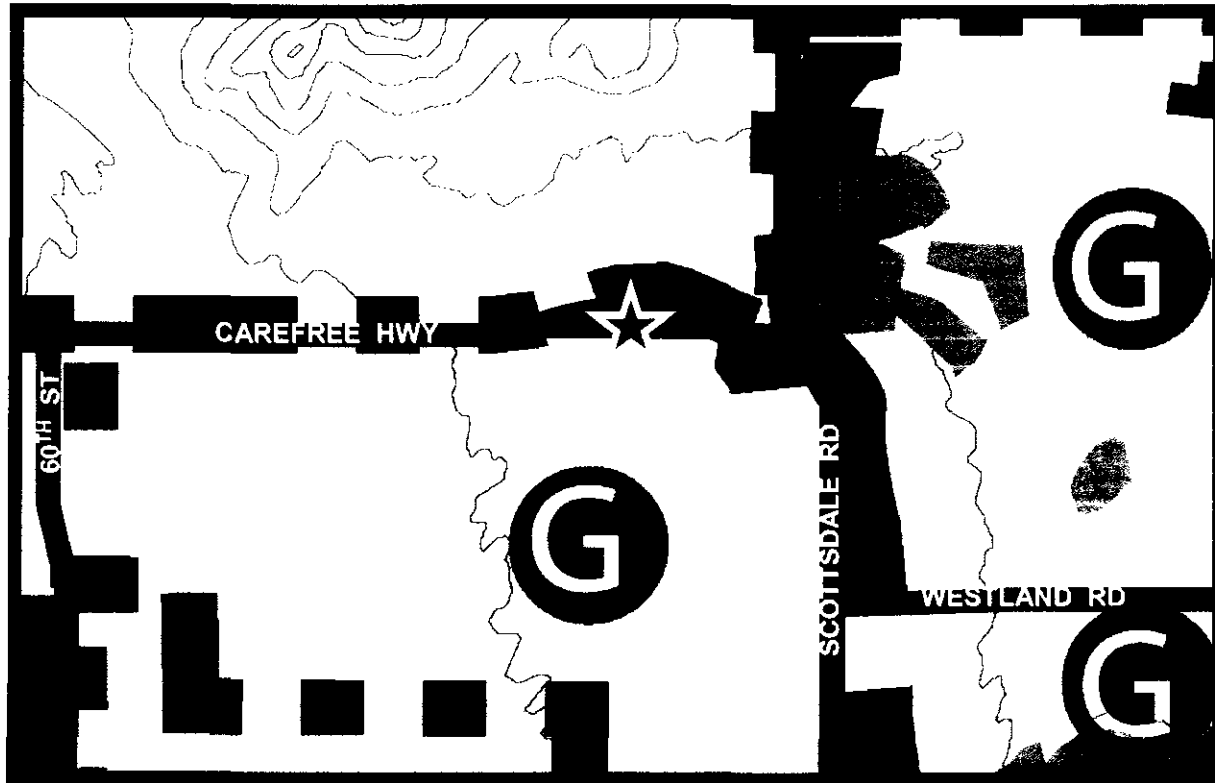
- |   |                                      |
|---|--------------------------------------|
| Rural Neighborhoods   | Commercial                           |
| Suburban Neighborhoods                                      | Office                               |
| Urban Neighborhoods   | Employment                           |
| 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                                       |                                      |
| McDowell Sonoran Preserve (as of 8/2003)                    |                                      |
| Recommended Study Boundary of the McDowell Sonoran Preserve |                                      |
| City Boundary   | Location not yet determined          |



**11-GP-2005**

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# General Plan (Proposed)



- |   |                                      |
|---|--------------------------------------|
| 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                                       |                                      |
| McDowell Sonoran Preserve (as of 8/2003)                    |                                      |
| Recommended Study Boundary of the McDowell Sonoran Preserve |                                      |
| City Boundary   | Location not yet determined          |



**11-GP-2005**

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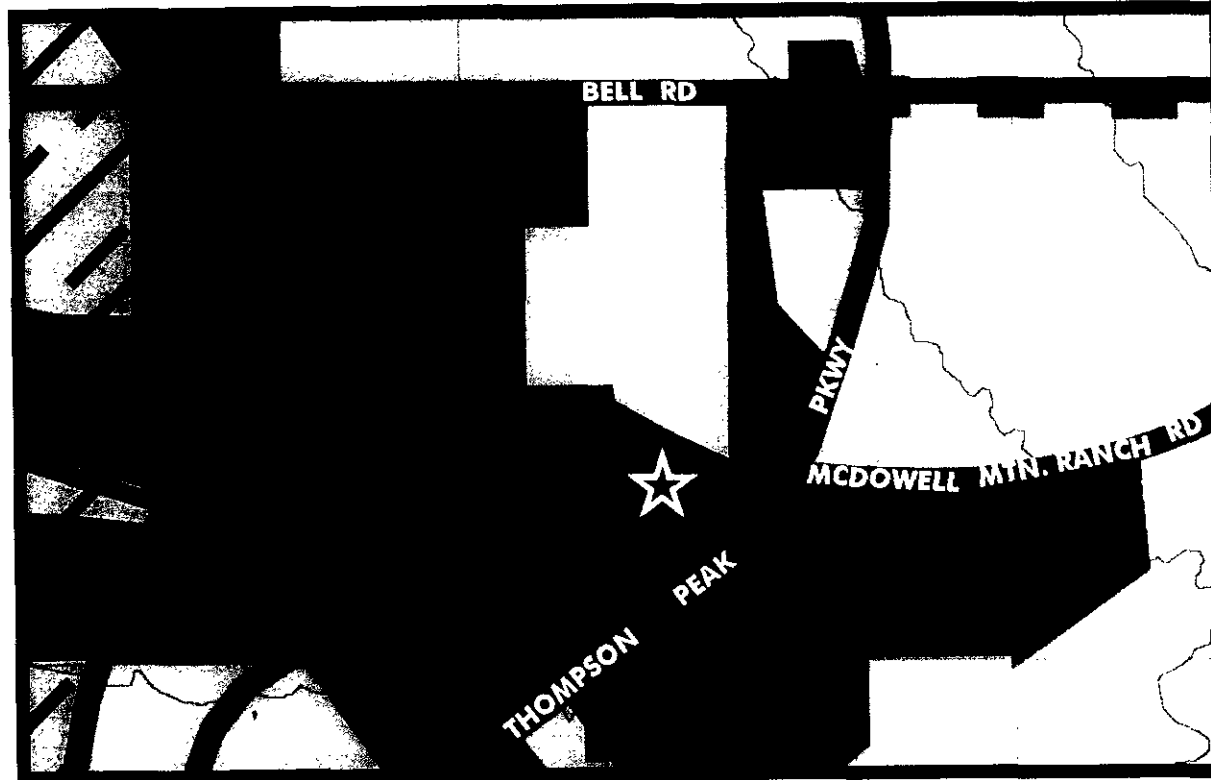























Windstar Pro

12-GP-2005

# General Plan (Existing)



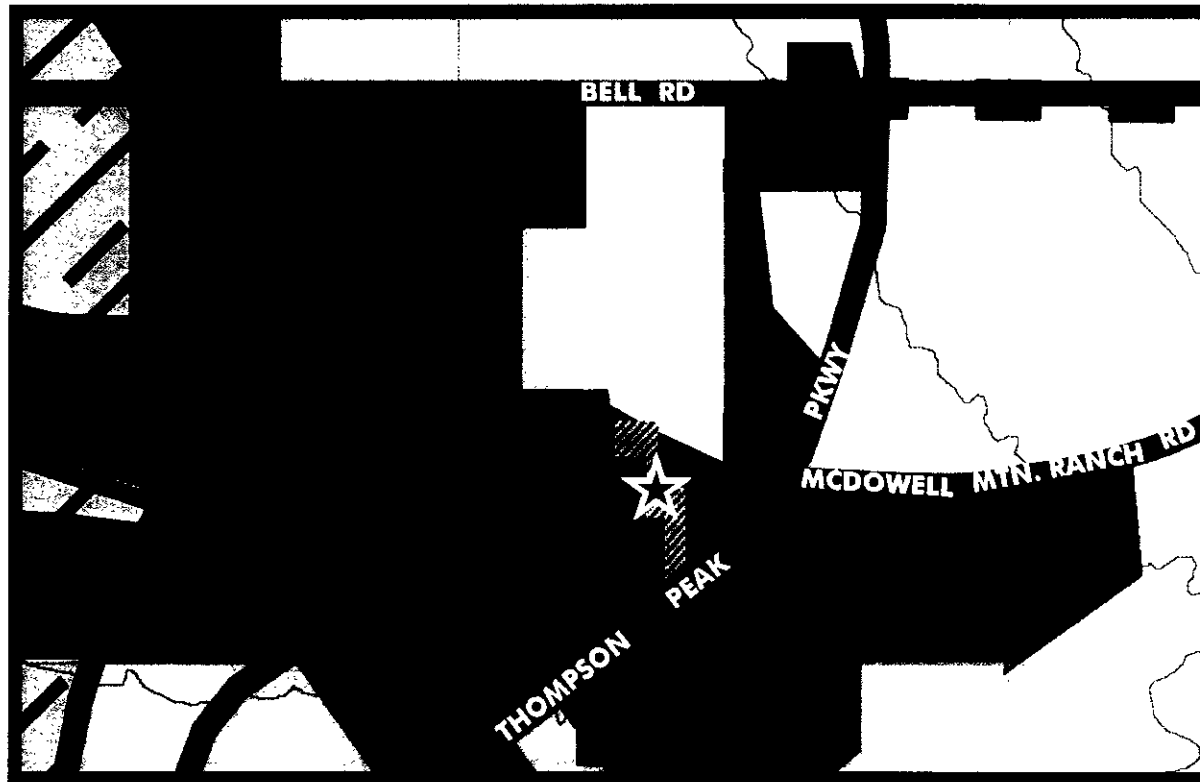
- |   |   |  |                                      |
|---|---|--|--------------------------------------|
|  | Rural Neighborhoods   |  | Commercial                           |
|  | Suburban Neighborhoods                                      |  | Office                               |
|  | Urban Neighborhoods   |  | 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                                       |  |                                      |
|  | McDowell Sonoran Preserve (as of 8/2003)                    |  |                                      |
|  | Recommended Study Boundary of the McDowell Sonoran Preserve |  |                                      |
|  | City Boundary   |  | Location not yet determined          |






















**12-GP-2005**

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# General Plan (Proposed)

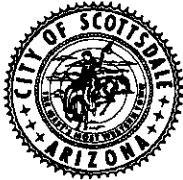


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|---|---|
|  Rural Neighborhoods   |  Commercial                           |
|  Suburban Neighborhoods                                      |  Office                               |
|  Urban Neighborhoods   |  Employment                           |
|  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                                       |   |
|  McDowell Sonoran Preserve (as of 8/2003)                    |   |
|  Recommended Study Boundary of the McDowell Sonoran Preserve |   |
|  City Boundary   |  Location not yet determined          |



**12-GP-2005**

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## Current Planning Services

One Civic Center  
7447 E Indian School Road, Suite 105  
Scottsdale, AZ 85251

---

May 12, 2005

John Berry  
Berry & Damore LLC  
6750 E. Camelback Road Ste 103  
Scottsdale, AZ 85251

RE: Silverstone (7-GP-2005)

Dear Mr. Berry

We have received your application for a Major General Plan Amendment. Staff will be presenting a brief overview of the Major General Plan Amendments to the Planning Commission on June 15, 2005 during the Study Session which will begin at 3:30 pm. You are welcome to attend this Study Session, but there will not be any public testimony. The City will be conducting two Open Houses for the General Plan Amendments:

June 6<sup>th</sup> at the Scottsdale Water Campus, 8787 Hualapia Drive from 5 to 7 pm.

June 24<sup>th</sup> at 7447 E Indian School Room, Suite 105 from 8 am to Noon.

The City would encourage you to submit your corresponding zoning case for this property before July 1<sup>st</sup>. We have included the TIMA forms. Please submit these forms as soon as possible. Please call Tim Curtis, your Project Coordinator, at 480-312-4210 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Kurt Jones", is written over a horizontal line.

Kurt Jones  
Director, Current Planning

Enclosure

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# Seeking Community Input

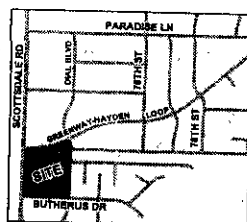
The City of Scottsdale is hosting a June 24 open house to provide information and solicit input about the seven Major General Plan amendment submittals being reviewed in 2005.

**Friday, June 24 from 8 a.m. to noon**  
**first floor conference rooms of**  
**One Civic Center, 7447 E. Indian School**

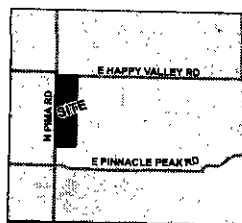
You are cordially invited to learn more about the seven major General Plan amendments that have been submitted for Planning Commission and City Council review. Major General Plan amendments are development requests for a change in land use.

The Planning Commission will review these submittals at two separate public hearings as required by Growing Smarter legislation in August and September. City Council review will occur in October.

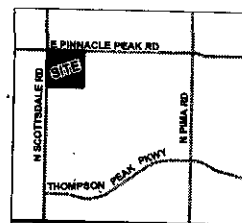
City representatives will be on-hand to provide information and respond to questions. Project fact sheets for the seven submittals are available on-line at: <http://www.scottsdaleaz.gov/generalplan/amendments/2005.asp> and a amendment calendar is available at: <http://www.scottsdaleaz.gov/generalplan/amendments/2005schedule.asp>



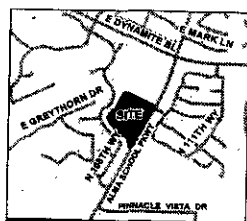
**5-GP-2005**



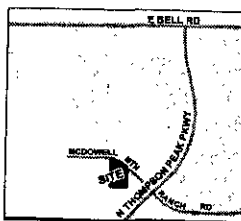
**6-GP-2005**



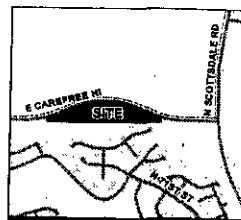
**7-GP-2005**



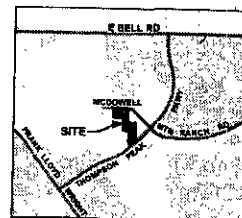
**8-GP-2005**



**10-GP-2005**



**11-GP-2005**



**12-GP-2005**

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# Please Sign In.

## General Plan Amendment Open House

Friday, June 24, 2005

First Floor Conference Room, One Civic Center

PLEASE PRINT LEGIBLY -- AND IF AVAILABLE, PLEASE INCLUDE YOUR E-MAIL -- We will include your address on future communications related to this topic.

Name	Mailing address	City and Zip Code	E-Mail	Phone (optional)
Hansen, Just	PMB 607 8912 E Pinnacle Pt RD	Scottsdale 85255	h.b.smith@ATT.net	
MART LUDICK	3610 N. 44th St	PHX 85018	mludick@technicalsolutionsaz.com	602 957 3434
Mike Pacheco	1550 E. Missouri #300	PHX 85014	mpacheco@vtzjs.com	602-380-1051
<del>STAN VEST</del>	<del>8160 N. HAYDEN</del>	<del>SCOTTSDALE 85255</del>	<del>STAN-VEST@AOL.COM</del>	<del>919-5123</del>
HATTY Badenoch	5027 N 7101	SCOTTSDALE 85253	hbadenoch@aol.com	949 9549
RIC TORIS	3101 N. CENTRAL	PHX AZ 85012	RTORIS@ECLIM.COM	602 265-0094
Michelle Matich	11110 N. 77th St.	Scottsdale 85260		
PAUL SMITH	3610 N 44TH ST #240	PHX 85018	PSMITH@TechnicalSolutionsAZ.com	602 957 3434
DICK CREW	7906 E. North Lane	Scotts. 85258	BACAZ@aol.com	(480) 991-2028
RAMON JONES	4125 E. INDO. SCHL RD	SCOTTSDALE 85251		480.233.0775
LARRY MACCASSINO	11020 E. ALMA DR	SCOTTSDALE AZ 85255	LMACCASSINO@COMNET	480.419.6296
CARL KUELTZ	6722 E. AmberSun Dr.	Scottsdale AZ 85262		
Donna Holburn	9842 N. 57th St	Scottsdale AZ 85253		
Leslie KASSACK	10828 N. 110th Pl.	SCOTTSDALE 85259	lkkassack@aol.com	

musical design categories as well as for orchestrations.

Norbert Leo Butz, an exuberantly obnoxious con man in "Dirty Rotten Scoundrels," captured the prize for

Sundays" — and cracked: "I want to thank everybody in behalf of the entire cast."

The tests reflect what happens when vehicles are jury resumes deliberations in his trial today.

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# Seeking Community Input

The City of Scottsdale is hosting two open houses to provide information and solicit input about the eight Major General Plan amendment submittals being reviewed in 2005.

**Monday, June 6 from 5 to 7 p.m.**

**Scottsdale Water Campus, 8787 E. Hualapai and**

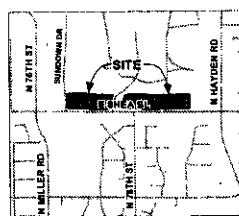
**Friday, June 24 from 8 a.m. to noon**

**first floor conference rooms of One Civic Center, 7447 E. Indian School**

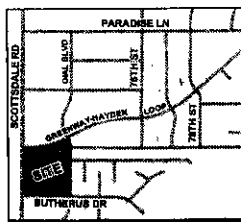
You are cordially invited to learn more about the eight major General Plan amendments that have been submitted for Planning Commission and City Council review. Major General Plan amendments are development requests for a change in land use.

The Planning Commission will review these submittals at two separate public hearings as required by Growing Smarter legislation in August and September. City Council review will occur in October.

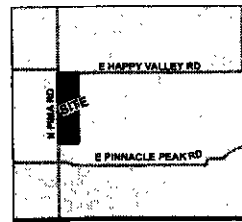
City representatives will be on-hand to provide information and respond to questions. Project fact sheets for the eight submittals are available online at: <http://www.scottsdaleaz.gov/generalplan/amendments/2005.asp> and an amendment calendar is available at: <http://www.scottsdaleaz.gov/generalplan/amendments/2005schedule.asp>



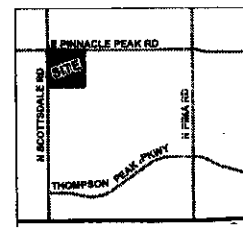
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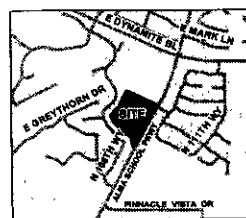
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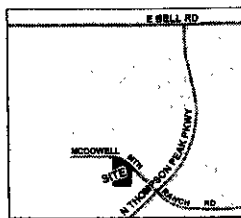
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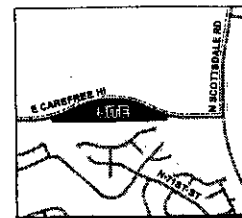
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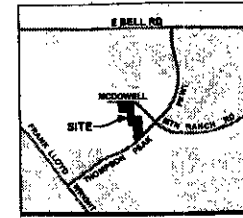
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General Plan Amendment Open House

Monday, June 6, 2005

Scottsdale Water Campus, 8787 E. Hualapai

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Name	Mailing address	City and Zip Code	E-Mail	Phone (optional)
MEM WILLIAM GRUENER	6868 E. NIGHTINGALE STAR CIR.	SCOTTSDALE 85262		(480) 488-0404
JULIE & RON BOSWELL	P.O. BOX 3155	CAREFREE, AZ. 85377	-	480-575-0688
ROBERT TIEMEYER	10802 N SUNDOWN DR	85260		480-951-3661
MARTY FENTON	7902 E. SHEA	85260		480-948-1732
AVA FRIDDLE	10802 N. MILLER RD	85260		480 991-3571
HUGO A D. GIULIO	11594 E CHAMA DR	85255		-
Judy Friddle	10802 N. Miller RD	85260		480-991-5660
PATRICK FLYNN	25802 N 115th PL	85255		480-863-5849
Tana Koerting	1550 E. Wisconsin St	300 Phoenix 85014		602-230-1051
Norma & Wendel Strong	10691 E. Fainfol Ln.	Scotts. 85258		480-860-4260
DAVID & NICKIE LAWSON	10619 N. Miller RD	SCOTTSDALE 85260		480-951-1385
MARLYN & RICHARD LEEGER	10801 N MILLER RD	SCOTTSDALE 85260		480-483-4447
LOWELL LUEPTOW	30600 N. Pima Rd #129	" 85262		480-488-8660
Mark WDWK	2610 N 44th St #240	Phoenix 85018		602 957-3434
Linda Hawbaker	11420 N Sundown Dr	Scotts 85260	sundowndrive@cox.net	



# Please Sign In.

General Plan Amendment Open House

Monday, June 6, 2005

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PLEASE PRINT LEGIBLY -- AND IF AVAILABLE, PLEASE INCLUDE YOUR E-MAIL -- We will include your address on future communications related to this topic.

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Ian Smith	7650 E. Williams Dr #1057	Scotts 85255	IANVASH@cox.net	
John Thomas	2500 E. Lincoln Av.	Scotts 85250	Thomasjg@cox.net	
Pam Smith	3610 N 44TH ST #240	Phoenix 85018		
JOSE HERNANDEZ	11822 N. SUNDOWN DR	SCOTTSDALE 85260	Jose@parishfacilityservices.com	
Sandra Peter Fefes	23515 N. 75TH PL	Scotts 85255	fefesa@aol.com	
Nick Blum	27951 N. 108th Way	Scottsdale 85262		480 948-8648
John Fanner	10907 E. Fortson Dr	85262		480-488-5097
Eric Kerster	23064 N. 93rd St	Scottsdale, AZ 85255		602-390-1107
LINDA LAMQUIST	8747 E WHISPERING WIND	SCOTTSDALE 85255		602-778-6800
Craig Waddell	9290 E Thompson PK	lot 409 85255		602 620 4561
John Berry	6750 E Camelback #100	85251	jbeberrydamore.com	

# Please Sign In.

**General Plan Amendment Open House**  
**Monday, June 6, 2005**

Scottsdale Water Campus, 8787 E. Hualapai

**PLEASE PRINT LEGIBLY -- AND IF AVAILABLE, PLEASE INCLUDE YOUR E-MAIL -- We will include your address on future communications related to this topic.**

Name	Mailing address	City and Zip Code	E-Mail	Phone (optional)
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HAROLD SMITH	PMB 607, 8912 E PINNACLE PK RD,	SCOTTSDALE 85255	h.b.smith@ATT.net	
GAIL BUCH	24779 N. 8TH PL.	Scottsdale 85255		
Nancy Christman	6880 E. Nightingale Star Cir	85262	christm@dialcorp.com	480-563-0538
SHARNA BAEDER	11511 E. RANCH GATE RD	4 85211	ABAED@AOL.COM	
AL BAEDER	11511 E. RANCH GATE RD	4 7		
Jason Walborn	5134 E. JUANA CT	PHX AZ	JASONWALBORN@COX.NET	
DONALD R. JENSEN	6839 E. CAREFREE Hwy	Cave Creek 85331	WBCGENERAL@USN.COM	480 375 8300
BOB & INNE VAIRO	10040 E. Happy Valley Road	Peoria, AZ 85201		
LANA BOBBOREN	9135 E. BUCKSKIN TRAIL	SCOTTSDALE 85255	MAIL2LANA@AOL.COM	
PATY BENDER	5022 N 71 PL	SCOTT		
KEITH HARSHBARGER	8793 E. CHAMA RD.	SCOTTSDALE 85255	KHARSHBARGER@COX.NET	
TOM HILLMAN	11419 SUNDOWN DR.	SCOTT 85260	HILLMAN@COX.NET	
VIRGINIA N. JANSSEN	10907 E. FORTUNADO DR.	SCOTT 85262		

# Please Sign In.

General Plan Amendment Open House

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Scottsdale Water Campus, 8787 E. Hualapai

PLEASE PRINT LEGIBLY -- AND IF AVAILABLE, PLEASE INCLUDE YOUR E-MAIL -- We will include your address on future communications related to this topic.

Name	Mailing address	City and Zip Code	E-Mail	Phone (optional)
Richard Melvin	24938 N 87th	Scottsdale AZ 85255		
MATT Lucky	26499 N 114th	Scottsdale	85255	480 390 0445
Larry Durocher	13022 W Crocus	Elmwood	85335	
Chris Cumberland	8320 E. Horned Owl Dr	Scottsdale	85255	480 993 0560
Linda Whitehead	9681 E Chuckwagon S'dale	85262	LWhitehead@Cox.Net	
Doris Berry	6801 E. Stagecoach	Caretree 85277		480 575-1871
BOB BERRY	-	-	-	-
Judy Frost	10685 E. Cottontail Ln.		85255	480-585-9177
Debbie Pearl	11416 E. Desert Vista Rd		85255	
R.L. Johnson	20742 N. 115th		85255	480 515-2990
Margaret Sharp	The Independent			(480) 948-3097
Robert Faehrick	10601 N. Miller Road	Scotts	85260	(480) 481-0224
Steve Elmore Schmitt	7627 E. CLINTON ST	85260		483-0224
Cliff	"	"	"	"
Howard Myers	6631 E. Horned Owl Tr.	Scottsdale, AZ 85262	Howard.Myers@sensor-tech.com	473-0109

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General Plan Amendment Open House

Monday, June 6, 2005

Scottsdale Water Campus, 8787 E. Hualapai

PLEASE PRINT LEGIBLY -- AND IF AVAILABLE, PLEASE INCLUDE YOUR E-MAIL -- We will include your address on future communications related to this topic.

Name	Mailing address	City and Zip Code	E-Mail	Phone (optional)
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BARB NATION	6826 E. NIGHTINGALE STAR,	SCOTTSDALE		bjnation@cox.net
Martha & Wayne Eton	7902 E Via Marina	85258		488-1033
GEORGIA NAFZIGER	6826 E NIGHTINGALE STAR			314-878-1511
Mike Pacheco	1550 E. Missouri #300	Phoenix, AZ	85014	602-230-1051
REVA & ARNOLD RUDLEY	34479 N 66TH WAY	SCOTTSDALE		480 488 1192
Payson & Edie Kenyon	10634 N Sundown Dr	Scottsdale	85260	480-948-2912
Graham & Patricia Kette	20651 N 74TH ST	Scottsdale		480 513 0257
<del>SAM WEST</del>	<del>8600 N. HAVEN</del>	<del>85296</del>		<del>480 944-5788</del>
Robert Bolyard	24548 N 114th St	Scottsdale		480 563-7603
Denise Reed	PO Box 44512	Phx AZ	85064	
RON ROOPER	10732 E. ACUMIA DR.	SCOTTSDALE		
Don Nadel	10801 E. Happy Valley	85255		480-502-6842
GARY TILDEN	10602 N Miller Rd	85260		
Tom Hawbaker	11420 N Sundown	Scottsdale	85260	480-951-9710
RON SCHULTZ	11586 E. DESERT HOLLY DR.	85255		

to hand the case over to the prosecutor's office for consideration within two weeks, Clark said.

While some church members said they had hoped for Shetler's arrest, others were saddened by it.

church.

"A lot of people are hurt and saddened by it," he said. "But we're picking up our pieces and going on with it."

**CONTACT WRITER:** (480) 970-2339  
or almyers@aztrib.com

## A new look for Old West property

By JOHN LEPTICH  
TRIBUNE

After 34 years of having a piece of the Old West in their back yards, neighbors of Rawhide Western Town and Steakhouse face a stark contrast to the popular north Scottsdale tourist attraction.

Silverstone at Pinnacle Peak, a high-end master development that hopes to set the standard for future development in the area, is the likely project to occupy 160 acres at the southeast corner of Pinnacle Peak and Scottsdale roads.

Rawhide, which used much of the land, is relocating to the Gila River Indian Community at the end of the year. It will

### Redevelopment of Rawhide property

**When:** 6-7 p.m. today

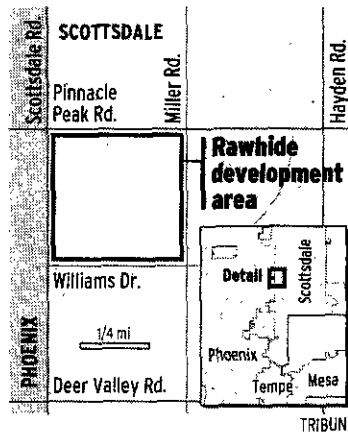
**Where:** LaMirada Desert Park, 8950 E. Pinnacle Peak Road, Scottsdale

**Information:** (602) 957-3434

close at the Scottsdale location Oct. 31.

At an open house from 6 to 7 p.m. today, the city and developer Van Tuyl Co. will show plans and discuss the proposal. Van Tuyl paid \$46 million for the property.

"It's an ambitious project but a very neighborhood and area-appropriate plan," said Susan Bitter Smith of Technical Solutions of Phoenix, the developer's representative.



Van Tuyl wants Scottsdale to rezone the property from "Western theme park" zoning to high-density urban residential and commercial zoning, which includes hotels, motels and time-shares in about 1 million square feet.

Smith said the plan includes a village square in the middle of the property and possibly a senior living community.

While Smith and city staff coordinator Tim Curtis said they've received mostly positive input, Smith admits there would be issues about traffic flow on Pinnacle Peak Road with adding about 4,000 residents and 3,000 cars.

Another hearing is set for Aug. 24 at the Via Linda Senior Center. The proposal is set to go before the Planning Commission on Sept. 28, and to the City Council Oct. 24.

**CONTACT WRITER:** (480) 970-2333  
or jleptich@aztrib.com

## Board selects artwork to grace new police facility

By AMANDA LEE MYERS  
TRIBUNE

Phoenix has the Desert Botanical Gardens, Tempe has the Secret Garden and Mesa has the Public Rose Garden.

Now, Scottsdale will have a "Garden of Evidence."

The Scottsdale Public Art Board chose artist Dennis Oppenheim Tuesday to design the art outside a new Scottsdale Police Department complex at the corner of McKellips and Miller roads.

Oppenheim, who beat out two other artists for the \$300,000 commission, wants to create a series of art pieces incorporating desert and forensics themes known as "Inside the Garden of Evidence."

The art will grace the new police complex house a new facility.

The pieces will include tracks, shoe prints and a strand, and will be rated into design such as cactus.

"The laborer in the garden heim, who has public art for the Police Department Sacramento Airport. "It's one piece."

The public unanimously Oppenheim Donald Lip Otterness.

Lipski had a giant kaleidoscope as the "Scottsdale front of the Otterness war bronze sculpt and desert animal. The board

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newstips@aztrib.com

**Fax:** (480) 898-6362

**On the Web:** News, movie listings and more:  
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# Plans for Rawhide site revealed

## Condos, stores would require general plan amendment

By **JOE KULLMAN**  
TRIBUNE

A developer will seek a major rezoning and land use change for the longtime site of Rawhide Western Town and Steakhouse to allow a 160-acre condominium and commercial complex.

Automotive Investment Group, headed by automobile magnate and real estate developer Larry Van Tuyl, will file a request by Friday for a general plan amendment for the north Scottsdale property, said John Berry, a Scottsdale attorney

representing the company.

The property at Pinnacle Peak and Scottsdale roads is zoned for a Western theme park.

For more than 30 years it has been home to the faux 1880s town featuring gunfight shows, rodeos and other Old West-themed attractions that made it one of Scottsdale's major tourist destinations, often drawing more than 500,000 visitors a year.

Van Tuyl's company purchased the land last year in a \$46 million transaction. Rawhide will complete its move later this year to the Gila

River Indian Community south of Chandler and Phoenix.

Development plans call for about 1,400 residential units in senior living and nonage-restricted condominium complexes in a suburban village-style environment, Berry said. It will include a town square, small parks, recreation paths and possibly a site for a community library, he said.

Retail and office centers are to be built along Scottsdale and Pinnacle Peak roads. Stores will be "neighborhood-related," meaning no large, major retail outlets.

Preliminary plans have been discussed with leaders of the Coalition of Pinnacle Peak, Scottsdale's largest residents group.

"From what we've seen so far, they are heading in the right direction," COPP president Bob Vairo said of maintaining the area's character. "Nothing we've seen has raised a red flag, but we won't take a position until we see the final plan."

Automotive Investment Group will soon begin scheduling community meetings to show the project design to neighboring residents and

business owners, said Susan Bitter Smith, head of Technical Solutions, which is managing public outreach for the developer.

Because a major general plan amendment is needed, state law requires public hearings on the development plan and the amendment request.

Scottsdale officials will hold open houses on the proposals in June, followed by two Planning Commission hearings before the request goes before the City Council in October, said city spokeswoman Robin Meinhart.

**CONTACT WRITER:** (480) 970-2342  
or jkullman@aztrib.com



## The hero being

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**Curtis, Tim**

---

**From:** CW Swanson [cswanson@hotmail.com]  
**Sent:** Tuesday, August 16, 2005 10:51 AM  
**To:** tcurtis@scottsdaleaz.gov  
**Subject:** Silverstone (Rawhide)

I have 2 concerns about the proposal for this property.

1. How will it fit with development plans for the Phoenix property across the street? I think that complimentary versus competitive development is best for everyone.
2. Several HOAs met with the developers PR people. I am concerned that we were misled. We were told that mixed-use would include shopping, offices, and a variety of residential densities. It now appears that they want to build only high density residential - 1,400 residences with the shopping and offices. I think patio homes would be more appropriate than condos for this area of Scottsdale. I don't think condos will withstand the test of time - people will discover that they don't like the stairs and noise associated with common walls. Patio homes provide housing for first-time home buyers as well as the older crowd wanting to downsize.

cws

08/17/2005



## City of Phoenix

PLANNING DEPARTMENT

September 18, 2002

Gordon Taylor  
State Land Development  
1616 W Adams St  
Phoenix, AZ 85007

Dear Applicant:

RE: Rezoning Application No. Z-75-94-2 (approximately 2188 acres).

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 506.B.1 of the Zoning Ordinance, has on September 18, 2002, concurred with the recommendation of the Planning Hearing Officer and approved a request for a time extension to allow development to occur on a property located south of Pinnacle Peak, 1000 feet north of Grovers Avenue centerline, west of Scottsdale Road & east of 64th Street, subject to the following stipulations:

### STIPULATIONS:

#### Land Use

1. That prior to the vesting of the zoning for the PCD the development agreement shall be approved by the City Manager and recorded. Any master plans required to complete this agreement (streets, water, wastewater, etc.) must also be submitted and approved prior to the vesting of the PCD.
2. That individual development parcels shall be developed at densities no less than 30 percent below the lowest density permitted in the corresponding zoning district, except for the "A" development parcels.
3. That Development Unit CMU-2 (C-2 zoning) shall provide an average minimum depth of 600 feet off of Scottsdale Road.
4. That Development Unit E-1 (R-2 zoning) be located pursuant to the revised master plan as presented to the Planning Commission at their hearing of September 15, 1994.
5. That Development Unit C-1 (82.0 acres) be approved with R1-10 zoning.

7-GP-2005  
4-22-05



Water

6. That detailed potable water, wastewater, and reclaimed water master plans must be developed by a registered engineer with input from the Water Services Department and be approved by the Water Services Department prior to execution of development agreements. The Development Agreement shall specify the sizing and location of all such facilities needed to serve the entire PCD at build out.
7. That the Developer shall comply with the City's ordinance requiring non-potable water use on all turf facilities five acres and larger. Specifically, the developer shall, as a condition of water services:
  - a. Pay to the City a proportional share of the cost of the City's planned Reach 11 Reclaimed Water Distribution System for each large turf facility.
  - b. Construct solely at the developer's expense, or as approved in the approved development agreement, non-potable water line connection and any necessary pumping facilities of adequate capacity to distribute non-potable water to all large turf areas within the development.
8. That water retention areas be designed and treated in a fashion that will reasonably blend with the surrounding environment and be architecturally sensitive to adjacent land uses, as approved by the Development Services Department.
9. That water conservation facilities, equipment and techniques be utilized within each development unit and throughout the PCD.
10. That the master developer shall provide, through each site plan or subdivision submission to the Development Services Department, a status update of water commitments. The format for the information shall be approved by the Development Services Department.

Parks and Recreation

11. That the following trails shall be provided:
  - a) A multi-use recreational trail (MURT) shall be provided per the General Plan.
  - b) An additional trail shall be provided which traverses the north-south length of the site (as identified on the Trail Map dated September 15, 1994). Fifty percent of this trail shall not be within street right-of-way nor adjacent to any street. The Planning Director shall have the ability to administratively relocate this trail based upon the approved Final Master Drainage Report.
12. That at grade signalized intersections, MURT connections shall be provided at all major street crossings.

13. That along the common property line between the Reach 11 and Paradise Ridge, walls where provided, adjacent to adjoining land uses shall be view walls, as approved by the Development Services Department.
14. That the applicant shall provide at least one ten-acre neighborhood park site for infrastructure credit. The park site's configuration should be square or rectangular to allow maximum sports amenities. The park site can be adjacent to a school site, but can not be used for off-park site storm-water detention. The site should be located with collector and local streets along its perimeter.

#### Plan Elements

15. That a lighting plan for the area be submitted for review and approval by the Development Services Department and establish lighting standards which minimize atmospheric light pollution.
16. That a Master Landscape Plan be submitted to the Planning Department for review and approval by the Parks, Recreation and Library and Development Services Departments. This Plan shall set forth the developer's landscape theme and standards for the Planned Community District's street entries, backup treatment and trail systems. Plant material shall be drought-resistant and promote water conservation.
17. A landscape conservation/salvage plan and revegetation plan for the entire PCD shall be included with the above submittal. The conservation/salvage plan is to identify areas of significant plant habitat, natural open space, scenic or view corridors, and the relationship of those areas to potential home sites and street alignments. This plan will help identify which areas are to be preserved or salvaged through the subdivision design process. The revegetation plan will detail the reuse and the interim nursery location of salvaged plan materials.
18. All native plants will be identified and tagged as required by the Native Plant law for the purpose of salvage and relocation. The Arizona Department of Agriculture, Plant Services Division, shall be contacted concerning compliance with the Native Plant Law. For example, the following native plants will be left undisturbed or salvaged and relocated:  
  
Specimens:
  1. Iron Wood – 4 inch caliper
  2. Palo Verde – 4 inch caliper
  3. Mesquite – 4 inch caliper
  4. Saguaro and other cactus 6 feet or greater in height.
  5. Other plants as identified on the conservation plan.
19. That a Master Circulation Plan, including pedestrian, bike and equestrian trails, shall be submitted to the Planning Department for review and approval by the Parks, Recreation and Library Department, Development Services Department,

and Street Transportation Department. The plan shall include off-street trail connections between school and park parcels. All individual projects within this development shall be required to make accommodations necessary to implement this plan.

20. That right-of-ways and improvements shall be determined by the final Traffic Study, Master Street Plan and Development Agreement.

Additional right-of-way and/or easements not specifically identified, such as bus bays, turn lanes, landscape/sidewalk easements, slope and construction easements, etc., may be required as determined by the Master Street Plan, or when individual development plans are submitted to Development Services Department for approval.

21. That the required plan elements and any additional zoning stipulations be combined on one conceptual, composite exhibit to be submitted with the individual plan element submittals. It is encouraged that all the submittals occur at the same time to facilitate consistency and an expedited review.

#### Traffic/Streets

22. That development shall provide for a "clean take" to accommodate the existing right-of-way for the Pima Freeway corridor.
23. That development of residential lots contiguous to the future Pima Freeway incorporate one or more noise mitigation measures, as appropriate to site conditions, as shall be approved by the Development Services Department, which may include such measures as one-story height limitations, use of double-pane glass, "overheight" walls, and larger than average lot sizes based on the district.
24. That improvements of all roadways, including warranted traffic signals as determined by the traffic study and shown on the Master Street Plan within the PCD, shall be the responsibility of the developer or his successors as approved by the City Departments in accordance with the PCD Legal Agreement.

#### Public Facilities

25. That acceptable areas devoted to public use (police and fire stations, park sites, and schools) be identified in locations approved by the responsible departments or agencies or written assurance be provided that such facilities are not necessary. The Development Agreement shall specify the size and number of all such facilities, with the exception of school facilities.

Drainage/Open Space

26. a. That all washes not left in a natural state used for drainage and/or recreational trail purposes shall be recontoured and revegetated, as approved by the Development Services Department.
- b. Wash corridors should link to other open space areas to the extent feasible as approved by the Development Services Department.
- c. That for the portion of the west channel located south of the Pima Freeway, a minimum width of 200 feet shall be provided.
27. That pedestrian pathways, where provided, in drainage corridors starting just north of the future Pima Freeway and continuing south to Reach 11, shall be maintained by a homeowners association.
28. That drainage volume and velocity from the Paradise Ridge PCD entering Reach 11 shall not be greater than the volume and velocity prior to development, based on the Ward Drainage Study and the Conceptual Master Drainage Report dated March 15, 1994, which has been conceptually approved by the Development Services Department.
29. That any drainage ways to be dedicated to the City of Phoenix are to be improved and maintained by the developer for a three-year period, prior to acceptance by the City.
30. That a Master Homeowners' Association shall be established prior to final approval of the first development unit. The Association shall include all property owners within each development unit and shall have responsibility for maintaining all areas common to the PCD and not dedicated to the City.
31. That a minimum of 10 percent of the linear frontage of any wash in each development unit, south of Union Hills Drive, shall be adjacent to a street or to non-wash, connecting open space areas that have a minimum width of 25 feet and in addition to that percentage, the linear frontage of lots and/or subdivision walls adjacent to any wash or open space area shall not exceed approximately 300 feet in length without providing a minimum open space break of 35 feet to be held in common ownership. Such open space may be aggregated to provide a minimum 70 feet open space area for each approximately 450 feet in linear lot and/or subdivision wall frontage.
32. That pedestrian access ways to washes with trails shall be a minimum of 25 feet wide and located in such a manner as to provide maximum view corridors. Subdivision design adjacent to these pedestrian access ways shall be sensitive to their function, and not create a "tunnel" effect.

33. That Scottsdale Road will be a scenic corridor with an easement width to be determined through the master street plan, drainage plan, and landscape plan for Scottsdale Road.
34. That development shall commence within five (5) years of final City Council approval of this action.
35. That an updated General Development plan be submitted within 60 days of final City Council approval of this action.

Sincerely,



Sandra Zwick  
Principal Planner

JRV;|kr\H:\Data\Hearings\PHO\ratification\75-94-2.doc

c: City Clerk  
Bernadine Alling (sent electronically)  
Jay Neville (sent electronically)  
Dave Barrier, Development Services/Building Safety (sent electronically)  
Kelly Walker (sent electronically)  
E. J. Hyncik, Public Transit (sent electronically)  
Case File  
Book  
Paul Gilbert; Beus Gilbert; 3200 N Central Ave, #1000; Phoenix, AZ 85012



**City of Phoenix**  
PLANNING DEPARTMENT

March 20, 1997

Arizona State Land Department  
Michael J. Phalen / Gordon Taylor  
1616 West Adams  
Phoenix, AZ 85007

Winner of the  
Carl Bertelsmann  
Prize



Dear Applicant:

RE: Rezoing Application No. 75-94-2 - Area generally bounded by Scottsdale Road on the east, 64th Street on the west, Pinnacle Peak Road on the north, and a point approximately 1,000 feet south of the Grovers Avenue centerline (extended) (approximately 2.188 acres).

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 506.B.1 of the Zoning Ordinance, has on March 19, 1997, concurred with the recommendation of the Planning Hearing Officer and recommended approval of extension of original zoning time stipulation, subject to stipulations.

**STIPULATIONS:**

1. That development shall commence within five (5) years of final City Council approval of this action.
2. That an updated General Development plan be submitted within 60 days of final City Council approval of this action.

Sincerely,

Mark A. Steele  
Principal Planner

RW;law\rf\hearings\pho\rat\75-94-2.w61

c: City Clerk  
Michelle Dodds  
Randy Watson  
Rick Doell, Development Services/Building Safety  
Ben Leonard, Public Transit  
Case File  
Book

7-GP-2005  
4-22-05



**City of Phoenix**  
CITY CLERK DEPARTMENT

October 28, 1994

Beus, Gilbert and Morrill  
Attn: Mr. Paul Gilbert  
3200 North Central Avenue, Suite 1000  
Phoenix, AZ 85012-2417

251 West Washington St.  
Phoenix, AZ 85003  
602-262-6811

Re: Application 75-94-2

Dear Mr. Gilbert:

The Phoenix City Council, at its meeting held October 12, 1994, considered a request to establish a Planned Community District (known as Paradise Ridge) on parcels generally bounded by Scottsdale Road on the east, 64th Street on the west, Pinnacle Peak Road on the north, and a point approximately 1,000 feet south of Grovers Avenue centerline (extended) (approximately 2,167.1 acres) from R1-18 and S-1 to PCD (R-2 173.9 acres, R1-6, 330.8 acres, R1-8, 494.3 acres, R1-10, 545.3 acres), C-2, 192.1 acres, R1-6 SP, 7.6 acres, R1-8 SP, 92.7 acres, R1-10 SP, 289 acres, S-1, 27.7 acres, C-2 SP, 2.0 acres for gold course and related facilities), and R-2 SP 2.0 for sports complex and related facilities.

The Council granted this request subject to the following stipulations:

Stipulations

Land Use

1. That prior to the vesting of the zoning for the PCD the development agreement shall be approved by the City Manager and recorded. Any master plans required to complete this agreement (streets, water, wastewater, etc.) must also be submitted and approved prior to the vesting of the PCD.
2. That individual development parcels shall be developed at densities no less than 30 percent below the lowest density permitted in the corresponding zoning district, except for the "A" development parcels.
3. That Development Unit CMU-2 (C-2 zoning) shall provide an average minimum depth of 600 feet off of Scottsdale Road.
4. That Development Unit E-1 (R-2 zoning) be located pursuant to the revised master plan as presented to the Planning Commission at their hearing of September 15, 1994.
5. That Development Unit C-1 (82.0 acres) be approved with R1-10 zoning.

7-GP-2005  
4-22-05

#### Water

6. That detailed potable water, wastewater, and reclaimed water master plans must be developed by a registered engineer with input from the Water Services Department and be approved by the Water Services Department prior to execution of development agreements. The Development Agreement shall specify the sizing and location of all such facilities needed to serve the entire PCD at build out.
7. That the Developer shall comply with the City's ordinance requiring non-potable water use on all turf facilities five acres and larger. Specifically, the developer shall, as a condition of water service:
  - a. Pay to the City a proportional share of the cost of the City's planned Reach II Reclaimed Water Distribution System for each large turf facility.
  - b. Construct solely at the developer's expense, or as approved in the approved development agreement, non-potable water line connection and any necessary pumping facilities of adequate capacity to distribute non-potable water to all large turf areas within the development.
8. That water retention areas be designed and treated in a fashion that will reasonably blend with the surrounding environment and be architecturally sensitive to adjacent land uses, as approved by the Development Services Department.
9. That water conservation facilities, equipment and techniques be utilized within each development unit and throughout the PCD.
10. That the master developer provide, through each site plan or subdivision submission to the Development Services Department, a status update of water commitments. The format for the information shall be approved by the Development Services Department.

#### Parks and Recreation

11. That the following trails shall be provided:
  - a. A multi-use recreational trail (MURT) shall be provided per the General Plan.



- b. An additional trail shall be provided which traverses the north-south length of the site (as identified on the Trail Map dated September 15, 1994). Fifty percent of this trail shall not be within street right-of-way nor adjacent to any street. The Planning Director shall have the ability to administratively relocate this trail based upon the approved Final Master Drainage Report.
12. That at grade signalized intersections, MURT connections shall be provided at all major street crossings.
13. That along the common property line between the Reach 11 and Paradise Ridge, walls where provided, adjacent to adjoining land uses shall be view walls, as approved by the Development Services Department.
14. That the applicant shall provide at least one ten-acre neighborhood park site for infrastructure credit. The park site's configuration should be square or rectangular to allow maximum sports amenities. The park site can be adjacent to a school site, but can not be used for off-park site storm-water detention. The site should be located with collector and local streets along its perimeter.

#### Plan Elements

15. That a lighting plan for the area be submitted for review and approval by the Development Services Department and establish lighting standards which minimize atmospheric light pollution.
16. That a Master Landscape Plan be submitted to the Planning Department for review and approval by the Parks, Recreation and Library and Development Services Departments. This Plan shall set forth the developer's landscape theme and standards for the Planned Community District's street entries, backup treatment and trail systems. Plant material shall be drought-resistant and promote water conservation.
17. A landscape conservation/salvage plan and revegetation plan for the entire PCD shall be included with the above submittal. The conservation/salvage plan is to identify areas of significant plant habitat, natural open space, scenic or view corridors, and the relationship of those areas to potential home sites and street alignments. This plan will help identify which areas are to be preserved or salvaged through the subdivision design process. The revegetation plan will detail the reuse and the interim nursery location of salvaged plant materials.

18. All native plants will be identified and tagged as required by the Native Plant Law for the purpose of salvage and relocation. The Arizona Department of Agriculture, Plant Services Division, shall be contacted concerning compliance with the Native Plant Law. For example, the following native plants will be left undisturbed or salvaged and relocated:

Specimens: 1. Iron Wood - 4 inch caliper  
2. Palo Verde - 4 inch caliper  
3. Mesquite - 4 inch caliper  
4. Saguaro and other cactus 6 feet or greater in height  
5. Other plants as identified on the conservation plan.

19. That a Master Circulation Plan, including pedestrian, bike and equestrian trails, shall be submitted to the Planning Department for review and approval by the Parks, Recreation and Library Department, Development Services Department, and Street Transportation Department. The plan shall include off-street trail connections between school and park parcels. All individual projects within this development shall be required to make accommodations necessary to implement this plan.
20. That right-of-way and improvements shall be determined by the final Traffic Study, Master Street Plan and Development Agreement.

Additional right-of-way and/or easements not specifically identified, such as bus bays, turn lanes, landscape/sidewalk easements, slope and construction easements, etc., may be required as determined by the Master Street Plan, or when individual development plans are submitted to Development Services Department for approval.

21. That the required plan elements and any additional zoning stipulations be combined on one conceptual, composite exhibit to be submitted with the individual plan element submittals. It is encouraged that all the submittals occur at the same time to facilitate consistency and an expedited review.

#### Traffic

22. That development shall provide for a "clean take" to accommodate the existing right-of-way for the Pima Freeway corridor.
23. That development of residential lots contiguous to the future Pima Freeway incorporate one or more noise mitigation measures, as appropriate to site conditions, as shall be approved by the Development Services Department, which may include such measures as one-story height limitations, use of double-pane glass, "overheight" walls, and larger than average lot sizes based on the district.

24. That improvements of all roadways, including warranted traffic signals as determined by the traffic study and shown on the Master Street Plan within the PCD, shall be the responsibility of the developer or his successors as approved by the City Departments in accordance with the PCD Legal Agreement.

#### Public Facilities

25. That acceptable areas devoted to public use (police and fire stations, park sites, and schools) be identified in locations approved by the responsible departments or agencies or written assurance be provided that such facilities are not necessary. The Development Agreement shall specify the size and number of all such facilities, with the exception of school facilities.

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  - b. Wash corridors should link to other open space areas to the extent feasible as approved by the Development Services Department.
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33. That Scottsdale Road will be a scenic corridor with an easement width to be determined through the master street plan, drainage plan, and landscape plan for Scottsdale Road.

If you require further assistance or information, please contact the Planning Department, located on the second floor of the Phoenix City Hall, 200 West Washington Street, or call 262-7131.






Sincerely,

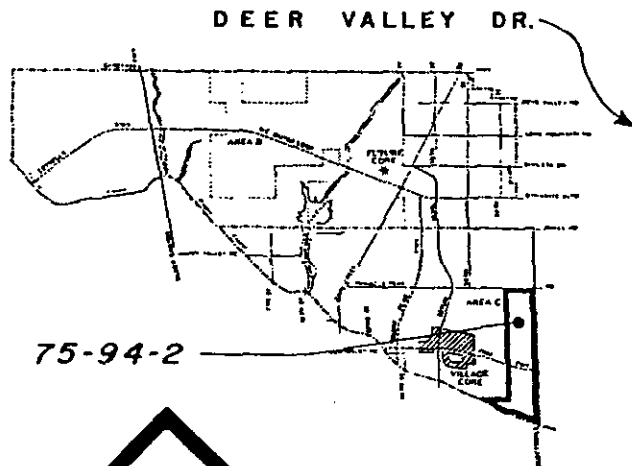


Vicky Miel  
City Clerk

VM/sd/6802j

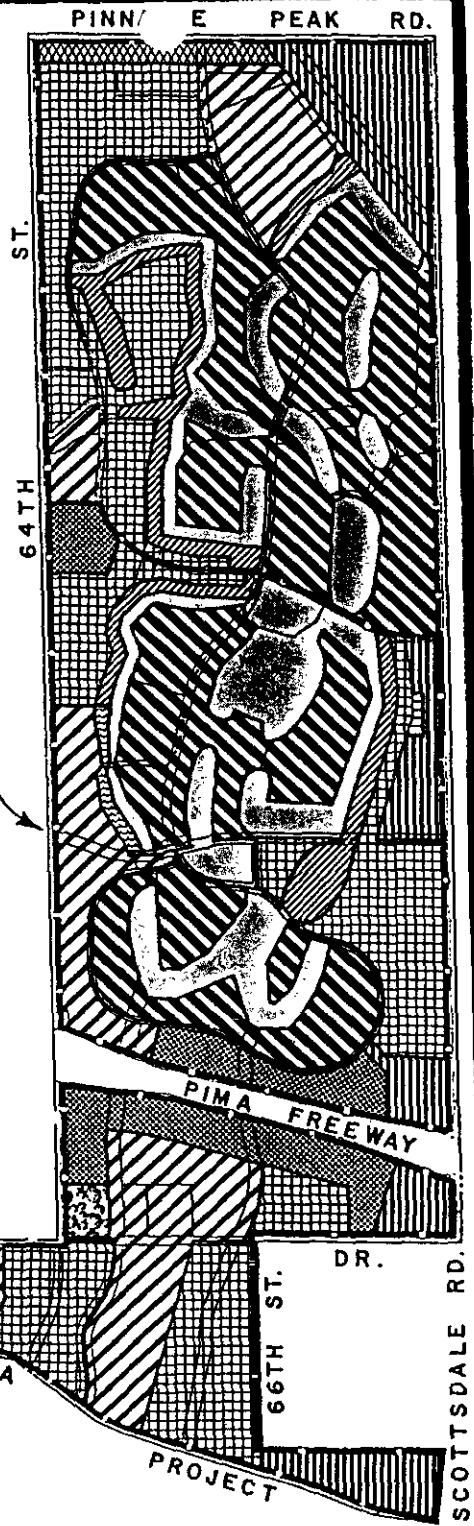
cc: Arizona State Land Department, 1624 West Adams, Phoenix, AZ 85007  
Ms. Nicki Hansen, 1616 West Adams, Phoenix, AZ 85007  
Planning Department (4)  
Street Transportation Department  
David Moody, Development Services Department

-  R-2(S.P.)PCU(11.7 AC)
-  RI-6(S.P.)PCD( 7.6 AC)
-  RI-8(S.P.)PCD(92.7 AC)
-  RI-10(S.P.)PCD(289 AC)
-  C-2(S.P.)PCD(2.0 AC)
-  R-2 PCD(173.9 AC)
-  RI-6 PCD(330.8 AC)
-  RI-8 PCD( 494.3 AC)
-  RI-10 PCD(545.3 AC)
-  S-1 PCD(27.7 AC)
-  C-2 PCD( 192.1 AC)



GRAPHIC SCALE IN FEET

CITY OF PHOENIX PLANNING DEPARTMENT  
**DESERT VIEW TRI-VILLAGES**  
 CITY COUNCIL DISTRICT 2



APPLICANT'S NAME <b>ARIZONA STATE LAND DEPARTMENT</b>			REQUESTED CHANGE FROM: <b>RI-18 &amp; S-1</b>							
APPLICATION NO. <b>75-94-2</b>		HEARING DATES <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; border: 1px solid black; padding: 2px;">Z.H.O.</td> <td style="width: 33%; border: 1px solid black; padding: 2px;">P.C.</td> <td style="width: 33%; border: 1px solid black; padding: 2px;">C.C.</td> </tr> <tr> <td colspan="3" style="text-align: center; padding: 2px;">           9-15-94      10-12-94         </td> </tr> </table>			Z.H.O.	P.C.	C.C.	9-15-94      10-12-94		
Z.H.O.	P.C.	C.C.								
9-15-94      10-12-94										
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. <b>2167.1 ACRES</b>		AERIAL PHOTO & QUARTER SEC. NO. <b>VARIOUS</b>								
MULTIPLES PERMITTED <b>RI-18(321.02 AC)S-1(1846.08)</b> <b>R-2PCD(173.9 AC)RI-6PCD(330.8 AC)</b> <b>RI-8PCD(494.3 AC)RI-10PCD(545.3 AC)</b> <b>S-1PCD(27.7 AC)C-2PCD(192.1 AC)</b>		ZONING MAP <b>M,N,O-12</b>								
UNITS STANDARD OPTION <b>2472</b>		* UNITS P.R.D. OPTION <b>751</b>								
<b>10,339</b>		<b>12,367</b>								

\* MAXIMUM UNITS ALLOWED WITH P.R.D. BONUS