

26-PP-2005

Fuller, Bonnie

From: Williams, Greg N.
Sent: Thursday, August 17, 2006 9:49 AM
To: Fuller, Bonnie
Subject: FW: Odyssey Homes

FYI

From: Ayres4@aol.com [mailto:Ayres4@aol.com]
Sent: Wednesday, August 16, 2006 8:14 PM
To: Williams, Greg N.
Subject: Odyssey Homes

Dear Greg,

We are property owners at 9424 E. Corrine Drive and our home borders the Buffalo Ranch which will soon be developed by Odyssey Homes. We are writing to request that the new homes built on the south side of the development be one story homes, rather than two story homes.

Two story homes built along the southern border of the property will have an impact on the privacy of the existing residences on Corrine Drive. The other lots throughout the development would not be as close to existing homes.

We felt that we wanted to go on record stating our position and appreciate your consideration. Thank you.

Jack and Jan Ayres
9424. E. Corrine Drive
Scottsdale, Arizona 85260
480 391-1100

8/17/2006

Fuller, Bonnie

From Williams, Greg N
Sent Friday, August 18, 2006 10:38 AM
To Fuller, Bonnie
Subject FW: New homes coming up at the corner of Sweetwater and 94th St (old Buffalo ranch)
Importance High

For the Record
Greg

From: Dominguez, Frank O [mailto:Frank.Dominguez@xerox.com]
Sent: Friday, August 18, 2006 9:32 AM
To: Williams, Greg N
Cc: frankdominguez@cox.net
Subject: New homes coming up at the corner of Sweetwater and 94th St (old Buffalo ranch)
Importance: High

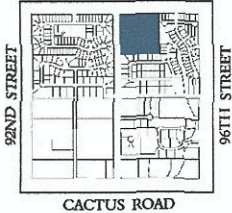
Hi Greg! My wife and I own a single story home on 9496 E Corrine Drive, backing up to the new housing development at the above location. We would like to request that the homes that are built directly across from us be limited to the single story variety. We really enjoy the privacy of our backyard and would like to preserve some semblance of privacy as much as possible. We do not mind if the developer builds 2-story homes towards the interior of the development. However, we would not like to have a 2-story home built directly on the other side of the fence for the reason I stated above.

Thank you very much for considering this request!

Frank and Teresa Dominguez
9496 E Corrine Drive
Scottsdale, AZ 85260

(480)391-9352 (Home)

8/18/2006

VICINITY MAP
SWEETWATER AVENUE

CACTUS ROAD

Site Location:
12855 N 94th St

Case Name:
Buffalo Ranch

Case Number:
26-PP-2005

Dear Property Owner:

This is to inform you of a request for approval of a Preliminary Plat for a gated, twenty-three lot, single-family residential sub-division.

This case will be scheduled for a Public Hearing in the near future. Please call the staff or applicant contact as soon as possible if you would like to learn more or provide input about this request.

Staff contact: Greg Williams, 480-312-4205
Applicant contact: William T. Patterson, 480-219-8756

For information on the status of this case, or to view application materials, call 480-312-7000 or click on the link to 'Projects in the Public Hearing Process' at:

www.ScottsdaleAZ.gov/Projects/

For public participation opportunities, please call 480-312-2647 or visit us online at:

www.ScottsdaleAZ.gov/BldgResources/Awareness/



Done 1/11/06

The case file may be viewed at Planning and Development Services, 7447 E Indian School Road, Suite 105

12/30

Please review

& return to

Bernie

OK
1/11/06

Thanks.

Odyssey

TRANSPORTATION DEPT.
JUL 19 2006

Memo

To: Phil Kercher
From: Wm.J. Patterson
CC:
Date: July 18, 2006
Re: Buffalo Ranch – 26-PP-2005

OK AS PROPOSED -
PAW KERCHER
7/20/06

Phil,

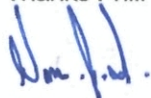
As discussed on the telephone, please find attached here details of the gated entry to our proposed sub-division at the northeast corner of Sweetwater and 94th St.

One of the requests in the zoning case was that our entry point on Sweetwater be at least 350' from 94th and that we align with 94th Place. In order to align with 94th Place in any way our entry is well beyond the 350' min. from 94th.

Our entry is wider than 94th Place and we have been forced to align the western edge of our respective streets rather than the centerline in order to make our site planning work efficiently.

We trust that you will view the accompanying detail as material compliance with the intent of alignment.

Thanks Phil.



Bill Patterson – 480-219-8756

bill@odysseyhomes.com

9+

10+00

11+00

12+00

22+80.66

C39

C30

C34

L2

L89

TRACT B
DETENTION BASIN 1
VP=15,894 C.F.
VR=14,825
HW=28.0
BOT=25.0

PROJ
FLOC

10
FL

L86

L85

LOT 1
AREA=10,798 S.F.

L84

12+25.13

23.89

12+01.6

4.19'

27.88:26

13+51.26

L29

L45 L44

LOT 18
AREA=11,181 S.F.

15.00'

20.00'

65.00'

L17

VE

L42 22+00

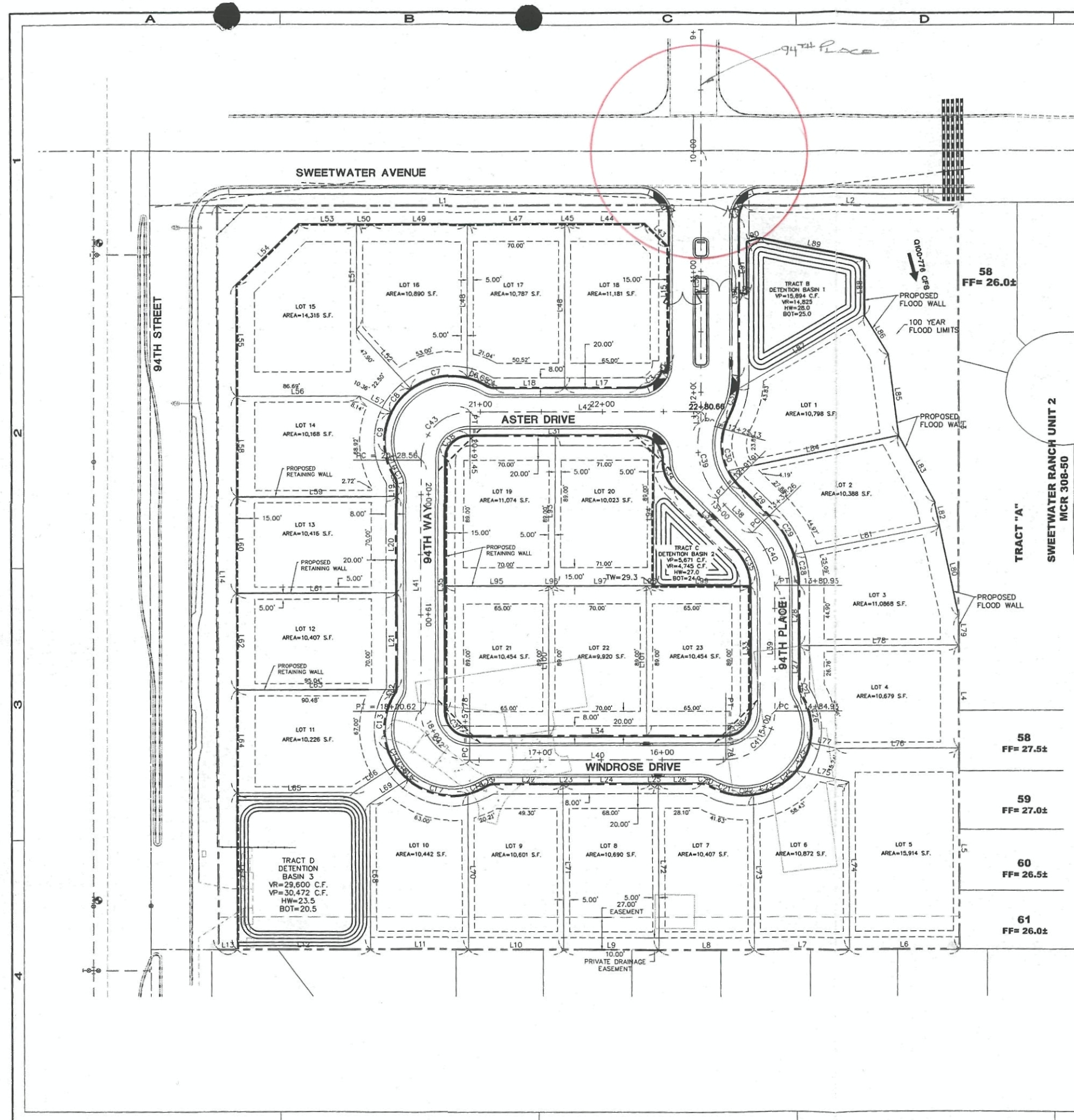
5.00' 71.00' 5.00'

LOT 20
AREA=10,023 S.F.

89.00'

89.00'

LOT 2
AREA=10,388 S.F.



LINE TABLE		
LINE	LENGTH	BEARING
L1	365.87'	N90°00'00"E
L2	175.84'	N90°00'00"E
L3	364.71'	S00°05'57"E
L4	85.00'	S00°05'57"E
L5	166.46'	S00°05'57"E
L6	90.00'	N89°58'33"W
L7	78.00'	N89°58'33"W
L8	78.00'	N89°58'33"W
L9	78.00'	N89°58'33"W
L10	78.00'	N89°58'33"W
L11	80.00'	N89°58'33"W
L12	108.57'	N89°58'33"W
L13	15.00'	N89°58'33"W
L14	615.91'	N00°04'45"W
L15	121.47'	S00°00'00"E
L16	5.01'	S71°33'46"E
L17	61.00'	N90°00'00"E
L18	57.70'	N90°00'00"E
L19	9.86'	S00°00'00"E
L20	80.00'	N00°00'00"E
L21	79.51'	N00°00'00"E
L22	56.45'	N90°00'00"E
L23	5.15'	N90°00'00"E
L24	71.65'	S90°00'00"E
L25	6.35'	N90°00'00"E
L26	35.32'	N90°00'00"E
L27	34.90'	N00°00'00"E
L28	49.93'	N45°00'00"W
L29	32.07'	N00°00'00"W
L30	132.00'	S00°00'00"W
L31	139.73'	N90°00'00"E
L32	70.75'	N45°00'00"W
L33	104.00'	N00°00'00"E
L34	210.00'	N90°00'00"E
L35	209.00'	N00°00'00"E
L36	216.00'	S00°00'00"W
L37	9.13'	N00°00'00"W
L38	40.35'	N45°00'00"W
L39	104.00'	N00°00'00"E
L40	210.00'	N90°00'00"E
L41	207.94'	N00°00'00"E
L42	189.21'	N90°00'00"E
L43	27.43'	N45°00'00"W
L44	61.00'	N90°00'00"W
L45	4.61'	S89°59'30"W
L46	136.00'	S00°00'00"E
L47	80.00'	S89°59'30"W
L48	127.62'	S00°00'00"E
L49	78.05'	S89°59'30"W
L50	11.95'	S90°00'00"W
L51	88.00'	S00°00'00"W
L52	66.15'	N41°37'20"W

LINE TABLE		
LINE	LENGTH	BEARING
L53	47.26'	N90°00'00"W
L54	72.03'	S45°00'52"W
L55	92.30'	S00°04'45"E
L56	100.41'	S89°58'27"W
L57	29.09'	S61°32'03"E
L58	83.00'	S00°04'45"E
L59	130.25'	S89°58'27"W
L60	80.00'	S00°04'45"E
L61	130.14'	S89°58'27"W
L62	80.00'	S00°04'45"E
L63	129.94'	S89°58'27"W
L64	85.00'	S00°04'45"E
L65	94.79'	S89°58'27"W
L66	40.84'	N56°53'49"E
L67	129.68'	S00°04'45"E
L68	120.82'	S00°05'57"E
L69	36.29'	N56°53'49"E
L70	128.81'	S00°05'57"E
L71	137.03'	S00°05'57"E
L72	137.07'	S00°05'57"E
L73	127.81'	S00°05'57"E
L74	138.56'	S00°05'57"E
L75	43.95'	N78°01'49"W
L76	100.00'	N89°54'03"E
L77	22.37'	N78°01'49"W
L78	130.43'	N89°54'03"E
L79	24.45'	S00°05'57"E
L80	76.33'	N11°42'53"W
L81	121.35'	N78°43'02"E
L82	20.00'	N11°42'53"W
L83	62.68'	N28°33'25"W
L84	142.00'	N78°17'07"E
L85	67.64'	N07°03'23"W
L86	38.00'	S30°44'39"E
L87	120.00'	N59°15'21"E
L88	46.50'	N00°00'00"E
L89	86.58'	S78°13'39"E
L90	12.17'	N75°00'00"E
L91	43.55'	N00°00'00"W
L92	5.11'	N79°23'32"W
L93	124.00'	N00°00'00"E
L94	118.95'	N00°00'00"W
L95	85.00'	N90°00'00"E
L96	5.00'	N90°00'00"E
L97	75.00'	N90°00'00"E
L98	6.00'	N90°00'00"E
L99	79.00'	N90°00'00"E
L100	124.00'	N00°00'00"W
L101	124.00'	N00°00'00"E

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	10.90'	24.00'
C2	6.72'	24.00'
C3	24.73'	19.00'
C4	6.59'	12.00'
C5	7.02'	55.00'
C6	10.40'	55.00'
C7	48.68'	55.00'
C8	25.54'	55.00'
C9	33.59'	55.00'
C10	21.69'	55.00'
C11	6.67'	12.00'
C12	4.05'	12.00'
C13	47.57'	55.00'
C14	14.67'	55.00'
C15	11.29'	55.00'
C16	3.90'	55.00'
C17	53.01'	55.00'
C18	13.36'	55.00'
C19	6.59'	12.00'
C20	6.58'	12.00'
C21	27.58'	55.00'
C22	10.58'	55.00'
C23	25.70'	55.00'
C24	15.48'	55.00'
C25	26.29'	55.00'
C26	41.85'	55.00'
C27	5.15'	12.00'
C28	26.17'	82.00'
C29	38.23'	82.00'
C30	61.03'	47.25'
C31	39.39'	74.60'
C32	11.22'	19.05'
C33	30.29'	19.00'
C34	27.49'	34.00'
C35	32.99'	42.00'
C36	31.45'	20.00'
C37	31.39'	20.00'
C38	29.85'	19.00'
C39	66.78'	67.25'
C40	48.69'	62.00'
C41	62.90'	40.00'
C42	62.83'	40.00'
C43	62.89'	40.00'

DEI
Professional Services, LLC
4225 N. 24th St., Ste. 200
Phoenix, AZ 85018
Phone: (602) 954-0618
Fax: (602) 954-0665

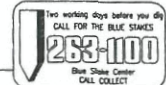
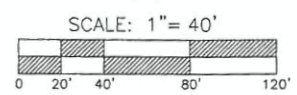
1982 - 2005
23
YEARS OF
EXCELLENCE
DEI Professional Services, L.L.C.

**BUFFALO RANCH
SCOTTSDALE, AZ
PRELIMINARY PLAT**

VERSIONS	REVISIONS

DATE:	07/18/06
PROJ. NO.:	06061
DESIGN:	MS
DRAWN:	ST
CHECK:	PV
SCALE:	1"=40'
CAD FILE:	PP 002

PLAT 2
2 of 2



26-PP-2005
12/29/2005



Neighborhood Involvement Packet

Neighborhood Involvement is required for all General Plan, Conditional Use Permits (including Municipal Use Master Site Permits), Abandonments, Development Review Board, and Board of Adjustment cases. If you are rezoning a property, this is not the correct packet. Please obtain a copy of the Citizen Review Packet.

If you have questions, please contact:

Name: Gabe Williams

Ph No: (480) 312-4205

Note: You are required to return this packet to your Project Coordinator with your Neighborhood Involvement Report.

Neighborhood Involvement Requirements

(Complete the following marked items prior to submitting your application.)

A. You are required to provide information about of your project by

- 1st Class Letter or Postcard
- In Person
- Phone call
- Certified Mail

To the following parties

- Property owners and HOAs within 300'
- Property owners and HOAs within 750'
- Adjacent property owners/ tenants/HOAs
- School District
- Interested party list provided by Project Coordinator

Project Notification shall include the following information:

- Project request and description
- Location
- Size (e g Number of Acres of project, Square Footage of Lot)
- Zoning
- Site plan
- City and Applicant contact names and phone numbers
- Any scheduled open house(s) *-including time, date, and location*

B. You are required to post a 'Project Under Consideration' Sign on the site.

Note: Posting requirements are outlined in the attached Project 'Under Consideration Sign Posting Requirements' handout

- Post sign 10 calendar days prior to your Open House Meeting

-OR-

- Post sign 10 calendar days prior to your formal application submittal

Include the following information on sign

- Project request and description
- Location
- Size (e g. Number of Acres of project, Square Footage of Lot)
- Zoning
- Open House time(s), date(s), and place(s)
- City and Applicant contact names and phone numbers

C. You are required to hold at least _____ Open House Meeting(s).

Provide open house date, time, and location to Project Coordinator
at least 14 calendar days prior to the meeting

D. You are required to submit a Neighborhood Involvement Report to your Project Coordinator with your application – See other side for more information.

What to Include In Your Neighborhood Involvement Report

You are required to provide all of the checked items in a report, which is submitted with your formal submittal to your Project Coordinator.

- A.** Submit either the original, or a copy of the this marked Neighborhood Involvement Packet.
- B.** Document your Project Notification efforts to the Project Coordinator as follows:
- Provide copy of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOA's).
 - Provide the dates contacted, and the number of times contacted.
 - Indicate how they were contacted (e.g. letter, phone call). If certified mail was used, provide receipts of delivery.
 - Provide originals of all comments, letters, and correspondence received.
 - Provide copies of letters or other means used to contact neighbors, the school district, and HOA's.
 - Provide a map showing where notified neighbors are located.
 - Provide affidavit(s) of mailing(s).
- C.** Verify the "Project Under Review" Sign Posting as follows:
- Provide affidavit of posting.
 - Pictures of sign, which are date and time stamped.
- D.** Document the Open House Meeting(s) as follows:
- List dates, times, and locations of open house meeting(s).
 - List dates, times, and locations of any follow-up with interested parties.
 - Provide the sign-in sheets, list of people attended the meeting(s), comment sheets, and written summary of the comments, issues and concerns provided at the open house meeting(s).
 - List the method by which the applicant has addressed, or intends to address, the issues, concerns, and problems identified during the process.



Affidavit of Posting

Required Signed, Notarized originals.
Recommended E-mail copy to your project coordinator

- Project Under Consideration Sign (White) Public Hearing Notice Sign (Red)

Case Number _____

Project Name. _____

Location _____

Site Posting Date _____

Applicant Name _____

Sign Company Name _____

Phone Number _____

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

Applicant Signature

Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal

Acknowledged before me this the _____ day of _____ 20____

Notary Public

My commission expires _____

City of Scottsdale -- Current Planning Division

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

Buffalo Ranch

Neighborhood Involvement

- Attached herewith is a list of all individuals and associations which were contacted as well as a sample of the letter which was sent each.
- The letters were sent on Oct. 27/05 and the summary of subsequent conversations and meetings attached herewith indicate the dates of each respective event.
- A few telephone calls have been received, principally enquiring about the purchase of one of the proposed houses. There have been no calls from anyone with any objection to the development. We have received no written reply or communication from anyone.

Buffalo Ranch

Neighborhood Involvement

We have contacted and met with each of the surrounding home Owner Associations and spoken with the management company for each of these on several occasions.

Oct. 13/05

Met with the President of the Sweetwater Manor Estates Homeowners Association, Mrs. Rosemary Deedle (480 657 7449) which is adjacent to the site to the north across Sweetwater. We reviewed the proposed project in detail. She indicated that her association was pleased with the proposed development and had been closely involved with the zoning case for this site.

Oct. 20/05

Exchanged emails with John Tivnan, who is the President of the Sweetwater Ranch Master Homeowners Association (602 359 0133). He declined my offers for a meeting with his executives and neighbors whom he believed would be interested in learning more about the project. He suggested that I make a presentation to the executive committee and attendees at the scheduled board meeting in Dec. I agreed but asked if an earlier date would be possible.

Oct. 29/05

Spoke with Mr. Scott Morovick (602 791 4309) who was pleased this project was finally going forward. He wanted to know if we would sell him a house at this time. He offered any kind of support we might need in advancing our project.

Oct. 31/05

Spoke with Ray ? (wouldn't leave his name or number) He wanted to know the size, price and timing of the project.

Oct. 31/05

Spoke with Bill Harris (480 827 4877) who is very supportive of the project. He has two daughters who commute to ASU and he wants to buy a larger home than the one in which they are currently living in this neighborhood.

Oct. 31/05

Spoke with Lee Vineyard (480 314 2032) who wished to have a brief explanation of the project. "Is there to be a wall along the wash?" "There is no need for an equestrian trail. That's silly". "Don't need a sidewalk either". He wanted to know if we had drained the swimming pool at the vacant home on the site.

Nov. 1/05

Spoke with Mark Rounsaville (602 702 1290). He is very supportive of the project and offered his assistance if we would like him to speak to anyone in support of the development.

Nov 1/05

Spoke with Mrs. Jillian Harvey (no phone no.) who lives on Corine Dr. in The Courtyards. She is very happy that the former resident and his use of this property are now gone and will be replaced with this project. She considered this site a "blight". She expressed concern over the possibility of commercial aircraft landing at Scottsdale airport and the associated noise.

Nov. 1/05

Spoke with Mr. Corey Wells (602 488 0801) who is a nearby neighbor and a realtor. He is very excited about the increase in local property values which he is certain will result from this project. He would like to buy a house in the development and also offers his professional services to sell. I told him we do our selling in house.

Spoke with Mrs. Mary Render (480 391 3541) She likes the project. She wanted information about the location of the entry/exit on Sweetwater. She hopes that vehicles will not be encouraged/enticed to short-cut through her neighborhood to the north of the project. I expressed my opinion that this likelihood seemed quite remote to me.

Nov. 1/05

Met with the President of Sweetwater Ranch Manor II and Sweetwater Ranch Phase II (480 451 4016) and several interested members of these associations. She indicated that these associations were very supportive of the proposed development. She had several questions concerning construction related issues like dust control, noise in the morning during construction and work times on week-ends. We discussed the hazards posed to everyone by the eucalyptus trees on the southern boundary. An affected resident from Corine St. indicated that he and his neighbors would be happy to see them removed (Mr. Jack Ayres 480 391 1100). He will canvass/confirm with his neighbors and get back to me. Everyone was very supportive.

Also attending were;

Meri Romero	- 480 391 3320
Bill & Carm Crowley	- 480 314 1287
Kirby Everingham	- 480 860 0751
Jane Ayres	- 480 391 1100
Karen Roice	- 480 860 8918

Nov. 10/05

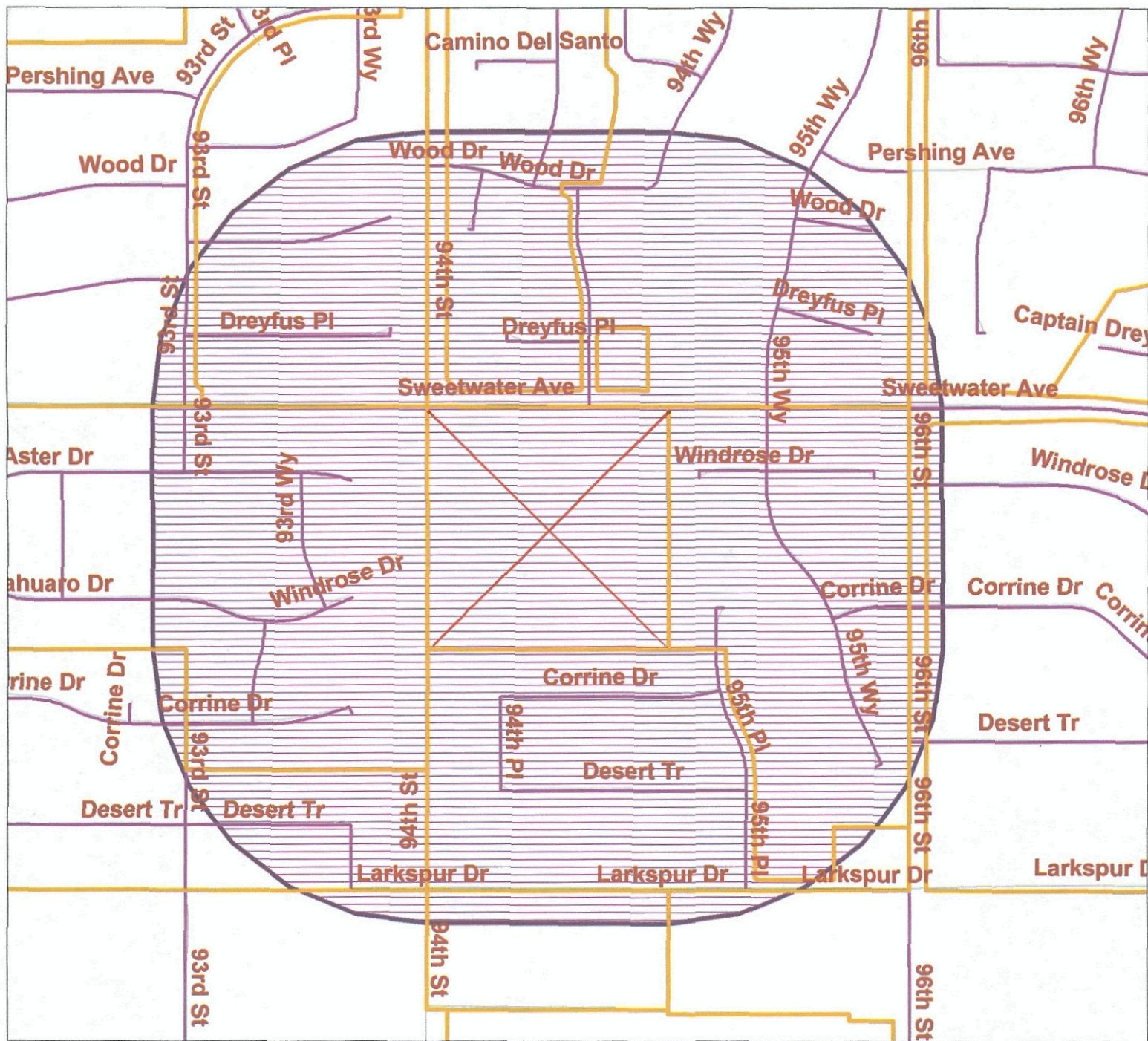
Spoke with Mr. Hamilton (602 541 1964) who lives in The Enclave since 1962. He has seen his 2000 sf. house increase in value from \$135k to \$600k and is certain our project will only continue to increase local values. He is very pleased with what we propose to do.

Dec. 5/05

Met with the President of the Sweetwater Ranch Master Association, Mr. John Tivnan (602 359 0135) and two executive members of their board, Mr. Shel Pierson, and Mr. Rick Steiman, as well as the General Manager of the association, Ms. Elaine Anghel (480 844 2224). This association includes 534 homes (most well to the east). The members of

this board of directors were completely supportive of the project and remarked upon the benefit which they believed it will bring to the surrounding area.

Buffalo Ranch - 750' Notice Area



Buffalo Ranch
Mailing List
(750' Radius)

HAMER HERBERT D/ELEANOR
E
12924 N 93RD WY
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-793

GAVETTE ROSS S/NORMA TR
9461 E CORRINE DR
SCOTTSDALE, AZ 852608414
USA
Parcel 217-24-961

HANSEN EDWARD A/ELAINE
A TR
9550 E CORRINE DR
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-924

SAUCAN LUCIAN
9437 E DREYFUS PL
SCOTTSDALE, AZ 85260 USA
Parcel 217-41-611

AYRES JOHN P/JANET S
9424 E CORRINE DR
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-894

LJM PROPERTIES LLC
110 DURHAM CT
MAPLE GLEN, PA 19002 USA
Parcel 217-24-786

SHAFER SUSAN
9385 E DREYFUS PL
SCOTTSDALE, AZ 85260 USA
Parcel 217-41-839

GREENE LARRY E/DAWN A
12730 N 95TH WAY
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-893

MORTON HERBERT
J/BEVERLY J
9334 E WINDROSE
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-797

BETTES DAVID M/CYNTHIA D
9531 E DESERT TRAIL
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-942

HAFFNER KIP
9344 E CORRINE DR
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-765

OROURKE MARK
BRIAN/KELLY SHOBE
9374 CORRINE DR
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-762

SWEETWATER RANCH
ASSOCIATION
760 S STAPLEY DR STE 3
MESA, AZ 85024 USA
Parcel 217-41-614

VIDEAN JOHN L/KULOVITZ-
VIDEAN AMY M
9420 E DREYFUS PL
SCOTTSDALE, AZ 85260 USA
Parcel 217-41-604

HUTSENPILLER JACK
C/CLARIENCE E
12830 N 95TH WAY
SCOTTSDALE, AZ 852600000
USA
Parcel 217-24-899

GOLDMAN DAVID/LOIS A TR
9569 E ANN WAY
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-903

DAVIES DONALD C
12766 N 95TH WY
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-895

COLLEY RICHARD G/JOANN
9381 E ASTER DR
SCOTTSDALE, AZ 852600000
USA
Parcel 217-24-780

SWEETWATER RANCH
MANOR ASSOC
3620 N 3RD ST
PHOENIX, AZ 85012 USA
Parcel 217-41-095

CONTI VICTOR J/LAURA C
3225 S MCLEOD DR NO 100
LAS VEGAS, NV 89121 USA
Parcel 217-24-754

SINGER HELEN G TR
12878 N 95TH WAY
SCOTTSDALE, AZ 852600000
USA
Parcel 217-24-902

THORSTENSON COLLIN
L/GIBSON TOM/SCHILLER K
TR
SEVEN OAKS CIRCLE
244 GLORIETTA BLVD
ORINDA, CA 945633547 USA
Parcel 217-24-032

BANK WARREN J/AMY A
9478 E DESERT TR
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-956

HURWITZ DIANE H TR
9392 E ASTER DR
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-781

WELLS COREY T
9438 E DREYFUS PL
SCOTTSDALE, AZ 85260 USA
Parcel 217-41-602

MILEWSKI ISABELLA S
13030 N 95TH WAY
SCOTTSDALE, AZ 85260 USA
Parcel 217-41-025

MCDOWELL CRAIG/BRITTANY
9345 E DREYFUS PL
SCOTTSDALE, AZ 85260 USA
Parcel 217-41-834

FELTHOUSE BARBARA J TR
9361 E DREYFUS PL
SCOTTSDALE, AZ 85260 USA
Parcel 217-41-836

HAAS STEPHANIE R
12819 N 95TH PL
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-891

FELDMAN STEPHEN
12942 N 95TH WAY
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-906

EVERINGHAM
RICHARD/KATHRYN
12739 N 95TH PL
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-886

HARVEY GILLIAN M TR
8776 E SHEA BLVD B3A 316
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-763

WEISS JOSHUA/ELIZABETH
TR
9421 E DREYFUS PL
SCOTTSDALE, AZ 85260 USA
Parcel 217-41-609

MCNALLY DIANE
12944 N 93RD WY
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-792

SAUNDERS JOHN R/PAULA R
9359 E WINDROSE DR
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-770

SWEETWATER RANCH
ASSOCIATION
760 S STAPLEY DR STE 3
MESA, AZ 85024 USA
Parcel 217-41-617

LEFEVRE VALERIE D
9503 E DREYFUS PL
SCOTTSDALE, AZ 85260 USA
Parcel 217-41-028

LANGLEY J MICHAEL/EVELYN
S TR
12707 N 95TH PL
SCOTTSDALE, AZ 852600000
USA
Parcel 217-24-884

GANNON DOREEN
12803 N 95TH PL
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-890

RAMACHANDRAN -
VIJAY/SHEILA
7960 N HAYDEN
#204
SCOTTSDALE, AZ 85258 USA
Parcel 217-24-852

DICHIARA ROSEANN N
9335 E WINDROSE DR
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-767

BEGNER STEVEN
LEWIS/DIANA ANDERSON
9342 E WINDROSE DR
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-796

GOAZIOU COLLEEN/BRIAN
9377 E CORRINE DR
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-758

DEH INVESTMENT
MANAGEMENT LTD
PARTNERSHIP
11632 E CORTEZ AVE
SCOTTSDALE, AZ 85259 USA
Parcel 217-24-917

LEWIS CARIN
13010 N 95TH WAY
SCOTTSDALE, AZ 85260 USA
Parcel 217-41-027

BETTES DAVID M/CYNTHIA D
9495 E DESERT TRAIL
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-940

SPISAK BRENDA
9369 E DREYFUS PL
SCOTTSDALE, AZ 85260 USA
Parcel 217-41-837

HAAS DIANE E
9338 E DREYFUSS PL
SCOTTSDALE, AZ 85260 USA
Parcel 217-41-846

KASSEL KRISTINE
9351 E WINDROSE DR
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-769

REMER DOC TR/SPIESMAN
SUSAN B TR
9377 E DREYFUS PL
SCOTTSDALE, AZ 85260 USA
Parcel 217-41-838

SPAETH KENNETH/MARIA M
12945 N 95TH WY
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-871

THORSTENSON COLLIN
L/GIBSON TOM/SCHILLER K
TR
SEVEN OAKS CIRCLE
244 GLORietta BLVD
ORINDA, CA 945633547 USA
Parcel 217-24-033

HENRY HALDANE S
9353 E DREYFUS PL
SCOTTSDALE, AZ 85260 USA
Parcel 217-41-835

PEARSON JOHN T/SUSAN D
12740 N 94TH PL
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-934

MICHAEL MARION E TR
15424 N 54TH PL
SCOTTSDALE, AZ 85254 USA
Parcel 217-24-918

SLISKO JOHN J
9460 E DESERT TRAIL
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-957

MALINASKY PAUL G
12780 N 94TH PL
SCOTTSDALE, AZ 852600000
USA
Parcel 217-24-932

FERNEDING MICHAEL
T/JAMES B
PO BOX 64011
UNIVERSITY
PLACE, WA 98464 USA
Parcel 217-24-888

SWEETWATER RANCH
MANOR ASSOC
15757 N 78TH ST, STE A
SCOTTSDALE, AZ 85260 USA
Parcel 217-41-096

VINYARD LEROY R/JANE B
9536 E WINDROSE DR
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-914

EVANS ODETTE
9574 E CORRINE DR
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-875

CROWLEY WILLIAM T &
CARMELLA R
1575 COLORADO AVE
AURORA, IL 60506 USA
Parcel 217-24-872

WHITE MICHAEL R/DIANNE L
7115 W ALAMO DR
CHANDLER, AZ 85225 USA
Parcel 217-24-850

ZEIGLER SCOTT
13020 N 95TH WAY
SCOTTSDALE, AZ 85260 USA
Parcel 217-41-026

CLAY JUDY
13040 N 95TH WAY
SCOTTSDALE, AZ 85260 USA
Parcel 217-41-024

BRAGG RICHARD L/CHAE
PO BOX 6558
SCOTTSDALE, AZ 85261 USA
Parcel 217-24-925

SWEETWATER RANCH PHASE
II ASSOC
760 S STAPLEY DR NO 3
MESA, AZ 852040000 USA
Parcel 217-24-920

QUIMETTE STEVE R
9337 E DREYFUS PL
SCOTTSDALE, AZ 85260 USA
Parcel 217-41-833

FAIELLA RAYMOND J/JOANNE
9430 E DREYFUS PL
SCOTTSDALE, AZ 85260 USA
Parcel 217-41-603

RIDING JOANNE S TR
9549 E WINDROSE DR
SCOTTSDALE, AZ 852600000
USA
Parcel 217-24-909

SHANNON
ZACHARY/CHRISTINE
13019 N 94TH PL
SCOTTSDALE, AZ 85260 USA
Parcel 217-41-557

PASTEUR MARK J/LORI A
9441 E DESERT TRL
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-937

WHITE SANDRA KAY
5407 W BARBARA AVE
GLENDALE, AZ 85302 USA
Parcel 217-24-908

KAR MICHAEL G/DIANE M
9386 E DREYFUS PL
SCOTTSDALE, AZ 85260 USA
Parcel 217-41-840

SWEETWATER RANCH PHASE
II ASSOC
760 S STAPLEY DR NO 3
MESA, AZ 852040000 USA
Parcel 217-24-968

CURET RICHARD P/MARYLISE
9362 E DREYFUS PL
SCOTTSDALE, AZ 85260 USA
Parcel 217-41-843

FREEMAN BRIAN S
9364 E ASTER DR
SCOTTSDALE, AZ 852600000
USA
Parcel 217-24-784

BROWN SARA N
12931 N 93RD WY
PHOENIX, AZ 85260 USA
Parcel 217-24-778

BOWLING FRANK JR/JAN K
TR
460 W CHERRYWOOD DR
CHANDLER, AZ 85248 USA
Parcel 217-24-952

NISHIMOTO HATSUTO
DICK/HISAE JUNE
12789 N 95TH WAY
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-897

SECCO DARAGONA
FRANCESCO/CLAUDIE F TR
10634 E CHOLLA LN
SCOTTSDALE, AZ 85259 USA
Parcel 217-24-887

EGERT MAURICE M/LYNN P
10 COURT OF FOX RIVER
VALLEY
LINCOLNSHIRE, IL 60069 Us
Parcel 217-41-029

TEMPLIN SONJA M TR
3041 W LAKE SAMMAMISH
PKWY NE
REDMOND, WA 98052 USA
Parcel 217-24-755

LONG JOHN V/CHRISTINE M
9832 E WINDROSE
SCOTTSDALE, AZ 852600000
USA
Parcel 217-24-774

DE LA CRUZ GIL P/IMELDA G
9413 E DREYFUS PL
SCOTTSDALE, AZ 852600000
USA
Parcel 217-41-608

KOUVELAS BASILE M/VERA
M TR
9497 E CORRINE DR
SCOTTSDALE, AZ 852600000
USA
Parcel 217-24-963

GINN E DEWAYNE/BARBARA
J
9515 E DESERT TRAIL
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-941

RENDER MARY L TR
13035 N 94TH PL
SCOTTSDALE, AZ 852600000
USA
Parcel 217-41-558

SWEETWATER RANCH
MANOR ASSOC
15757 N 78TH ST, STE A
SCOTTSDALE, AZ 85260 USA
Parcel 217-41-560

YAMAMORI TETSUNAO/JULIA
TR
12910 N 95TH WAY
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-904

SPAETH KENNETH M/MARIA
M
12895 N 95TH WAY
SCOTTSDALE, AZ 85258 USA
Parcel 217-24-874

FRIEDMAN
DANIEL/ROCHELLE T
9340 E ASTER DR
SCOTTSDALE, AZ 852600000
USA
Parcel 217-24-787

THOMPSON KARL M/KAREN B
10518 E STAR OF THE
DESERT DR
SCOTTSDALE, AZ 85259 USA
Parcel 217-41-606

HILL ARTHUR R JR/ TRICIA A
9496 E DESERT TRL
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-955

NUSSBAUM IRVING M/IRIS
13051 N 94TH PLACE
SCOTTSDALE, AZ 852600000
USA
Parcel 217-41-559

SHANDLER MICHAEL
P/JUDITH N TR
9384 E CORRINE DR
SCOTTSDALE, AZ 852600000
USA
Parcel 217-24-761

MRAOVICH JULIA
12760 N 94TH PL
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-933

TIE JOAN
12820 N 95TH PL
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-919

BROWN CARLTA J
9533 E DREYFUS PL
SCOTTSDALE, AZ 85260 USA
Parcel 217-41-030

MARTINSEN THOMAS M
JR/KOPPINGER RITA
9530 E DESERT TRAIL
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-953

STRICK ROBIN F
9542 E WINDROSE DR
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-913

ABRAHAM RONALD A/LISA P
10943 E ONYX CT
SCOTTSDALE, AZ 85259 USA
Parcel 217-24-873

HAMILTON BRAD
9405 E DREYFUS PL
SCOTTSDALE, AZ 85260 USA
Parcel 217-41-607

LICON LAWRENCE/KAYLA
12720 N 94TH PL
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-935

WESOLOWSKI EVA
2516 E SILVERWOOD DR
PHOENIX, AZ 85048 USA
Parcel 217-24-862

MANN DIANE M (BB)
12901 N 93RD WAY
SCOTTSDALE, AZ 85258 USA
Parcel 217-24-777

BOND RHONDA
9530 E WINDROSE
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-915

ALTER ALLAN W/DELIA S
9533 E CORRINE DR
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-965

ROJKO RICHARD M
12862 N 95TH WAY
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-901

MONTORRO HOME OWNERS
ASSOCIATION INC
1625 E NORTHERN AVE #200
PHOENIX, AZ 85020 USA
Parcel 217-24-814

REICHMAN JACQUELINE D TR
12926 N 95TH WAY
SCOTTSDALE, AZ 852600000
USA
Parcel 217-24-905

DURKEE MICHAEL
9354 E CORRINE DR
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-764

NELSON GERALD D/ B JOAN
9334 E CORRINE DR
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-766

ANDERSON MARK W/ANKICA
9346 EAST DREFUS PLACE
SCOTTSDALE, AZ 85260 USA
Parcel 217-41-845

LANCE DAVID F
9382 E ASTER DR
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-782

FAULKNER C
JAMES/BARBARA M
10588 E ACACIA DR
SCOTTSDALE, AZ 85255 USA
Parcel 217-24-889

MORRIS ROY E/MARLIESE
12723 N 95TH PL
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-885

HARRIS WILLIAM L/TERESA J
9549 E DESERT TRAIL
SCOTTSDALE, AZ 852600000
USA
Parcel 217-24-943

AYRES JOHN P/JANET S
9424 E CORRINE DR
SCOTTSDALE, AZ 85260000
USA
Parcel 217-24-931

DOMINGUEZ FRANCISCO
O/TERESA G
9496 E CORRINE DR
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-927

SWEETWATER RANCH PHASE
II ASSOC
760 S STAPLEY DR NO 3
MESA, AZ 852040000 USA
Parcel 217-24-921

LANDRY RONALD
R/LOURDES A
9479 E CORRINE DR
SCOTTSDALE, AZ 852600000
USA
Parcel 217-24-962

BEULENS JACOBUS
JOHANNES/YEH YI MING
12700 N 94TH PL
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-936

OSWALD KENNETH W TR
12904 N 93RD WAY
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-794

JIMENEZ PHILIP P
9478 E CORRINE DR
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-928

MAISEL MELVIN H/RENEE L
TR
9554 E WINDROSE DR
SCOTTSDALE, AZ 852600000
USA
Parcel 217-24-911

AUSTIN EMILY T
9389 E CORRINE DR
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-759

CARMEAN CLAYTON
HENRY/DEBORAH
9372 E ASTER DR
SCOTTSDALE, AZ 852600000
USA
Parcel 217-24-783

DESERT SHADOWS II INC
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040 USA
Parcel 217-41-902

DODT DAVID W/BRANDY S
9550 E THUNDERBIRD RD
UNIT 147
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-892

YOUNG JOHN W/KATHRYN G
9360 E DESERT TRAIL
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-851

SADASHIVIAH
KUMARASWAMY/GEETHA
9372 E WINDROSE DR
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-775

MEYERS VICKIE L
9328 E DREYFUS PL
SCOTTSDALE, AZ 85260 USA
Parcel 217-41-841

SZABO DENNIS E/KIM L TR
6486 S NETHERLAND WAY
AURORA, CO 80016 USA
Parcel 217-24-896

MURPHY ARGELIA
9572 E WINDROSE DR
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-861

KOSTEL SCOTT
9566 E WINDROSE DR
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-860

WEBER JOY DOREEN
9379 E WINDROSE DR
SCOTTSDALE, AZ 852604595
USA
Parcel 217-24-772

HURLEY DANIEL B/TRACI L
9443 E CORRINE DR
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-960

ROICE KAREN ROSE TR
12965 N 95TH WAY
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-870

MCGREW DOUGLAS R/CAROL
L
9477 E DESERT TRL
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-939

MIED AMBER L
9459 E DESERT TRL
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-938

ADDEO LISA
11855 N 88TH WY
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-785

SWEETWATER RANCH
ASSOCIATION
760 S STAPLEY DR STE 3
MESA, AZ 85024 USA
Parcel 217-41-100

OSHIN DAVID L/HEIDI B
9394 E CORRINE DR
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-760

CASELLA JOSEPH A
9460 E CORRINE DR
SCOTTSDALE, AZ 852600000
USA
Parcel 217-24-929

LUNDAL
ROBERT/MIRTH/JENNIFER
9560 E WINDROSE DR
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-859

DUBIN HAROLD/BARBARA
9429 E DREYFUS PL
SCOTTSDALE, AZ 85260 USA
Parcel 217-41-610

SWEETWATER RANCH
ASSOCIATION
760 S STAPLEY DR STE 3
MESA, AZ 85024 USA
Parcel 217-41-098

GAERTNER ANTHONY C
12846 N 95TH WAY
SCOTTSDALE, AZ 852600000
USA
Parcel 217-24-900

SMITH DONALD R/CAROL C
TR
9440 E DESERT TRAIL
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-958

BILSENS BRIGITA
9362 E WINDROSE DR
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-776

ZINKANN JUSTIN J
12595 N 93RD WY
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-853

SHEAR NEIL DIANE
9425 E CORRINE DR
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-959

FOSTER DORIS M
9548 E WINDROSE
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-912

TAUBMAN BRENDA K
12814 N 95TH WAY
SCOTTSDALE, AZ 852600000
USA
Parcel 217-24-898

ROMERO CARLOS J/MERI E
12868 N 95TH PL
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-916

HARWOOD MICHELE LEE
815 GONZALES RD
SANTA FE, NM 87501 USA
Parcel 217-41-031

HUMERY ELIZABETH A
12884 N 93RD WAY
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-795

DAVIS RICHARD W JR
9369 E WINDROSE DR
SCOTTSDALE, AZ 852600000
USA
Parcel 217-24-771

FEIGHTER JOHN R/STACY L
9370 E DREYFUS PL
SCOTTSDALE, AZ 85260 USA
Parcel 217-41-842

STEWART LARRY J
9514 E CORRINE DR
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-926

SEVIER DOUGLAS N/DIANNE
TR
12515 N 101ST PL
SCOTTSDALE, AZ 85260 USA
Parcel 217-41-844

VASHTY ST CLAIR
9371 E ASTER DR
SCOTTSDALE, AZ 852600000
USA
Parcel 217-24-779

SWEETWATER RANCH
MANOR ASSOC
15757 N 78TH ST, STE A
SCOTTSDALE, AZ 85260 USA
Parcel 217-41-094

GUZYLAK LINDA S
9515 E CORRINE DR
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-964

COX WALTER/MARIA P
9442 E CORRINE DR
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-930

MACDONALD ALLEN
J/STACIE L
9514 E DESERT TRL
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-954

LANGE LAWRENCE
R/JUDIANNE
9389 E WINDROSE DR
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-773

ZUCKERMAN
BERNARD/DORIS TR
9343 E WINDROSE DR
SCOTTSDALE, AZ 852600000
USA
Parcel 217-24-768

DOLCE LEROY J/JUDITH TR
12958 N 95TH WY
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-907

LIEBERMAN DEBORAH SUE
PO BOX 14072
SCOTTSDALE, AZ 85267 USA
Parcel 217-24-756

PERRAULT JAMES R/KAREN
M
19714 41ST AVE NE
SEATTLE, WA 98155 USA
Parcel 217-24-910

BOYETT LAURA L
9365 E CORRINE DRIVE
SCOTTSDALE, AZ 852600000
USA
Parcel 217-24-757

GUERRIER JACK L/SUSAN M
TR
9573 E WINDROSE DR
SCOTTSDALE, AZ 85260 USA
Parcel 217-24-869

ASSOCIATIONS

BILL JOHNSON
CHIEF OF FACILITIES AND
OPERATIONS
SCOTTSDALE SCHOOL
DISTRICT
3811 N 44TH ST
PHOENIX, AZ
85018

CACTUS CORRIDOR
SUSAN WHEELER
9616 E KALIL DR
SCOTTSDALE, AZ
85260

CACTUS CORRIDOR
DAWN BROKAW
9909 E PARADISE DR
SCOTTSDALE, AZ
85260

COALITION OF PINNACLE
PEAK (C O R P)
VICE PRESIDENT
LINDA WHITEHEAD
8912 E PINNACLE PEAK
PMB 275
SCOTTSDALE, AZ 85255

COALITION OF PINNACLE
PEAK (C O R P)
PRESIDENT
BOB VAIRO
10040 E HAPPY VALLEY RD
#451
SCOTTSDALE, AZ
85255

COURTYARDS OF
SCOTTSDALE
PRESIDENT
ANOTHONY PARETE
9279 E ASTON DR
SCOTTSDALE, AZ
85260

LARKSPUR MANOR
COMMUNITY ASSOCIATION
PRESIDENT
WESSON LAMBERT
9406 E BLOOMSFIELD RD
SCOTTSDALE, AZ
8560

LARKSPUR MANOR
COMMUNITY ASSOCIATION
PROPERTY MANAGER
MARK ROUNSAVILLE
21448 N 75TH AVE #6
GLENDALE, AZ
85308

SWEETWATER RANCH
ESTATES I
PROPERTY MANAGER
SWEETWATER RANCH
ESTATE
760 S STAPLEY DR
MESA, AZ
85204

SWEETWATER RANCH
ESTATES PHASE II
PRESIDENT
JACK YOUNG
9360 E DESERT TR
SCOTTSDALE, AZ
85260

SWEETWATER RANCH
ESTATES PHASE II
PROPERTY MANAGER
ELAINE ANGHEL
760 S STAPLEY DR
MESA, AZ
85204

SWEETWATER RANCH
MANOR I
PROPERTY MANAGER
KATHLEEN DECOITE
16441 N 91ST ST STE 11
SCOTTSDALE, AZ
85260

SWEETWATER RANCH
MANOR II
PRESIDENT
JACKIE RIECHMAN
12926 N 95TH WY
SCOTTSDALE, AZ
85260

SWEETWATER RANCH
MANOR II
PROPERTY MANAGER
ELAINE ANGHEL
760 S STAPLEY DR
MESA, AZ
85204

SWEETWATER RANCK
MASTER ASSOCIATION
ELAINE ANGHEL
760 S STAPLEY DR
MESA, AZ
85204



ODYSSEY
HOMES

SAMPLE LETTER

October 26, 2005

Mr. John Doe
123 Love Lane
Scottsdale
Az., 85260

Re: 12855 N. 94th St.
Scottsdale, Az.

Mr. Doe,

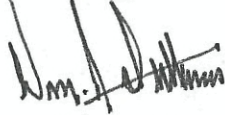
Odyssey Homes has a long tradition of building quality homes in the Scottsdale region and we are excited to announce that we will soon begin development of the vacant ten acres at the S.E. corner of Sweetwater Ave and 94th Street, which property, you are doubtless aware, was until very recently a buffalo and horse stable facility. This property is zoned R1-10 PRD.

Enclosed, please find a proposed site plan describing the arrangement of the gated, twenty-three single-family lots, each averaging approx. eleven thousand square feet in area. An equestrian trail shall be created along the northern site boundary and the natural wash along the eastern edge will remain native.

It is our intention to develop this site to a high standard, which is reflective of the long established and very attractive surrounding communities and we are confident that you will be pleased with our efforts and the resulting enhancement of this intersection.

I look forward to an early opportunity when we can meet. We will advise you of an open house date. In the mean time, I would welcome any comments or questions which you might have. Please contact me at 480 219 8756. Alternately, any questions which you believe are suited to city staff may be directed to Greg Williams of Scottsdale planning Department at 480 312 4205.

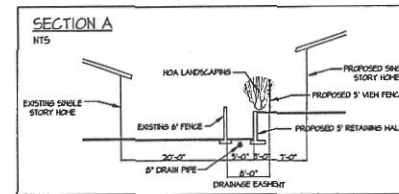
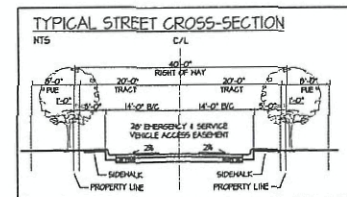
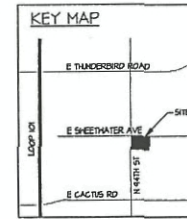
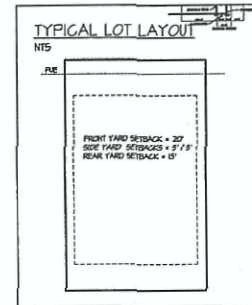
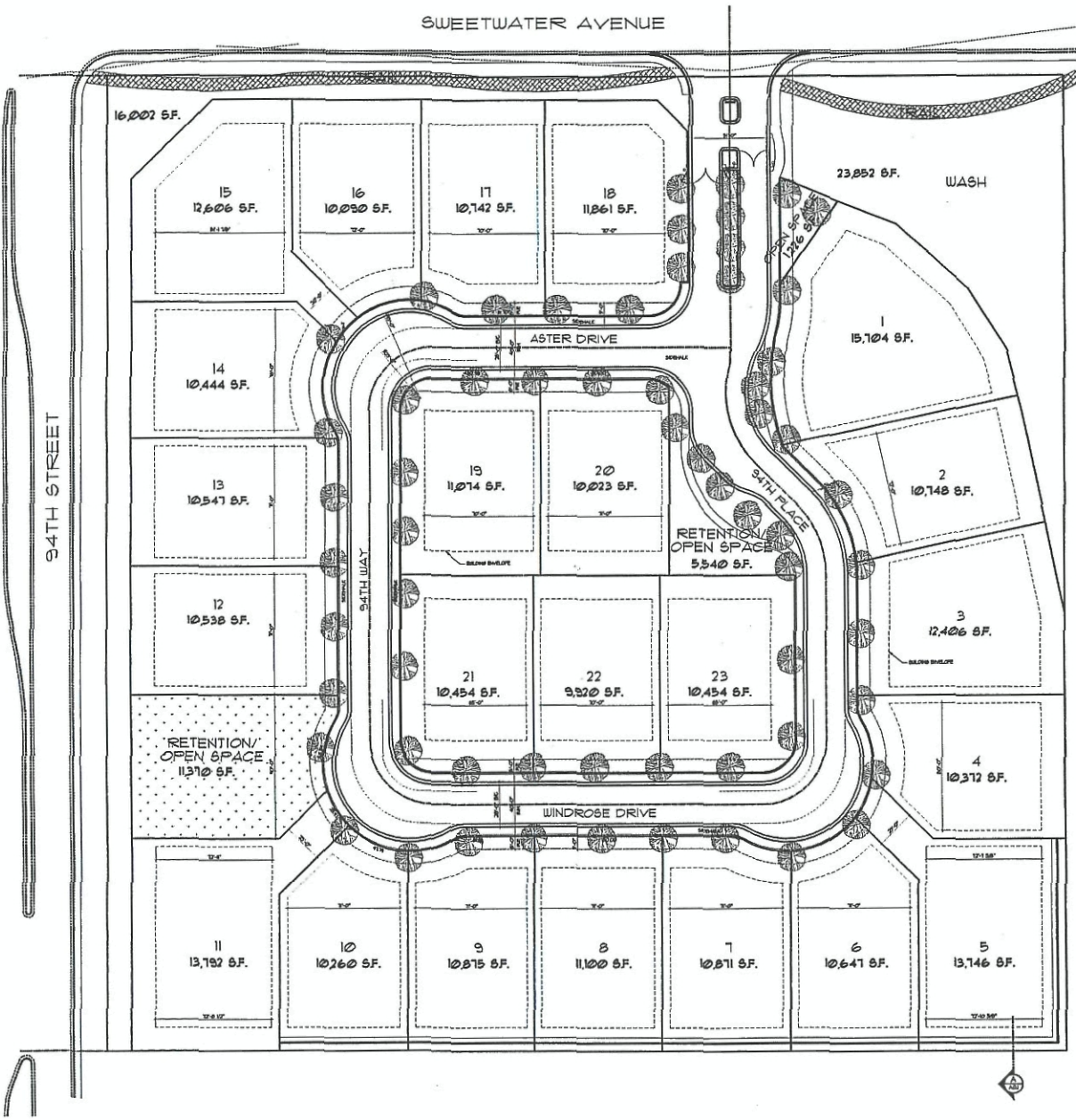
Yours truly,



Wm.J.Patterson
Vice President
Odyssey Homes, LLC

Attachment – Site plan

SWEETWATER AVENUE



PROJECT TEAM INDEX

APPLICANT
 BILL PATTERSON
 ODYSSEY HOMES
 800 EAST CACTUS ROAD - SUITE 500
 SCOTTSDALE, ARIZONA 85260
 TEL: (480) 967-1840
 FAX: (480) 967-4111

BUILDER
 ODYSSEY BUILDERS, LLC
 800 EAST CACTUS ROAD - SUITE 500
 SCOTTSDALE, ARIZONA 85260
 TEL: (480) 967-1840
 FAX: (480) 967-4111

ARCHITECTURAL
 DAVID SIMPSON
 ODYSSEY HOMES
 800 EAST CACTUS ROAD - SUITE 500
 SCOTTSDALE, ARIZONA 85260
 TEL: (480) 967-1840
 FAX: (480) 967-4111

PROJECT INFO.

PROPERTY ADDRESS: 12255 N 94TH ST
 SCOTTSDALE, AZ 85260

PROPOSED USE: RESIDENTIAL / SINGLE FAMILY HOMES SUBDIVISION (PHASE 1)

EXISTING ZONING: RI-10

PROPOSED ZONING: RI-10

DEVELOPMENT OPTION: PHD

NUMBER OF LOTS: 23

GROSS SITE AREA: 10.02 AC. (436,411 SQ FT)

GROSS DENSITY: 2.245 DUA

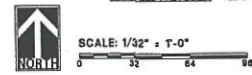
NET SITE AREA: 0.56 AC. (272,874 SQ FT)

NET DENSITY: 2.681 DUA

RETENTION AND LANDSCAPE AREA PROVIDED: 0.456 ACRES (19,871 SQ FT)

EXISTING UTILITIES: YES

LOT SALES PROPOSED: YES (FEE SIMPLE)



ODYSSEY HOMES

8130 E Cactus Rd - Suite 500
 Scottsdale, AZ 85250
 Tel: 480/967-1840 Fax: 480/967-4117

*NO./DATE/ISSUED:

*NO./DATE/REVISION:

*PROJECT TITLE:
PROPOSED RESIDENTIAL DEVELOPMENT AT SWEETWATER & 94TH STREET

*DRAWING TITLE:
PRELIMINARY SITE PLAN

*DATE: OCT. 24, 2005

*SCALE: 1/32" = 1'-0"

*DRAWN:

*APPROVED:

*PROJECT NUMBER:

*DRAWING NUMBER:
***A0.1**



ODYSSEY
HOMES

SAMPLE LETTER

October 27, 2005

Mr. Bill Johnson
Chief of Facilities and Operations
Scottsdale School District
3811 N. 44th St.
Phoenix, Az.
85018

Re: 12855 N. 94th St.
Scottsdale, Az.

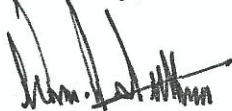
Mr. Johnson,

Odyssey Homes is applying to the City of Scottsdale for a Preliminary Plat approval for an approx. ten acre parcel of land at the south-east corner of Sweetwater Ave. and 94th St. in Scottsdale.

The proposed development of this site shall be twenty-three lots, each of approx. eleven thousand square feet, with a single-family house of approx. 3500 to 4500 sq. ft. on each lot. It shall be a gated development with it's main entrance on Sweetwater Ave.

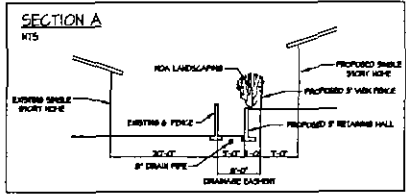
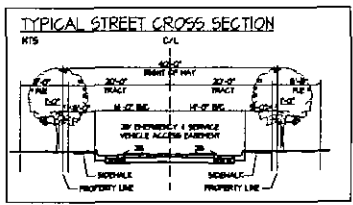
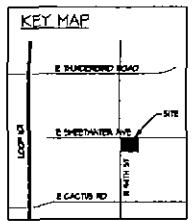
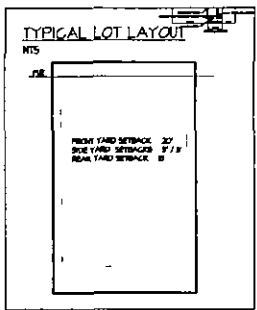
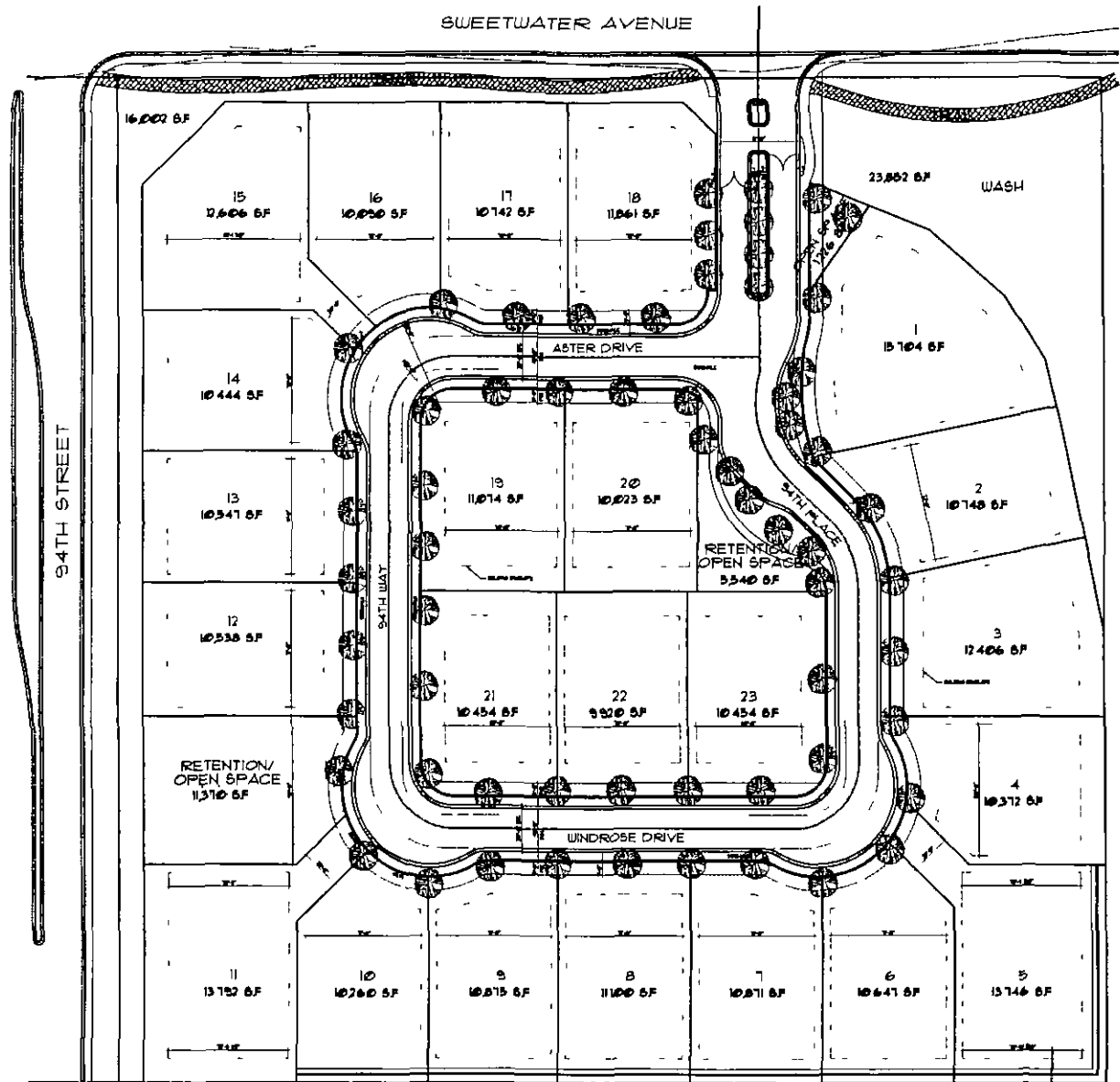
In accordance with the requirement of notice to you, please find attached here a copy of the subject preliminary plat site plan submission.

Yours truly,



Wm.J.Patterson
Vice President
Odyssey Homes, LLC

Attachment – Site plan



PROJECT TEAM INDEX

CLIENT
BILL PATTERSON
CONCRETE HOMES
800 EAST CACTUS ROAD SUITE 1000
SCOTTSDALE, ARIZONA 85260
TEL: (480) 941-7800
FAX: (480) 941-4741

ARCHITECT
DAVID BENTON
CONCRETE HOMES
800 EAST CACTUS ROAD SUITE 1000
SCOTTSDALE, ARIZONA 85260
TEL: (480) 941-7800
FAX: (480) 941-4741

ENGINEER
JOHN F. BULLOCK, LLC
800 EAST CACTUS ROAD SUITE 1000
SCOTTSDALE, ARIZONA 85260
TEL: (480) 941-7800
FAX: (480) 941-4741

PROJECT INFO

PROPERTY ADDRESS: 10027 AC. (136-41) 50 PT
SCOTTSDALE, AZ 85260

PROPOSED USE: RESIDENTIAL 1 SINGLE FAMILY HOMES (CONCRETE DEVELOPER)

EXISTING ZONING: RU 10

PROPOSED ZONING: RU 10

DEVELOPMENT SYSTEM: PHO

NUMBER OF LOTS: 20

APPROX. SITE AREA: 10,027 AC. (136-41) 50 PT

GROUND COVER: 2.2% DIA

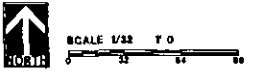
NET SITE AREA: 8.36 AC. (513,814) 50 PT

NET DENSITY: 2,487 DIA

REVISION AND LANDSCAPE AREA PROVIDED: 0.434 ACRES (18,771) 50 PT

EXISTING UTILITIES: YES

LOT VALUES PROVIDED: YES (PER 90-PLD)



ODYSSEY
HOME

A 34' E Cor on the Site 100
Setbacks at 85260
10 480/941 1940 10 480/941 717

NO./DATE/REVISION

NO./DATE/REVISION

PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT AT SWEETWATER & 94TH STREET

DRAWING TITLE
PRELIMINARY SITE PLAN

DATE: OCT 24 2005
SCALE: 1/32" = 1'-0"

DRAWN:
APPROVED:
PROJECT NUMBER:



ODYSSEY

HOMES

July 26, 2006

Mr Greg Williams
Senior Planner
Planning and Development Services
City of Scottsdale
7447 E Indian School Rd
Suite 105
Scottsdale
Az , 85251

Re 26-PP-2005

Mr Williams,

Attached herewith please find a fresh copy of our Title Insurance policy with respect to our Buffalo Ranch plat application

Thank you for including this document in your file

Yours truly

Wm J Patterson
Odyssey Homes, LLC

attacment

SECURITY TITLE AGENCY
3636 North Central Avenue, Suite 140
Phoenix, Arizona 85012

policy issuing agent for
SECURITY UNION TITLE INSURANCE COMPANY

SYDNEY SWEETWATER DEVELOPMENTS, LLC
8130 E Cactus Road #500
Scottsdale, AZ 85260

Date July 25, 2006

In reply, please refer to

Policy No 500517929

Enclosed is your policy of Title Insurance. This Policy contains important information about the Real Estate Transaction you have just completed. Please read it and retain it with your other valuable papers.

A complete and permanent file of the records concerning your policy transaction will be maintained in our office under the above assigned policy number. These records will assure prompt processing of future title orders and save much valuable time, should you wish to sell or obtain a loan on your property. Visit or call any one of our many offices and simply give them your personal policy file number.

We appreciate the opportunity of serving you and will be glad to assist you in any way in regard to your future escrow or title service needs.

Sincerely,

Teri Kamrar/tw
SECURITY TITLE AGENCY
Agents for
SECURITY UNION TITLE INSURANCE COMPANY

Enclosure

SCHEDULE A

POLICY NUMBER 500517929

DATE OF POLICY June 26, 2006 AT 3 18AM

TYPE OF COVERAGE LTAA STANDARD OWNERS COVERAGE POLICY (Amended)

AMOUNT OF INSURANCE \$

PREMIUM \$11,317 00

1 Name of the Insured

SYDNEY SWEETWATER DEVELOPMENTS, LLC, an Arizona limited liability company

2 The estate or interest in the land described or referred to in this schedule covered by this policy is a fee, vested in

SYDNEY SWEETWATER DEVELOPMENTS, LLC, an Arizona limited liability company

3 The land referred to in this policy is situated in the State of Arizona, County of Maricopa and described as follows

EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

EXHIBIT "A"

Lots 7 and 8, Section 18, Township 3 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona,

EXCEPTING all coal, oil, gas and other mineral deposits in the land, as set forth in Patent from the United States of America, and

EXCEPTING all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, pursuant to the provisions of the Act of August 1, 1946 (60 Stat 755)

SCHEDULE B

This policy does not insure against loss or damage by reason of the following

- 1 2006 taxes, a lien, but not yet due and payable
- 2 Water Rights, claims or title to water, whether or not shown by the public records
- 3 Reservations or exceptions in patents or in Acts authorizing the issuance thereof
- 4 *Liabilities and Obligations imposed upon said land by reason of its inclusion within the following District(s)*

East Valley Institute of Technology
- 5 Easement for roadway and public utilities, and rights incident thereto as set forth in Document No 83-431117
- 6 Easement for roadway and public utilities, and rights incident thereto as set forth in Document No 83-431118
- 7 Easement for electric lines and appurtenant facilities, and rights incident thereto as set forth in Document No 84-282439
- 8 Deed of Trust to secure an indebtedness in the amount stated therein
Trustor SYDNEY SWEETWATER DEVELOPMENTS, LLC, an Arizona limited liability company
Trustee M & I MARSHALL AND ILSLEY BANK, a Wisconsin banking corporation
Beneficiary M & I MARSHALL AND ILSLEY BANK, a Wisconsin banking corporation
Amount \$13,277,955 00
Dated May 25, 2006
Recorded May 26, 2006, in Document No 20060719156

Greg Williams
Planning & Development Services
Plan Review & Permit Services
7447 East Indian School Road, Suite 125
Scottsdale, AZ 85251

RE: 26-PP-2005 Buffalo Ranch

Dear Mr. Williams:

We have attempted to be very comprehensive and complete in addressing the City's 2nd review comments and sincerely appreciate your assistance in expediting approval of this project. Please contact me directly with any items you may require to process approval.

Ordinance Related Issues:

(Zoning)

1. There was no revised preliminary plat submitted with the 5/26/06. Staff is unable to verify tract dimensions and compliance with open space and trail easement.

Response: A preliminary plat for the proposed Buffalo Ranch development has been prepared and is included as part of this submittal.

2. Applicant per stipulation #3 of the circulation section of the zoning case calls for a pedestrian circulation plans submitted at DRB for staff approval. A plat must to provide plan for review.

Response: The pedestrian circulation plan is shown on the accompanying Building Envelope Exhibit.

3. Show a one-foot wide vehicular non-access easement along 94th Street and Sweetwater Avenue except any approved street entrance.

Response: The one-foot vehicular non-access easement (VNAE) is shown on the preliminary plat.

4. Show entrance alignment concerning the 94th Place roadway alignment. Dimension the distance from 94th Street to the planned community entrance.

Response: The 94th Place entrance alignment has been dimensioned relative to 94th Street and is shown on the preliminary plat.

5. Revise and dimensioned the right-of-way on Sweetwater Avenue and 94th street. Sweetwater Avenue is shown incorrectly and 94th is not shown at all.

Response: The right-of-way (ROW) dimensions for Sweetwater Avenue and 94th Street are shown on the accompanying preliminary plat.

6. Identify and dimension all easements (trail, drainage, VNAE, etc)

Response: All easements have been identified and dimensioned.

7. GLO Patent Easements exist along the east and south property boundaries. The GLO easements shall release prior or during City Council approval.

Response: Application 23-AB-2005 is currently in process.

26-PP-2006
rev: 7/21/2006

8. The proposed driveway entrance for lot #18 shall be limited by a 1-foot Vehicle No Access Easement to the southern 30 feet of the property frontage.

Response: The VNAE for the 30-ft of property frontage has been added.

9. North boundary on the ALTA shows an electric easement that is not shown on the Preliminary Plat.

Response: The 6-ft electrical easement is shown on the preliminary plat.

10. Building height shall be measured by average top of curb + 1 foot. It appears that fill will be proposed to compensate some of the drainage issues. This may affect the structure that maybe proposed on these lots and the applicant should review as this may restrict these lots in height. Topography shall be identified and labeled on the G & D to show height compliance can be met.

Response: The topography has been labeled on the concept grading and drainage plan

11. Provide a wall exhibit to demonstrate compliance with stipulation #7 of the zoning case. See Exhibit (Does not meet the intent of the stipulations).

Response: Wall details are shown on Landscape Plans L2 and L3

12. The proposed site plan does not meet the stipulations within case 16-ZN-2004. The site plans have been revised to remove open space and relocate retention areas. Walls shall be meandering and open to the open space from public right-of-way. The current plans due not provide open areas along 94th street.

Response: Visible and accessible open space is located at southwest corner of site on 94th Street.

(Legal)

1. Provide a current Title Insurance Policy, or Commitment for Title Insurance to demonstrate proof of ownership and any liens or encumbrances on the property no older than 30 days. Title report is from August (per-app submittal) which matches the application.

Response: Current Title Policy will be provided within a couple of days, as of July 19, 2006.

2. The vested landowner must sign the application or provide a letter of authorization for the applicant to act on their behalf.

Response: Applicant is the vested landowner, Sydney Sweetwater Developments, LLC.

(Drainage)

1. The report states that revisions have been made to the City's master plan HEC-1 modeling to make it site specific. There are no details in the narrative about the modifications the provided. While I have reviewed the HEC-1 modeling and I believe that the revisions meet our standards with some minor errors, specific narrative about the modifications are required in accordance with the DS & PM.

Response: Details were added to the report to clarify changes DEI made to the City's provided model as follows:

"The COS has provided a copy of a portion of the HEC-1 model they are developing. The model provided included precipitation parameters, Subbasin parameters, storage parameters, and routing details, i.e.: length, slope, type, etc. DEI extracted from the model provided, those Subbasins that

were upstream of the project into a separate model. DEI made modifications, where necessary, to the HEC-1 input file to reduce instability and/or errors in the model provided by the City. In most cases, where Kinematic Wave channel routing was specified, the model was changed to Muskingum-Cunge with a typical cross section entered, using the provided details of the reach, i.e.: length, slope, side-slope, roughness, width, depth, etc. This corrected most of the non-convergence errors seen in the provided model. Many of the entities provided in the existing model had the same names, i.e.: Subbasins, Retention Basins, Routing Channels. DEI changed the names, where more than one entity had the same name, to a unique name.”

2. Specific narrative about the selection of all hydrologic and hydraulic parameters used in the analysis is required in accordance with the DS & PM.

Response: See response to Drainage Comment #1.

3. The report states that revisions have been made to the City’s master plan HEC-1 modeling to make it site specific. No details in the narrative about the modifications have been provided. While I have reviewed the HEC-1 modeling and I believe that the revisions meet our standards with some minor errors, specific narrative about the modifications are required in accordance with the DS & PM.

Response: Comment same as Drainage Comment #1. See to Drainage Comment #1.

4. Specific narrative about the selection of all hydrologic and hydraulic parameters used in the analysis is required in accordance with the DS & PM.

Response: Comment same as Drainage Comment #2. See to Drainage Comment #1.

5. Electronic files should be included with every submittal as required by the DS & PM.

Response: A copy of the HEC-1 analysis is included with this submittal.

6. Routing should be the Normal Depth method as proscribed in the DS & PM or specific narrative justifying the appropriateness of an alternative method must be provided.

Response: All channel routing is Normal Depth.

(Water & Sewer)

1. Need a second connection to the City’s water system at 94th. Show appropriate tract with easement on the prelim plat.

Response: A second connection to 94th Street with easement has been added to the preliminary Plat.

Policy Related Issues:

(Site Design)

1. Provide an additional exhibit to show how the wall along 94th Street

Response: Detail of wall provide on L2 and L3

(Drainage)

1. All continuity summary warning messages should be addressed and removed from the HEC-1 modeling.

Response: Continuity Summaries are part of the HEC-1 output file when Kinematic Wave or Muskingum-Cunge routing is used. All values for the Continuity Error Percent are less than +/- 2.0%, which is acceptable. To keep the Drainage Report a manageable size, the Continuity Summary was removed from the printed model. The unedited output file is located on the provided CD.

2. Bleed off rates for detention basins should be proposed and drawdown times calculated. Bleed off rates should not exceed 1 cfs (average).

Response: A minimum bleed off rate has been proposed within Section 3.3 of the Preliminary Drainage Report

3. The point rainfall value modeled is 3.196. However, the entire watershed is shown on the isopluvial maps as being greater than 3.2 inches. Please verify and revise as appropriate.

Response: It was assumed that the provided model included the appropriate precipitation.

4. While I believe that sufficient freeboard exists in the proposed channel easement to address minor modifications to the calculated water surface elevations, detail in the hydraulic analysis should be provided in the final drainage report and should include HEC-RAS modeling.

Response: A thorough HEC-RAS analysis should include at least 200' upstream and downstream of the project boundaries to stabilize the model for the area of interest. That is best achieved by acquiring surveyed cross-sections every 50' above and below the project site. Aerial photos and City provided topography indicate the channel on the downstream side of the project widens significantly, thereby reducing any anticipated backwater effect on the cross-sections through the site. The impoundment created by Sweetwater Avenue on the upstream side of the site creates a controlled outlet condition to the cross-sections through the site. Therefore, we feel the analysis provided, including a fourth cross-section at the narrowest point, would not be greatly improved by a HEC-RAS analysis and in fact may be less conservative.

(Open Space)

1. Provide an open space worksheet to comply with stipulation #5 of 16-ZN-2004.

Response: The open space worksheet is shown on the accompanying Building Envelope Exhibit.

2. All areas that shall be maintained by the community shall be held in tracts. Provide architectural details for all community features to include any community wall, security gate, recreational equipment, etc.

Response: All Tracts shown. Walls, gates, etc. shown on site plans and landscape drawings.

3. Trees shall not be located in PUE per provided typical street cross-section.

Response: The trees have been removed from the PUE.

4. All areas that will be maintained by the community shall be held in tracts. Provide architectural details for all community features to include any community wall, security gate, recreational equipment, etc.

Response: As in 2 above.

(Circulation)

1. Site entrance should align with existing street located north of the site.

Response: Pending confirmation from Phil Kercher.

2. Construct a sidewalk along Sweetwater Avenue full property frontage.

Response: A sidewalk is shown along the full property frontage on the preliminary plat.

3. Dedicated a 15-foot wide trail easement along Sweetwater Avenue.

Response: A 15-ft wide trail easement is shown along Sweetwater Avenue on the preliminary plat.

4. Internal streets should be 28' back of curb with sidewalk along at least one side of the street.

Response: The typical street section is shown on the cover sheet for the preliminary plat.

(Elevation Design)

1. Provide conceptual architectural details for all community features to include community wall, security gate, recreational feature, etc. to the satisfaction of City of Scottsdale staff.

Response: As in 2 and 4 of "Open Space" above.

2. Demonstrate that wall provided along 94th Street and Sweetwater Avenue will meander and that open space will be visible from these streets.

Response: Provided. See landscape drawings L2 and L3 for detail.

Technical Corrections

(Site)

1. Pedestrian circulation- applicant should consider adding a trail through Tract "D" and provide a gate to access sidewalk along 94th street.

Response: Provided. See landscape drawings.

(Landscaping)

1. All trees shall be fifteen (15) gallon minimum size and at least fifty (50) percent of those trees must be mature as defined in article III of the zoning ordinance. All plants must be from the Arizona Department of Water Resources Drought Tolerant / Low Water Use Plant List of the Phoenix Active Management Area. No Quantities provided.

Response: Revised. See landscape drawings for specs and quantities.

(Lighting)

1. Applicant is proposing landscape lighting including light fixtures on the perimeter wall.

Response: None shown.

If you have any questions or concerns, please do not hesitate to contact me by phone at (602) 954-0038 Ext. #244. We appreciate your assistance and your time.

Sincerely,
Joseph Cirone, PE

A handwritten signature in blue ink that reads "Joe Cirone". The signature is written in a cursive, flowing style.

Project Engineer
DEI Professional Service, LLC



Arizona Department of Transportation
Intermodal Transportation Division

206 South Seventeenth Avenue Phoenix, Arizona 85007-3213

Janet Napolitano
Governor

Sam Elters
State Engineer

Victor M. Mendez
Director

November 7, 2005

City of Scottsdale Planning Department
7447 East Indian School Road #105
Scottsdale, Arizona 85251
Attention: Planning & Zoning

RE: Odyssey Homes / 94th Street & Sweetwater Road

Dear Sir or Madam:

Thank you for your notification regarding the Preliminary Plat for the subject referenced above. After a complete review, we have concurred that the proposed Plan at this time will have no impact on our highway facilities in this area.

ADOT does reserve the right to review and comment on all development plans for this site as to any impact they may have on the State Highway System.

Should you have any questions, you may contact me at 602-712-8755 or by fax at 602-712-3051, or in writing at 205 S. 17th Avenue, Right of Way Project Management Section, Suite 349 MD 612E, Phoenix, Arizona 85007. Thank you in advance for your cooperation.

Sincerely,

LOUIS J. MALLOQUE,
Right of Way Agent III
lmalloque@azdot.gov

* 26-PP-2005 Buffalo
- 16-2N-2004 RANCH
THE LEGENDS OF TOSCANA
12855 N. 94th St



2001 Award Recipient

Mailing Online Welcome

Document and Mail List Preview

Important Service Update

Step-By-Step

Introduction

 1. Select Document 2. Select Mail List**3. Order Preview**

4. Mailing Options

5. Pay for your order

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Cost Estimator

Product Information

Site Survey

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Order Status

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Help

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- Click 'Continue' to go to the next step in the process.

Record 1 of 284

Page 1 [2](#)


KEEPING YOU INFORMED KEEPING YOU INFORMED KEEPING YOU INFORMED KEEPING YOU INFORMED

Dear Property Owner:

This is to inform you of a request for approval of a Preliminary Plat for a gated, twenty-three lot, single-family residential sub-division.

This case will be scheduled for a Public Hearing in the near future. Please call the staff or applicant contact as soon as possible if you would like to learn more or provide input about this request.

Staff contact: Greg Williams, 480-312-4205
Applicant contact: William T. Patterson, 480-219-8768

For information on the status of this case, or to view application materials, call 480-312-7000 or click on the link to 'Projects in the Public Hearing Process' at:
www.ScottsdaleAZ.gov/Projects/

For public participation opportunities, please call 480-312-2647 or visit us online at:
www.ScottsdaleAZ.gov/BIldgResources/Awareness/

The case file may be viewed at Planning and Development Services, 7447 E Indian School Road, Suite 105

*The image shown above is a low-resolution screen image. It does not represent the product.

I have reviewed the low resolution preview and approve it for mailing

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January 3, 2006

Ray Segerman
Ray Segerman Inc
11601 N Bancroft Dr
Phoenix, AZ 85028

Re 900-PA-2005

Applicant

The City of Scottsdale's Planning & Development Services Division has received your development application. Your application has been assigned case number **25-PP-2005**.

The next step in the development process is a detailed review of your application by the city staff. Upon completion of this review, a Development Review Board hearing date will be scheduled. Approximately one week prior to the date of your Development Review Board hearing, you will receive a staff report that discusses your proposal and includes pertinent development stipulations.

If you have any questions or concerns, please contact Tim Curtis, the Project Coordinator handling your case, or the Current Planning desk at 480-312-7000.

Thank You,

A handwritten signature in cursive script that reads "Bonnie Fuller". The signature is written in black ink and is positioned below the "Thank You," text.

Bonnie Fuller
Coordination Specialist
Current Planning
City of Scottsdale
480-312-4213