

Project No: 600 -PA- 05



## 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: ARLE WILLIAMS

Ph No: (480) 312-4205

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

## 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). *list is OK*
- 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.

# 2007 Conflict Review Response



DATE 2/13/2007  
QWEST LOG# 35252.3069

MEMORANDUM TO: Pinnacle Engineering, Inc.  
8712 E. Vista Bonita Drive  
Scottsdale, AZ 85255  
Attn: David Bellis (480) 585-6013 x103

FROM: Qwest Communication  
135 W. Orion Street, Room 100  
Tempe, AZ 85283

REGARDING PROJECT: ESTATES AT COCHISE (138043)  
13102 E COCHISE RD

- ☐ YOUR PLANS HAVE BEEN RECEIVED BY QWEST AND REVIEWED BY ONE OF OUR ENGINEERS. NO APPARENT CONFLICTS WERE FOUND.
- ☐ YOUR PLANS HAVE BEEN RECEIVED BY QWEST AND THE FOLLOWING CONFLICTS WERE FOUND:
- ☒ YOUR PLANS HAVE BEEN RECEIVED BY QWEST AND REVIEWED BY ONE OF OUR ENGINEERS. THERE MAY BE POSSIBLE CONFLICTS.

Following a review of the Preliminary Plat, GLO Easement plans submitted, it has been determined that there are possible conflicts with the proposed project and Qwest facilities. Qwest is unable to determine if conflicts exist due to the lack of information provided for review. Note: Qwest has a major duct structure on Shea Blvd. South of the C/L. Qwest also has buried facilities on Cochise Ave. North of the C/L. Blue staking for location of Qwest facilities must be completed prior to any construction. When crossing Qwest facilities you will be required to pothole to determine the depth and maintain a minimum of 12 inch vertical and horizontal separation from the facilities. Support and protection is required for all Qwest facilities during construction. In the event Qwest facilities need to be removed/relocated, all costs will be at the developer/customer expense. Please forward a copy of this response to the developer/customer. Please contact sub-division engineer Kathy Skogan at 602-630-0494 to coordinate buried facilities for your project as soon as possible. Please send a final plat to the sub-division engineer. Qwest area engineer is Jeanne Schwartzkopf @ 480-768-4565.

## BLUE STAKE BEFORE DIGGING

THIS IS WITHIN THE QWEST SERVING AREA

☒ Yes

☐ No

IF YOU HAVE ANY INQUIRIES, PLEASE CONTACT:

NAME: IAN HOLMES 480-768-4588

QWEST PLAN REVIEWER

NAME: JEANNE SCHWARTZKOPF 480-768-4565

QWEST FIELD ENGINEER

NAME: KATHY SKOGAN 602-630-0494

QWEST SUB-DIVISION ENGINEER

JOB NUMBER: T.B.D.

HOURS WORKED: 2

SHEETS: 4

REVIEWED AT: Preliminary Plat, GLO

4-AB-2007

2/21/2007



December 7, 2006

Pinnacle Engineering, Inc.  
8712 E. Vista Bonita Dr.  
Scottsdale, Arizona 85255

Att: David Bellis

**RE: Abandonment Request - G.L.O. Easements - Estates at Cochise**

Dear, Mr. Bellis

I have reviewed the proposed abandonment noted above. Cox Communications has facilities within a portion of G.L.O. easement to be abandoned. We have a vacant 2" conduit for future use on the north side of Cochise Ave. Cox Communications will grant abandonment provided that access is maintained to this conduit as it will be required to provide service to proposed residences.

It appears that said conduit is within area indicated as a portion of future right of way or P.U.E. and will pose no construction conflict. Please call if you have any questions in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Walter R. Coombs".

Walter R. Coombs  
Outside Plant Engineer  
Cox Communications  
1550 W. Deer Valley Rd.  
Phoenix, Arizona 85027  
623.328.3520  
623.322.7500 fax  
Walter.Coombs@Cox.com.

4-AB-2007  
2/21/2007

**SOUTHWEST GAS CORPORATION**

December 6, 2006

David Bellis  
Pinnacle Engineering  
8712 E. Vista Bonita Drive  
Scottsdale, AZ 85255

SUBJECT: Government Land Office Easement Abandonment  
13102 E. Cochise Road

Dear Mr. Bellis:

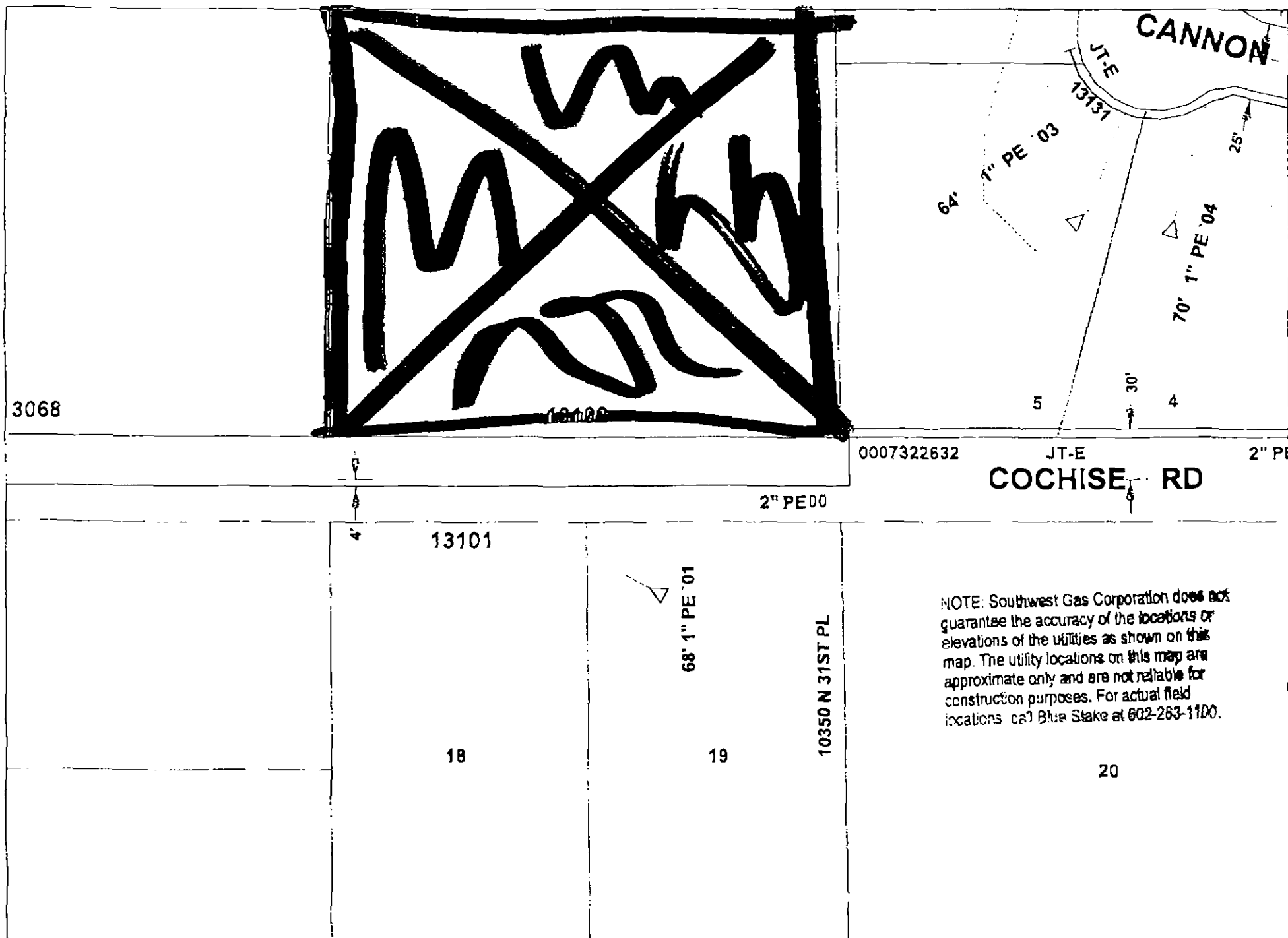
After reviewing the plans for the above-referenced project, it has been determined that there are **no apparent conflicts** between the Southwest Gas system and your proposed abandonment of the government land office easement. Permission is granted to abandon the government land office easement located at the above-referenced location.

Thank you for your cooperation on this project. Please contact either Kenny York at (602) 484-5373 ([kenny.york@swgas.com](mailto:kenny.york@swgas.com)) or me if you have any questions or require additional information.

Sincerely,

Claudia Fisher  
Supervisor/Engineering  
Mail Station 420-586  
(602) 484-5649

if





Tel 602-328-1342  
Fax 602-371-6586  
e-mail: Kevin.Minnihan@aps.com

Mail Station 3016  
P.O. Box 53933  
Phoenix, AZ 85072-3933

December 14, 2006

Pete Bellis  
Pinnacle Engineering  
8712 East Vista Bonita Drive  
Scottsdale, Arizona 85255

Re: Proposed GLO Abandonment

Mr. Bellis:

In response to your request for Arizona Public Service Company's concurrence to abandon the 33 foot GLO Easement along East, South, and West sides of the North half of the Northeast quarter of the Northeast quarter of the Northwest quarter of Section 25, Township 3 North, Range 5 East of the Gila and Salt River Base and Meridian, I have performed a due diligence research and determined that APS has underground electric lines within the proposed abandonment area.

Therefore, this letter shall advise that Arizona Public Service Company has no objection to the abandonment as proposed, subject to the retention of a Public Utility Easement described as the North 8 feet of the South 33 feet of the above described property.

Should you have further questions concerning this matter, please do not hesitate to call me at (602) 328-1342

Yours truly,

Kevin Minnihan  
Land Agent  
Land Services Department

Lili Posa  
23174 N 106<sup>th</sup> Dr  
Peoria, AZ 85383  
623-322-2917

April 12, 2005

**To Whom It May Concern:**

Ion Simion may conduct any and all affairs for me related to the land I own with the parcel # 217-31-010. This will include splitting the lot, surveying the lot, attending any meetings with City of Scottsdale to talk and sign on my behalf, contracting with any architectural companies/individuals, engineering companies, initializing through completion of process with City of Scottsdale in the preapplication steps, etc.

Lili Posa 4/12/05  
Lili Posa signature Date

Ion Simion 4.12.05  
Ion Simion Date

STATE OF ARIZONA

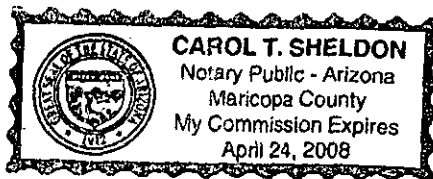
COUNTY OF MARICOPA

This foregoing instrument was acknowledged  
before me this 12 day of APRIL, 2005

By Lili Posa & Ion Simion

Notary Public Carol T. Sheldon

My Commission Expires: 4/24/2008



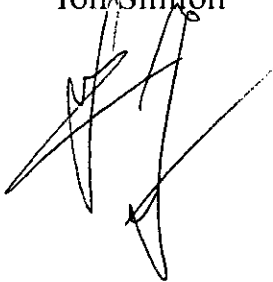


**To whom it may concern,**

On Nov. 07 2006 a letter regarding the abandonment of GLO was sent to all 44 neighbors as shown on the attached map. Two letters came back as "unable to be forward" and two people called back and requested more info on this matter. Attached are also email copies of the info inquired and exchanged.

Thank you

Ion Simion

A handwritten signature in black ink, appearing to be 'Ion Simion', written over the printed name.

1  
**Owner:** ST ANTHONY ON THE DESERT EPISCOPAL CHURCH  
**In Care Of:**  
**Mailing Address:** 12990 E SHEA BLVD  
SCOTTSDALE AZ 85259 USA

2  
**Owner:** MAYO CLINIC ARIZONA  
**In Care Of:**  
**Mailing Address:** 13400 E SHEA BLVD  
SCOTTSDALE AZ 85259 USA

3  
**Owner:** CROUSE PARKER E/DOROTHY M  
**In Care Of:**  
**Mailing Address:** 2030 W HARBOUR DR  
CHANDLER AZ 85248 USA

4  
**Owner:** KERBS WILLIAM GEORGE/VILLA ALEJANDRINA  
**In Care Of:**  
**Mailing Address:** 13168 E CANNON DR  
SCOTTSDALE AZ 85258 USA

5  
**Owner:** BOROVANSKY HERBERT G/JILL A  
**In Care Of:**  
**Mailing Address:** 13131 E CANNON DR  
SCOTTSDALE AZ 85259 USA

6  
**Owner:** GRIFFITH PHILLIP E/MARY C  
**In Care Of:**  
**Mailing Address:** 13163 E CANNON DR  
SCOTTSDALE AZ 85259 USA

7  
**Owner:** 132 SHEA LLC  
**In Care Of:**  
**Mailing Address:** 11445 E VIA LINDA STE 2 PMB 445  
SCOTTSDALE AZ 852592653 USA

8  
**Owner:** HEACOCK JAMES S  
**In Care Of:**  
**Mailing Address:** 10509 N 132ND ST  
SCOTTSDALE AZ 85259 USA

9  
**Owner:** LEWIN PARRISH S/ELLEN R  
**In Care Of:**  
**Mailing Address:** 10477 N 132ND ST  
SCOTTSDALE AZ 85259 USA

10  
**Owner:** STAPLETON PHIL D/REBECCA B  
**In Care Of:**  
**Mailing Address:** 10445 N 132ND ST  
SCOTTSDALE AZ 85259 USA

11  
**Owner:** RAUPACH WILLIAM J/JOANNE K TR  
**In Care Of:**  
**Mailing Address:** 10534 N 133RD ST  
SCOTTSDALE AZ 85259 USA

12  
**Owner:** HEMENWAY MICHAEL/CURRIE  
**In Care Of:**  
**Mailing Address:** 10488 N 133RD ST  
SCOTTSDALE AZ 85259 USA

13  
**Owner:** BOWERS MARCUS J JR/SHAWN C  
**In Care Of:**  
**Mailing Address:** 10442 N 133RD ST  
SCOTTSDALE AZ 85259 USA

14  
**Owner:** SV 43 DEVELOPMENT LLC  
**In Care Of:**  
**Mailing Address:** PO BOX 5867

SCOTTSDALE AZ 85261 USA

15 **Owner:** SONORA VISTA HOMEOWNERS ASSOCIATION INC  
**In Care Of:**  
**Mailing Address:** 4645 E COTTON GIN LOOP  
PHOENIX AZ 85040 USA

16 **Owner:** ANDERSON STEPHEN  
**In Care Of:**  
**Mailing Address:** 10350 N 133RD ST  
SCOTTSDALE AZ 85259 USA

17 **Owner:** CRAIG DANIEL  
**In Care Of:**  
**Mailing Address:** 10304 N 133RD ST  
SCOTTSDALE AZ 85259 USA

18 **Owner:** FISHBAIN CAROL  
**In Care Of:**  
**Mailing Address:** 1119 NEW TRIER CT  
WILMETTE IL 60091 USA

19 **Owner:** UNGARO ROBERT A  
**In Care Of:**  
**Mailing Address:** 17114 CALIFORNIA ST  
HAZEL CREST IL 60429 USA

20 **Owner:** ZAFT GREGORY B  
**In Care Of:**  
**Mailing Address:** PO BOX 27902  
TEMPE AZ 85285 USA

21 **Owner:** SAUER ERNEST L TR  
**In Care Of:**  
**Mailing Address:** 2319 E DEVONSHIRE  
PHOENIX AZ 85016 USA

22 **Owner:** HERNANDEZ JEFFREY J  
**In Care Of:**  
**Mailing Address:** 13145 E GOLD DUST AVE  
SCOTTSDALE AZ 85259 USA

23 **Owner:** DAVIS RICHARD L/SHIRLEY J  
**In Care Of:**  
**Mailing Address:** 701 CREEKSIDE LN  
HOUSTON TX 77024 USA

24 **Owner:** DAVIS WAYNE H/CYNTHIA R  
**In Care Of:**  
**Mailing Address:** 10350 N 131ST PL  
SCOTTSDALE AZ 85259 USA

25 **Owner:** EULER FREDERICK W/ELLIS KIM L  
**In Care Of:**  
**Mailing Address:** 10255 E VIA LINDA NO 1056  
SCOTTSDALE AZ 85258 USA

26 **Owner:** KELLEY PETER H/TREASURE KARIN D TR  
**In Care Of:**  
**Mailing Address:** 13130 E GOLD DUST AVE  
SCOTTSDALE AZ 85259 USA

27 **Owner:** KOVALSKY ERIC R/JENNIFER D  
**In Care Of:**  
**Mailing Address:** 13124 E GOLD DUST AVE  
SCOTTSDALE AZ 85259 USA

4-AB-2007  
2/21/2007

- 28 Owner: HOFFMAN MARK H/DEBORAH M TR  
In Care Of:  
Mailing Address: 13125 E GOLD DUST  
SCOTTSDALE AZ 85259 USA
- 29 Owner: VENKATESH KARUKURICHI S/DEBRA K  
In Care Of:  
Mailing Address: 13101 E GOLD DUST  
SCOTTSDALE AZ 85259 USA
- 30 Owner: DECANT LEONARD J/KRISTINE S  
In Care Of:  
Mailing Address: 13073 E GOLD DUST AVE  
SCOTTSDALE AZ 85254 USA
- 31 Owner: EASLER KEVIN/LINDA  
In Care Of:  
Mailing Address: 13049 E GOLD DUST AVE  
SCOTTSDALE AZ 85259 USA
- 32 Owner: STUTTARD DAVID G/CAROL J  
In Care Of:  
Mailing Address: 10225 N 130TH WAY  
SCOTTSDALE AZ 85259 USA
- 33 Owner: WOLFF MICHAEL W/POLLY TR  
In Care Of:  
Mailing Address: 10275 N 130TH WY  
SCOTTSDALE AZ 85259 USA
- 34 Owner: RUSCETTI FRED/SUSAN R  
In Care Of:  
Mailing Address: 9182 N 107TH WY  
SCOTTSDALE AZ 85258 USA
- 35 Owner: AMIN OMAR M  
In Care Of:  
Mailing Address: 10355 N 130TH WAY  
SCOTTSDALE AZ 85259 USA
- 36 Owner: FERES FERNANDO/GORDANA  
In Care Of:  
Mailing Address: 3056 BAYPOINT DR  
ROCHESTER HILLS MI 48309 USA
- 37 Owner: ALLER DAVID W/DEANA M  
In Care Of:  
Mailing Address: 13031 E COCHISE DR  
SCOTTSDALE AZ 85259 USA
- 38 Owner: SOMMER SCOTT A/LAURIE L  
In Care Of:  
Mailing Address: 13028 E GOLD DUST ST  
SCOTTSDALE AZ 85259 USA
- 39 Owner: DOWD WILLIAM R/MARTHA F  
In Care Of:  
Mailing Address: PO BOX 4363  
SCOTTSDALE AZ 852614363 USA
- 40 Owner: PATEL SHASHIKANT V/SUNITA S  
In Care Of:  
Mailing Address: 424 W VAN BUREN ST  
PHOENIX AZ 85003 USA
- 41 Owner: SHEA INVESTMENTS I LIMITED PARTNERSHIP  
In Care Of:  
Mailing Address: PO BOX 31347

MESA AZ 85275 USA

42 **Owner:** WAGNER BEATRIX

**In Care Of:**

**Mailing Address:** 43018 N OUTERBANKS DR  
ANTHEM AZ 85086 USA

43 **Owner:** ARIZONA PUBLIC SERVICE CO

**In Care Of:**

**Mailing Address:** PO BOX 53999 STA 9282  
PHOENIX AZ 85072 USA

44 **Owner:** SPIRITUAL ASSEMBLY OF BAHAIS OF SCOTTSDALE AZ

**In Care Of:**

**Mailing Address:** P O BOX 5441  
SCOTTSDALE AZ 852615441 USA

**Peter Bellis**

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**From:** McSweeney, Bryan D. [bmcsweeney@mayo.edu]  
**Sent:** Tuesday, December 05, 2006 2:06 PM  
**To:** Peter Bellis  
**Subject:** RE: Estates at Cochise Preliminary Plat

Thanks. If I have any further questions I will call you.

*Bryan D. McSweeney*  
Chair, Office of Campus Development  
Mayo Clinic Arizona  
Tel: 480-301-8700  
Fax: 480-301-6969  
Email: mcsweeney.bryan@mayo.edu

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**From:** Peter Bellis [mailto:pbellis@pinnaz.com]  
**Sent:** Tuesday, December 05, 2006 2:01 PM  
**To:** McSweeney, Bryan D.  
**Subject:** Estates at Cochise Preliminary Plat

Attached is a PDF file showing the proposed 4 lot subdivision. The GLO easement we are requesting to abandon lies along the perimeter of the parcel. If you have any questions feel free to call at 480-585-6013 x110 or email me.

Sincerely,

Pinnacle Engineering, Inc.

Peter Bellis

2/12/2007

4-AB-2007  
2/21/2007

**Peter Bellis**

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**From:** Borovansky, Herb [Herb.Borovansky@calence.com]  
**Sent:** Monday, November 13, 2006 11:44 AM  
**To:** Peter Bellis  
**Subject:** RE: Estates at Cochise Prelm Plat

Thanks for re-sending Peter, I did not get your e-mail from Thursday. I will review and let you know if I have any questions.

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**From:** Peter Bellis [mailto:pbellis@pinnaz.com]  
**Sent:** Monday, November 13, 2006 11:11 AM  
**To:** Borovansky, Herb  
**Subject:** FW: Estates at Cochise Prelm Plat

Sorry I originally misspelled your name in my email last week.

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**From:** Peter Bellis  
**Sent:** Thursday, November 09, 2006 1:50 PM  
**To:** 'herb.borovansky@calence.com'  
**Subject:** Estates at Cochise Prelm Plat

Here is the preliminary plat for this project. Let me know if you have any questions.

Pete Bellis  
Pinnacle Engineering, Inc.  
480-585-6013 x 110

2/12/2007

4-AB-2007  
2/21/2007