



7502 East Main Street Scottsdale, Arizona 85251
Phone (480) 994-0994 Fax (480) 994-7332 email astedman@lvadesign.com

DATE: 10/2/2006
TO: City of Scottsdale Development Services Department
Attn: Don Hadder
FROM: Alex Stedman, LVA
CC:
JOB#: 0425.2
REF#: 21-UP-2005: Sereno Canyon Community Center – Letter of Extension

Please accept this letter as a request to maintain the status of the Sereno Canyon Use Permit Application File (21-PP-2005) on record with the City of Scottsdale. The applicant is currently working to revise the site plan, theming and elevations to reflect internal architectural review of the community center and gate house elements. The applicant expects to resubmit the necessary materials for staff review prior to the end of the year.

Please do not hesitate to contact me if you have any questions or concerns. Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Alex Stedman", is written over a printed name.

Alex Stedman



April 11, 2008

Tom Rief
Land Development Services LLC
5635 N Scottsdale Rd Ste 130
Scottsdale, AZ 85251

Re: 214-PA-2004
21-UP-2005
Sereno Canyon Community Center

Dear Tom Rief,

This is to advise you that the case referenced above was approved at the August 27, 2007 City Council meeting. Enclosed is a copy of the approved ordinance and/or resolutions for the case referenced above. Please distribute all necessary copies to any persons involved with this project and remove the red hearing sign as soon as possible. If you have any questions, please contact me at 480-312-2542.

Sincerely,

Frances Cookson
Planning Specialist

RESOLUTION NO. 7339

A RESOLUTION OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, TO ADOPT A CONDITIONAL USE PERMIT FOR A COMMUNITY CENTER LOCATED AT 24095 N. 124TH STREET.

WHEREAS, the Planning Commission has held a public hearing on June 13, 2006; and

WHEREAS, the City Council, has held a public hearing on August 27, 2007;

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council finds:

- a) that the granting of this conditional use permit per stipulations set forth on Exhibit 2 will not be materially detrimental to the public health, safety or welfare based on the following factors: damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination and impact on surrounding areas resulting from an unusual volume or character of traffic;
- b) that the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas; and

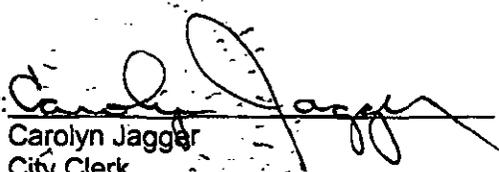
Section 2. That the above conditional use permit is described in Case No. 21-UP-2005, and the property is shown on Exhibit 1 and the conditional use permit approval is conditioned upon compliance with all stipulations attached hereto as Exhibit 2 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this 27th day of August 2007.

ATTEST:

CITY OF SCOTTSDALE, an Arizona
municipal corporation

By:

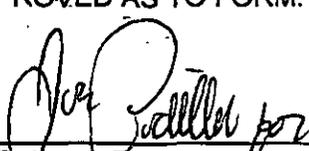

Carolyn Jagger
City Clerk

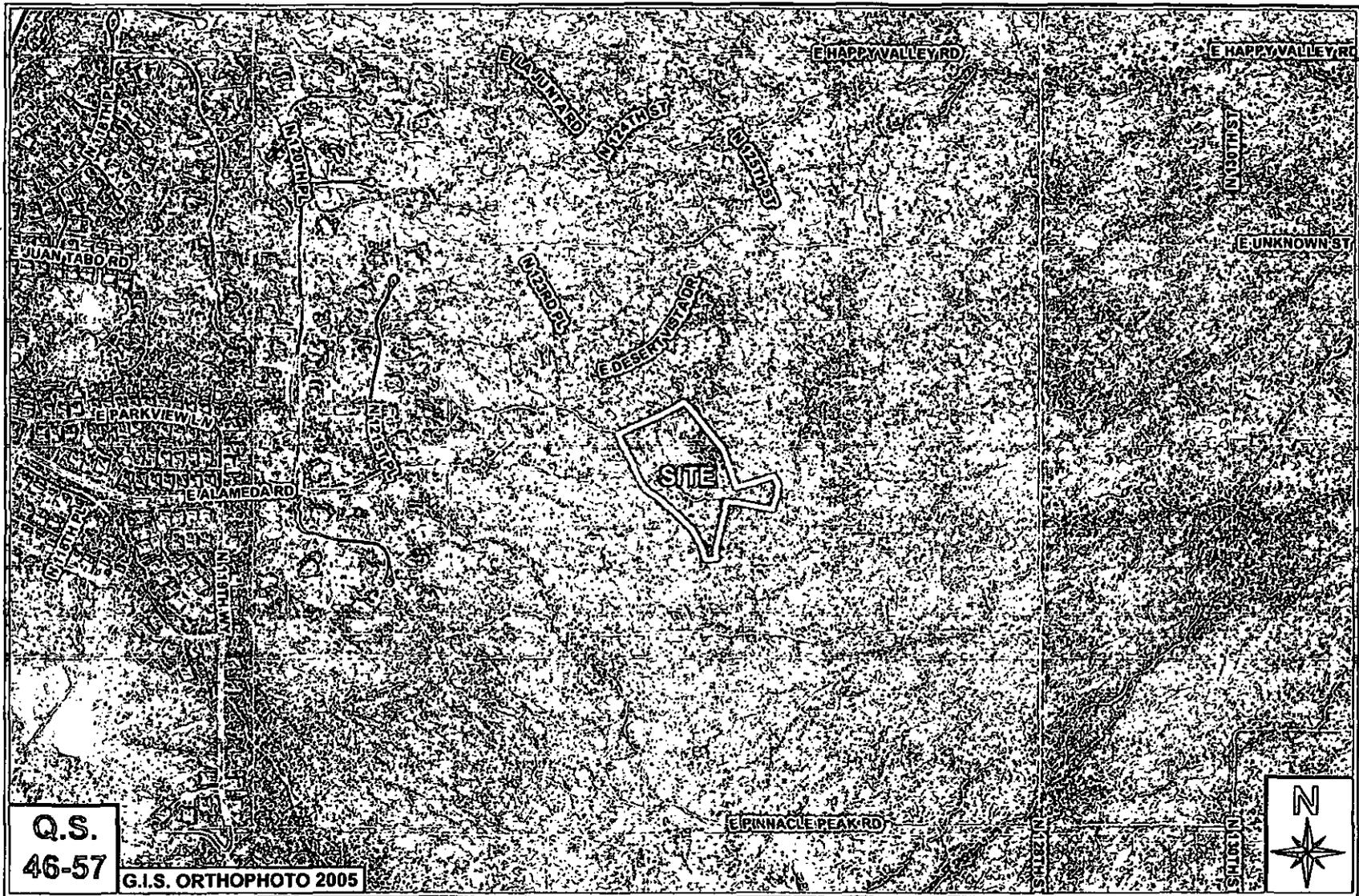
By:


Mary Mansos
Mayor

APPROVED AS TO FORM:

By:


Deborah Robberson
City Attorney



Q.S.
46-57

G.I.S. ORTHOPHOTO 2005

Sereno Canyon Community Center

21-UP-2005

EXHIBIT #1

STIPULATIONS FOR CASE 21-UP-2005

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

PLANNING/ DEVELOPMENT

1. **CONFORMANCE TO DEVELOPMENT SUBMITTAL.** Development shall conform with the conceptual site plan submitted by Land Development Services, LLC and dated 3/21/2007. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. **PEDESTRIAN ACCESS.** With the Development Review Board submittal, the developer shall submit a plan providing pedestrian access to the commercial and recreational areas on and adjacent to the site.

ENVIRONMENTAL DESIGN

1. **NATURAL AREA OPEN SPACE (NAOS)-IDENTIFICATION.** With the Development Review Board submittal, the developer shall submit a plan for the site identifying the required NAOS and a table identifying, as to each lot and tract, the required amount of NAOS, the percentage of slope, and the type of land form.
2. **NATURAL AREA OPEN SPACE-DEDICATION, CONVEYANCE AND MAINTENANCE.** With the Development Review Board submittal, the developer shall submit documents, to the satisfaction of city staff, showing that all required NAOS shall be dedicated or conveyed in conformance with the Scottsdale Revised Code and permanently maintained as NAOS.
3. **BOULDERS AND BEDROCK OUTCROPS.** With the Development Review Board submittal, the developer shall submit a plan identifying all boulders larger than four (4) feet in diameter and all bedrock outcrops.
4. **HEIGHT OF NON-INDIGENOUS PLANT MATERIAL.** Non-indigenous plant material which has the potential to reach a mature height greater than 12 feet shall not be planted on the site. A plant list that complies with this stipulation is subject to Development Review Board approval. The developer shall state this stipulation on the final plans.
5. **OUTDOOR LIGHTING.** The maximum height of any outdoor lighting source shall be 16 feet above natural grade at the base of the light standard except for recreation uses, which shall comply with the outdoor lighting standards of the Scottsdale Zoning Ordinance.

CIRCULATION

1. **PEDESTRIAN CIRCULATION PLAN.** With the Development Review Board submittal, the developer shall submit a Pedestrian Circulation Plan for the site, which shall be subject to city staff approval. This plan shall indicate the location and width of all sidewalks and pedestrian pathways.
2. **MULTI-USE TRAIL.** Before any certificate of occupancy is issued for the site, the developer shall construct multi-use trails as shown on the submitted preliminary plat. The trails shall be contained within a minimum 15-foot wide public access easement. The alignment of the trail shall

be subject to approval by the city's Equestrian Coordinator prior to dedication. The trail shall be designed in conformance with the Design Standards and Policies Manual - Landscaping and Parks.

DRAINAGE AND FLOOD CONTROL

1. **CONCEPTUAL DRAINAGE REPORT.** With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:
 - a. Identify all major wash corridors entering and exiting the site, and calculate the peak discharge (100-year, 6-hour storm event) for a pre- versus post-development discharge comparison of ALL washes which exit the property.
 - b. Determine easement dimensions necessary to accommodate design discharges.
 - c. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
 - d. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
 - e. Include a complete description of requirements relating to project phasing.

- 6. The Side Door (Beer and Wine Bar) Liquor License**
Request: Consider forwarding a recommendation to the Arizona Department of Liquor Licenses and Control for a person and location transfer of a series 7 (beer and wine bar) liquor license.
Location: 3370 N. Hayden Road, Suite 126
Reference: 65-LL-2007
Staff Contact(s): Frank Gray, Planning and Development Services General Manager, 480-312-2890, fgray@scottsdaleaz.gov; Connie Padian, Chief Planning and Administration Officer, 480-312-2664, cpadian@scottsdaleaz.gov
- 7. Stax Burger Bistro (Beer and Wine Bar) Liquor License**
Request: Consider forwarding a recommendation to the Arizona Department of Liquor Licenses and Control for a new series 7 (beer and wine bar) liquor license for an existing business with a series 12 (restaurant) liquor license at an existing location.
Location: 4400 N. Scottsdale Road, Suite 12
Reference: 66-LL-2007
Staff Contact(s): Frank Gray, Planning and Development Services General Manager, 480-312-2890, fgray@scottsdaleaz.gov; Connie Padian, Chief Planning and Administration Officer, 480-312-2664, cpadian@scottsdaleaz.gov
- 8. Sereno Canyon Community Center Conditional Use Permit**
Requests:
 0. Approve a Conditional Use Permit for a community center on a 11.2± acre parcel located east of North 122nd Street between Pinnacle Peak and Happy Valley roads.
 0. Adopt Resolution No. 7339 affirming the Conditional Use Permit and finding that the Conditional Use Permit stipulations have been met.**Location:** 24095 N. 124th Street
Reference: 21-UP-2005, 1-ZN-2005, 22-PP-2005, Dynamite Foothills Character Area Plan
Staff Contact(s): Frank Gray, General Manager Planning and Development Services, 480-312-2890, fgray@scottsdaleaz.gov; Lusia Galav, Current Planning Director, 480-312-2506, lgalav@scottsdaleaz.gov
- 9. Construction Services Contract for Indian Bend Road**
Requests:
 0. Adopt Resolution No. 7323 authorizing Construction Manager at Risk (CM@Risk) Construction Phase Services Contract No. 2007-136-COS with Hunter Contracting Co., for the guaranteed maximum price of \$19,326,924.91 for construction of Indian Bend Road between Scottsdale and Hayden roads; directing that fee title in certain real property be acquired by dedication, donation, purchase, or the use of power of eminent domain; and establishing utility easements over a portion of certain City-owned land located southeast of Scottsdale and Indian Bend roads.
 0. Authorize payment to Arizona Public Service for an approximate amount of \$800,000 from CIP project S0402, Indian Bend Road, for the conversion of overhead 12 kV lines and installation of streetlights.
 0. Authorize a capital budget transfer in the amount of \$9,580,000 from CIP project S0204 Pinnacle Peak Road to CIP project S0402 Indian Bend Road.

Related Policies, References:

- On November 3, 2003, Council awarded Engineering Services Contract No. 2003-157-COS to URS Corporation for evaluating design options for Indian Bend Road between Scottsdale and Hayden roads
- On October 4, 2004, Council authorized modifications to Engineering Services Contract No. 2003-157-COS with URS Corporation in the amount of \$1,274,935 to prepare contract documents for the construction of Indian Bend Road between Scottsdale and Hayden roads
- On September 19, 2006, Council awarded Contract No. 2006-131-COS to Hunter Contracting Co., for CM@Risk Design-Phase Services for Indian Bend Road between Scottsdale and Hayden roads
- On March 6, 2007, Council adopted Resolution No. 7134 authorizing the acquisition of right-of-way for the widening of Indian Bend Road from Scottsdale to Hayden roads
- On January 11, 2005, Council approved Franchise Agreement No. 2004-118-COS with Arizona Public Service

Staff Contact(s): Dan Worth, Municipal Services General Manager, 480-312-2776, dworth@scottsdaleaz.gov

- 10. Job Order Contracting Construction Services Contract for Citywide Paving, Concrete and Storm Drain Work**
Request: Adopt Resolution No. 7337 authorizing Job Order Contracting Construction Services Contract No. 2007-143-COS with Banicki Construction for Citywide paving, concrete and storm drain work.
Staff Contact(s): Dan Worth, Municipal Services General Manager, 480-312-2776, dworth@scottsdaleaz.gov
- 11. Intergovernmental Agreement with Maricopa County to Accept Free Public Safety Software**
Request: Adopt Resolution No. 7349 authorizing the Mayor to execute Intergovernmental Agreement No. 2007-144-COS with Maricopa County which will authorize the Police Department to accept a copy of the County developed and owned "Justice Web Interface" software application. Under the Agreement, ownership of the copy received by the Police Department will be transferred to the City.
Staff Contact(s): Alan G. Rodbell, Chief of Police, 480-312-1900, arodbell@scottsdaleaz.gov; Brad Hartig, Chief Information Officer, 480-312-7615, bhartig@scottsdaleaz.gov
- 12. Intergovernmental Agreement with the City of Mesa for Cooperative Law Enforcement Training Operations**
Request: Adopt Resolution No. 7350 authorizing Intergovernmental Agreement No. 2007-151-COS with the City of Mesa for cooperative law enforcement training operations between the Scottsdale and Mesa Police departments.
Related Policies, References: The City is authorized to enter into this agreement pursuant to A.R.S. § 11-952 and the City Charter, Article 1, 3-1.
Staff Contact(s): Alan G. Rodbell, Chief of Police, 480-312-1900, arodbell@scottsdaleaz.gov

MOTION AND VOTE – CONSENT AGENDA

COUNCILMAN LITTLEFIELD MOVED TO APPROVE CONSENT AGENDA ITEMS 1 THROUGH 12, FINDING ITEM 8 MEETS THE CONDITIONAL USE PERMIT CRITERIA. COUNCILMAN MCCULLAGH SECONDED THE MOTION, WHICH CARRIED 6/0.

Public Comment - None

City Manager's Report - None

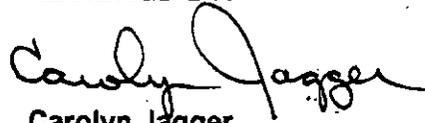
Adjournment

With no further business to discuss, the meeting adjourned at 5:09 P.M.

SUBMITTED BY:

AV Tronics, Inc.

REVIEWED BY:


Carolyn Jagger
City Clerk

Officially approved by the City Council on September 18, 2007



November 23, 2004

Dear Neighboring Property Owner:

The purpose of this letter is to advise you that a request has been submitted by Crown Community Development to the City of Scottsdale to grant a Density Incentive for Open Space in order to build 121 homes on 328 acres located approximately between 122nd Street and 128th Street and the Pinnacle Peak Road alignment and Happy Valley Road alignment. This is not a rezoning request. The request will result in approximately 21 percent more open space than the City currently requires. This new development will be custom homes with public trails built on development envelopes compatible with the terrain.

If you would like more information, you are invited to attend a neighborhood open house to be held Thursday, December 2, from 6 to 7 PM in the Multi Use Room of La Mirada Desert Park, located at 8950 E. Pinnacle Peak Road. If you cannot attend the open house, or would like more information, please feel free to call Technical Solutions, who have been working on our behalf in contacting neighborhood property owners about this project, at 602-957-3434. The City of Scottsdale Project Coordinator for this project is Tim Curtis who can be reached at 480-312-4210.

Sincerely,

Teri Frankiewicz
Vice President of Community Development

Cc: Tim Curtis, City of Scottsdale

Crown Community Development
 Community Open House
 Sign-In Sheet
 Thursday, December 02, 2004

Print Name	Address	Phone
1. Jack Fisher	23429 N 83 ST 85255	⁴⁸⁰ 585 C132
2. ARNOLD MARTIN	24567 N 121 ST 85255	230-6663
3. Gina McK	"	"
4. Ray Rold	9257 E Flg ^{Ln} 55255	357-0700
5. LYNN CARLSON	LUXOR HOMES	330-4997
6. CAROL BOLES	26024 N 11 th Ave PH 85027	623 4920302
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June 1, 2005

Dear Neighboring Property Owner:

As you know from previous notifications, a request has been submitted by Crown Community Development to the City of Scottsdale to grant a Density Incentive for Open Space in order to build 122 homes on 328 acres located approximately between 122nd Street and 128th Street and the Pinnacle Peak Road alignment and Happy Valley Road alignment. As you will recall from a previous neighborhood open house meeting on December 2, 2004, this is not a rezoning request. The request will result in approximately 21 percent more open space than the City currently requires. This new development will be custom homes with public trails built on development envelopes compatible with the terrain.

We have scheduled another neighborhood open house to be held Monday, June 13, from 6 to 7 PM in a meeting room at Living Water Lutheran Church, located at 9201 E. Happy Valley Road. If you cannot attend the open house, or would like more information, please feel free to call Technical Solutions, who have been working on our behalf in contacting neighborhood property owners about this project, at 602-957-3434. The City of Scottsdale Project Coordinator for this project is Tim Curtis who can be reached at 480-312-4210.

Sincerely,

Teri Frankiewicz
Vice President of Community Development

Cc: Tim Curtis, City of Scottsdale

CROWN COMMUNITY DEVELOPMENT
Neighborhood Open House Sign-in Sheet
Monday, June 13, 2005

Print Name	Address	Phone
1. PATRICK R FLYNN	25803 NO 115 TH PL	
2. PATT McDONALD	11865 E. Parkview Ln	473-3737
3. JOHN UNGVARY	23908 N. 116 TH WAY	563-4757
4. Tim Miller	11933 East Sand Hills Rd	419-3978
5. SONORA SHLAHTER	11841 E. PARKVIEW LN.	515-1585
6. ERSON WALK	2051 W. NORTHGATE	602 339-8500
7. RICHARD PEREZ	11780 E SAND HILLS RD	480 515-1312
8. Graham Kette	29651 N 74 TH ST	480 513 0257
9. Patricia Kette	29651 N 74 TH ST	480 513 0257
10. JOHN ANDINO	24175 N 119 WAY	480-538-5387
11. JOANN ANDINO	24175 N 119 WAY	' ' ' ' .
12. JUDY MAUETTE	11744 E. SAND HILLS	480-515-3901
13. Estelle Wade	11746 E Parkview	480 556-1678
14. Karen Slattery	11885 E. Sand Hills Rd.	480 502-5561
15. Jane Slattery	11885 E Sand Hills Rd	480 502 5561
16. GARY WEINTRAUB	11909 E SAND HILLS RD	480-563-2610
17. Steve Kensor	11921 E Sand Hills Rd	480-655-5604
18. Jacqueline Blunt	11949 E. Christopher Ln	480 502 3236
19. CARL A. BLUNT	11979 E. CHRISTOPHER LN	480-502-3669
20. John Taddmi	11946 E. Sand Hills Rd	-
21. Bob + Angela MARTIN	24567 N. 121ST PLACE	480-330-6663
22. MARIA + JOHN STRASSER	24055 N 119 TH WAY & ALAMEDA	480-515-1997
23. Gary + Fran Scheel	11804 E Sand Hills Rd	480-515-1925
24. RAY Schott	11850 E. MARIPOSA GRANDE DR.	480 502-6727
25.		

CROWN COMMUNITY DEVELOPMENT
Neighborhood Open House Sign-in Sheet
Monday, June 13, 2005

Print Name	Address	Phone
26. Mary Jane Ungvary	23908 N 116 th Ln	563-4757
27. Jane McDowall	11865 E Parkview	473 3737
28. Rich Carroll	11861 E Sand Hills Rd.	473-0861
29. Jeffrey Watkins	11912 E CHRISTOPHER LN	480 502 2232
30. Johnson	23872 N. 119 th Pl	480 221-3765
31. Tim Johnson	23872 N 119 th Pl	" "
32. Barbara Macenas	11794 E Parkview Ln.	480-563-5445
33. MAURICE KAUSTE	11744 E SAND HILLS	480-563-3801
34. Robert E. Wade	11746 E. Parkview Ln	480-556-1678
35. Cheryl Kowal	11921 E Sand Hills Rd	480-569-5000
36. Betty Whistler	23927 N. 119 th Pl	480-585-4170
37. Jim Whistler	" "	" "
38. Anne Celeste	23895 N 119 th PLACE	480.573.0183
39. Elean Wehrhuth	11909 E Sand Hills Rd	480-563-2610
30. Tisha Hamilton Balsami	11866 E. Parkview Lane	480-473-4835
41. Ron + Nora Fugate	11862 E. Mariposa Grande Dr.	480-502-0272
42. Thomas Honey	23911 N. 119 th Place	480-773-6107
43. NEIL WILGUS	11898 E. SAND HILLS RD.	480-657-0273
44. Matt Lucky	26499 N. 114 th PLACE	480 390-0445
45. CARL FORSMAN	23861 N. 119 th PLACE	480 502 8296
46. Judy Frost	10685 E. Cottonwood Lane	480-585-9177
47.		
48.		
49.		
50.		

CROWN COMMUNITY DEVELOPMENT
Neighborhood Open House Sign-in Sheet
Monday, June 13, 2005

Print Name	Address	Phone
51. BOB VAIRO	10840 E Happy Valley Rd #451	
52. BOYD & ANNE MATHES	11805 E. PARKVIEW LANE	(480) 563-2982
53. Moshe Bav	SONOVAN CREST	480-483-8107
54. JAMES MANN	11923E PARKVIEW LN	
55. RICHARD HARPER	11934 E. SAND HILLS	480-515-7881
56. DANNY ERIS	23557 N. 119 th WY	480-515-1153
57. Sherry Goltz	24548 N. 121 st PL	480-659-7902
58. MYRON SHLACHTER	11541 E. PARKVIEW LN	480-515-1585
59. KEN MELDONI	11931 E. CHRISTOPHER LANE	473-1800
60. KATHY RAYMOND	11954 E. MARIPOSA GRANDE DR	502-5726
61. RICHARD RAYMOND	11954 E MARIPOSA GRANDE DR	502-5726
62. Candy Sperco	11945 E. Sand Hills. 85255	473-2400
63. Bud Sperco	" " "	473-2400
64. CHRISTAL RATHMAN	11953 E SAND HILLS RD 85255	563-3274
65. RICK RATHMAN	✓ ✓	563-3274
66. Casale, Vince Anne	11901 E Parkview Lane	515-9111
67. Ned CAMPANH	24169 N 120 th PL.	419 2970
68. MIKE GOODE	24119 N 119 th way	563 8122
69. BRIAN COAST	11930 E MARIPOSA GRANDE	419-2500
70. DOTTIE MITCHELL	11922 E Sand Hills	443-4801
71. Shemi Blinks	Sonovan Crest	480 483 8707
72. Mike Kelley	24095 N 116 th way	480 342 8744
73. Nancy & Rob Cahill	19118 N 94 th Street (moving to Alva)	480-342-8464
74.		
75.		



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Payment Details

Payment Type: Credit Card: MasterCard XXXXXXXXXXXXXXX8701
 Total Charged: \$7.97

Order Details

Document Name: 6AB07_CC_Postcard
 Std Addresses: 21
 Non-Std Addresses: 2
 Mail Class: First Class
 Color Selection: Spot Color - Magenta
 Paper Type: Postcard Stock
 Page Format: Double Sided
 Print Area: No Bleed
 Scheduled Date: Saturday, August 11, 2007

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Payment Type: Credit Card: MasterCard XXXXXXXXXXXXX8701
 Total Charged: \$19.15

Order Details

Document Name 17ZN06_CCPostcard
 Std Addresses 48
 Non-Std Addresses 7
 Mail Class First Class
 Color Selection Spot Color - Magenta
 Paper Type Postcard Stock
 Page Format Double Sided
 Print Area No Bleed
 Scheduled Date Saturday, August 11, 2007

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Payment Details

Payment Type:	Credit Card: MasterCard XXXXXXXXXXXX8701
Total Charged:	\$16.59

Order Details

Document Name	14UP07_HUP
Std Addresses	45
Non-Std Addresses	3
Mail Class	First Class
Color Selection	Spot Color - Green
Paper Type	Postcard Stock
Page Format	Double Sided
Print Area	No Bleed
Scheduled Date	Friday, August 10, 2007

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Payment Details

Payment Type:	Credit Card: MasterCard XXXXXXXXXXXX8701
Total Charged:	\$53.69

Order Details

Document Name	13-up_HUP
Std Addresses	152
Non-Std Addresses	4
Mail Class	First Class
Color Selection	Spot Color - Green
Paper Type	Postcard Stock
Page Format	Double Sided
Print Area	No Bleed
Scheduled Date	Friday, August 10, 2007

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29040 North 44th Street
Cave Creek, AZ 85331- 2233

Phone: 480- 585- 3031

Fax: 480- 502- 0559

E- mail:pam@dynamitesigns.com

July 24, 2007

Frances Cookson
City of Scottsdale Devel. Services
7447 E. Indian School Rd. #105
Scottsdale, AZ 85251

RE: Zoning Hearing sign update
east of Happy Valley & Alameda Rd

Dear Frances:

It is a pleasure working with you!

I have enclosed the original Affidavit of Posting, electronically filed, along with the time/date stamped photo of the sign reflecting the update for this project.

I will continue to work with Land Development Services for further modifications and will remove the sign upon approval by the City Council.

Please feel free to contact me whenever I may answer any questions or be of further service to you and your company.

Sincerely,



Janice Glyman Bue

encl:

cc: Tom Rief
Land Development Services

Land Development Services, L.L.C.

5635 - North Scottsdale Road, #130
Scottsdale, Arizona 85250
(480) 946-5020 Fax (480) 946-5041
www.LDServices.net

Transmittal

To: **Abbey Rhodes** Address: **City of Scottsdale**
7447 – E. Indian School Rd. #105
Scottsdale, AZ 85251

From: **Tom Rief** Date: **March 21, 2007**

Re: **21-UP-05 Sereno Canyon**

CC:

Urgent For Review Please Comment Please Reply Please Recycle

Abbey,

Per our mtg. yesterday, please accept the additional items to accompany the re-submittal of the Sereno Canyon Community Center Use Permit (21-UP-05).

- Project Narrative
- Title Doc.
- Legal Description
- Graphics on CD,
- 8 1/2 x 11 copy of all graphics,
- additional 11 x 17 Use Permit Reference Booklet

Please note, once we get scheduled for an agenda & there are no changes to the graphic reference booklets, I'll submit additional copies as required for distribution to Council & Commission members.

Please feel free to contact me if you have questions or need anything.

Thank you,

Tom Rief

21-UP-2005
2nd: 3/21/2007



Local News

OFFICES: Mesa: 120 W. First Ave. Scottsdale: 6991 E. Camelback Road, Suite A-110 Chandler/Gilbert: 3871 S. Gilbert Road, Suite 106, Gilbert

General News Tips:
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newstips@evtrib.com

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jripley@evtrib.com

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Cheryl Kushner
(480) 898-6498
ckushner@evtrib.com

Deputy Editor/News:
Chris Coppola
(480) 898-5532
ccoppola@evtrib.com

Presentation Editor:
Amanda Rohrer
(480) 898-5558
arohrer@evtrib.com

Scottsdale City Editor:
Bill Bertolino
(480) 970-2352
bbertolino@evtrib.com

Photo Editor:
Brad Armstrong
(480) 898-6516
barmstrong@evtrib.com

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Community seeks Retreat from city

Planning Commission to consider permit for subdivision's \$3M spa, health club

By **ARI COHN**
TRIBUNE

A multimillion-dollar spa, health club and community center — for neighbors only — is in the works for north Scottsdale's Sereno Canyon gated community.

The city's Planning Commission on Wednesday is slated to consider a permit for the facility, called The Retreat, within the confines of the 330-acre Sereno Canyon subdivision, situated east of 122nd street between Pinnacle Peak and Happy Valley roads. Developers Henry Crown and Co. have budgeted \$3 million for the 12-acre center, said project architect Craig Wickersham.

"It's basically a big kind of boulder preserve surrounded

by 12 acres," Wickersham said of the site selected for The Retreat, at the center of the Sereno Canyon development.

It will be surrounded by luxury homes priced from \$700,000 to the \$3 million range, each on lots of two to five acres,

Commission meeting

What: Scottsdale Planning Commission

When: 5 p.m. Wednesday

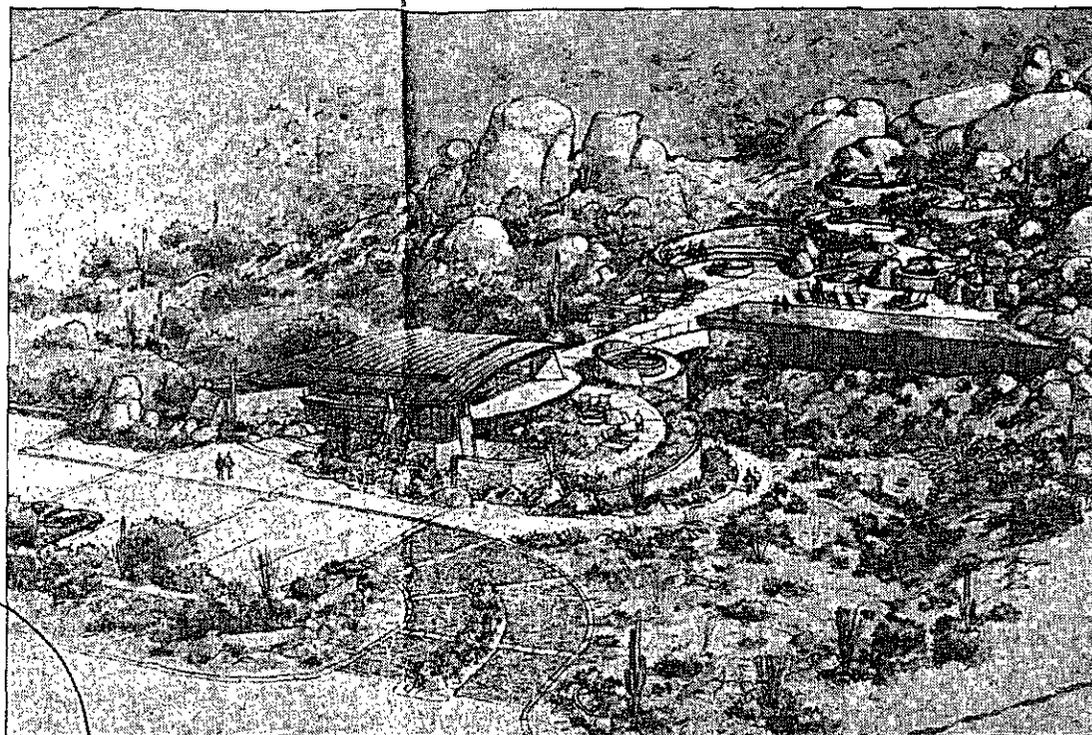
Where: City Hall Kiva, 3939 N. Drinkwater Blvd.

Wickersham said. Instead of a membership fee for the center, residents will pay to use it through their monthly homeowners fees, he said.

"It's just a public amenity for the homeowners," he said.

The Retreat is expected to include offices, meeting and dining areas, catering facilities, workout and changing rooms, a spa, a lap pool and whirlpools, a children's play area, and an outdoor lawn and patio event area.

It also will serve as a trailhead for a series of interconnected



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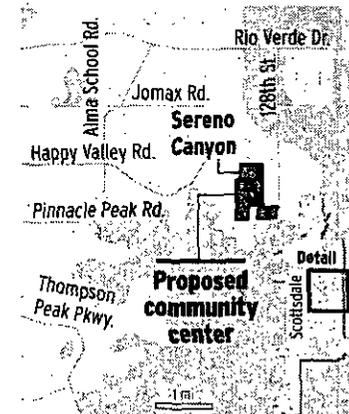
PROPOSED: An artist's rendering depicts the Sereno Canyon community center, called The Retreat.

trails that run throughout the community. About 200 acres within the confines of Sereno Canyon will remain as natural open space, Wickersham said.

Robin Meinhart, city planning spokeswoman, said the developers need a city permit for the project to ensure that any potential effects on the

surrounding residential area are softened.

"Residential uses are allowed by right, but this kind of use requires a conditional use



SOURCE: Scottsdale Gabriel Utasi/TRIBUNE

permit," she said.

So far, not much work has been done at Sereno Canyon, other than to install initial rough roadways. While the 122 homes planned for the subdivision will be built in three phases, groundbreaking on The Retreat could happen in December, and construction could take 12 to 18 months to complete, according to Henry Crown representatives.

CONTACT WRITER:
(480) 970-2342
or acohn@evtrib.com



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