

**Neighborhood Notification**  
**Open House Information**  
**Citizen Comments**  
**Affidavit of Posting**  
**Site Sign**  
**Legal Protest**

## Yaron, Adam

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**From:** Michele Hammond <mh@brrlawaz.com>  
**Sent:** Friday, August 29, 2014 8:01 AM  
**To:** Murillo, Jesus; Yaron, Adam; Perreault, Erin  
**Subject:** FW: Cavalliere Flat Outreach Report  
**Attachments:** Cavalliere Flat Sign-In 5-28-14.pdf; Cavalliere Flat Comment Cards 5-28-14.pdf; Cavalliere Flat Neighborhood Outreach Report 8.28.14.doc; 42 GW 1000 List NEW.xls; 4-GP-2014.PDF; 005 (1).JPG; Flat Notification on TM Logo.docx; 004.JPG; 456-PA-2014.PDF

All: Please see attached for Cav Flats. I should get GWF today.

### *Michele Hammond*

Principal Planner  
BERRY RIDDELL & ROSENSTEEL LLC  
6750 E. Camelback Road, Suite 100  
Scottsdale, Arizona 85251  
602-463-4081 cell  
480-385-2753 direct  
480-385-2757 fax  
[mh@brrlawaz.com](mailto:mh@brrlawaz.com)

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**From:** Prescott Smith [<mailto:prescott@technicalolutionsaz.com>]  
**Sent:** Thursday, August 28, 2014 4:27 PM  
**To:** Keith Nichter; Michele Hammond  
**Subject:** Cav Flat Outreach Report

Attached is the updated Cavalliere Flat outreach report and attachments

--  
Prescott Smith  
\*Director of Community Outreach & Public Affairs\*  
Technical Solutions  
(602) 957-3434  
[Prescott@technicalolutionsaz.com](mailto:Prescott@technicalolutionsaz.com)



**CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT**  
**SEC of Alma School and Pinnacle Vista**  
**Cavalliere Flat**  
August 28, 2014

### **Overview**

This citizen outreach and neighborhood involvement report is being performed in association with a Major General Plan Amendment and rezoning request for the development of approximately 48.8+/- gross acres located on the southeast corner of Alma School and Pinnacle Vista. The request is for a Major General Plan Amendment from the Commercial land use category to a combination of Suburban Neighborhoods and Rural Neighborhoods land use categories and a rezoning from C-2 ESL and R1-190 ESL to a combination of R-4 ESL, R1-10 ESL, and R1-190 ESL for the purpose of creating a single-family residential community. As part of the request, this citizen review and neighborhood involvement report has been prepared and will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling stakeholders and preparing for the neighborhood outreach began prior to the application filing and will continue throughout the process.

### **Community Involvement**

The project team began in November of 2013 with outreach into the community focusing on the surrounding property owners and area HOAs, larger neighborhood advocacy groups such as COGS, Preserve interest groups such as the McDowell Sonoran Preserve Commission, and other interested stakeholders in Scottsdale. The phone calls, emails, and meetings with property owners and community leaders that have already begun, will continue throughout the process. Members of the outreach team will continue to be available to meet with any neighbors who wish to discuss the request. Additionally, they will be contactable via telephone and email to answer any questions relating to the request.



Surrounding property owners and other interested parties were noticed via first class mail regarding the zoning request. This notification contained information about the request, contact information to receive additional information, and the opportunity to give feedback. The notification also contained information regarding a Neighborhood Open House that took place on Wednesday, May 28<sup>th</sup>, 2014 for anyone who wanted to learn more about the request. This Open House was held at the Four Seasons Resort (10600 E. Crescent Moon Drive) from 5:00 p.m. to 6:00 p.m. 46 interested neighbors attended the Open House. Attendees were generally supportive of the project with one concern being raised about the protection of the drainage corridors. The outreach team has continued to stay in touch with the Quisana neighborhood to make sure that they are aware of upcoming meetings.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. As previously stated the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the request.

**ATTACHMENTS:**

Neighborhood Letter  
Neighborhood List  
Affidavit of Posting  
Sign-In Sheets  
Comment Cards



# TaylorMorrison

May 16, 2014

Dear Neighbor:

As you may know, Taylor Morrison, a Scottsdale based publically traded homebuilder, has purchased the property that includes Greasewood Flat. We are submitting a proposal to the City for approval of a new upscale single-family neighborhood on the site.

Our proposal is to replace the existing Greasewood Flat and its current commercial zoning and build a luxury, residential community, consisting of 90 lots, on the 48.8+/- acre parcel located at southeast corner of Alma School Road and Pinnacle Vista Drive. The proposed development has applied for a change in zoning from its current Residential (R1-190 ESL) and Commercial (C-2 ESL) districts to a combination of residential zoning districts (R-4 ESL, R1-10 ESL, and R1-190 ESL). This request also includes a Major General Plan Amendment that will result in 24.7+/- acres designated on the City's General Plan as Suburban Neighborhoods, instead of the existing Commercial designation, and the remaining 24.1+/- acres of the site designated as Rural Neighborhoods.

We are pleased to invite you to attend an open house to discuss our proposal. The open house will be held at The Four Seasons Resort in the Camelback Room located at 10600 E. Crescent Moon Drive, from 5:00 p.m. to 6:00 p.m. on Wednesday, May 28<sup>th</sup>, 2014.

If you have any questions, please contact our neighborhood outreach team, Technical Solutions, at 602-957-3434 or [info@technicalolutionsaz.com](mailto:info@technicalolutionsaz.com). The City of Scottsdale Project Coordinator for this project is Jesus Murillo, who can be reached at 480-312-7849. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to be 'Jeff Deason', with a long horizontal line extending to the right.

Jeff Deason  
Planning & Development Manager



Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP	MAIL_COUNTRY	APN
11025 E BAJADA DRIVE LLC	11025 E BAJADA DR	SCOTTSDALE	AZ	85262	USA	21680009
1646201 ONTARIO INC	27699 N 108TH WY	SCOTTSDALE	AZ	85262	USA	21681218
ADLETA E JACKSON/DIANNE B (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681341
ANDERSON KENNETH J TR	27222 N 111TH ST	SCOTTSDALE	AZ	85255	USA	21680006R
ANDERSON MICHAEL BRIAN/JILL SUZANNE TR	10841 E BAJADA RD	SCOTTSDALE	AZ	85262	USA	21680006W
ARDANTZ SURVIVORS TR/ARDANTZ TAX EXCLUSION TR	2222 ARROWHEAD DR	SANTA MONICA	CA	93455	USA	21680206
ARRIGONI DANIEL A TR	2110 PORTICO GREEN	WAYZATA	MN	55391	USA	21682086
BAYLESS PAOLO	26550 N 108TH WY	SCOTTSDALE	AZ	85255	USA	21702290
BELL GORDON	23 CHELTENHAM AVE	TORONTO	ON	M4N1P6	CANADA	21702299
BISHOP LEE/ELIZABETH	11053 E BENT TREE DR	SCOTTSDALE	AZ	85262	USA	21681351
BLAND DONALD C/YVONNE N	26565 N 108TH WY	SCOTTSDALE	AZ	85255	USA	21702288
BLIWAS LINDA P SELF DECL OF TR (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681310
BLOOSOM DENNIS/NANCY TR	2115 S ROCKWOOD BLVD	SPOKANE	WA	99203	USA	21680006T
BRICK HOPE B/SCOT C	11064 E BENT TREE DR	SCOTTSDALE	AZ	85262	USA	21681357
BRONSON STEPHEN R	P O BOX 653	WHEELING	IL	60090	USA	21681355
BRZOWSKI EUGENE/IRENE TR	8301 E SAN SIMON DR	SCOTTSDALE	AZ	85258	USA	21680006V
CARLSON EDWIN L	27645 N 108TH WY	SCOTTSDALE	AZ	85262	USA	21681215
CAVALLIERE GEORGE TR	27500 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21680002P
CIELO QUISANA LLC	5111 E BUTLER DR	PARADISE VALLEY	AZ	85253	USA	21681378
CLEMENS GARY C/BAIBA M	436 FISHING CREEK VALLEY RD	HARRISBURG	PA	17112	USA	21682088
CONSIDINE WILLIAM P III	10796 E QUARTZ ROCK RD	SCOTTSDALE	AZ	85255	USA	21702296
CORBUS FREDERICK G III/JIAN P	11101 E BAJADA RD	SCOTTSDALE	AZ	85255	USA	216800065
CRAIG DANA C/SUSAN J	240 GLEN ABBEY CT	PRESTO	PA	15142	USA	21702293
CRESCENDO SCOTTSDALE 1 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681334
CRESCENT MOON RANCH COMMUNITY ASSOCIATION	PO BOX 39262	PHOENIX	AZ	85069	USA	216800018
CRYSTAL OF NEW YORK INC	729 7TH AVE	NEW YORK	NY	10019	USA	21702286
DACOSTA DOUGLAS/GREVEN MICHAEL	6336 E DOUBLETREE RANCH RD	PARADISE VALLEY	AZ	85253	USA	21680007G
DAVID C TURCOTT AND MARY HELEN TURCOTT REVOCA	26425 N 106TH WY	SCOTTSDALE	AZ	85255	USA	21702306
DAVIS JAMES REED/TAYLOR RENEE	27709 N 110TH PL	SCOTTSDALE	AZ	85262	USA	21681364
DESERT TROON HOLDINGS LLC	17207 N PERIMETER DR NO 200	SCOTTSDALE	AZ	85255	USA	21755128
DEVANEY MICHAEL R/SUZANNE M TR	10936 DESERT TROON LN	SCOTTSDALE	AZ	85255	USA	21757255
DEVELOPMENT SOLUTIONS P2 LLC	73-081 FRED WARING DR	PALM DESERT	CA	92260	USA	21680268
DIAMOND CREEK FAMILY LTD	2202 E BETHANY HOME RD	PHOENIX	AZ	85016	USA	21680007H
DISNER CHARLES/ROSALIE JOY	27720 N 110TH PL	SCOTTSDALE	AZ	85262	USA	21681368
EGGEN JANET/MARK	27640 N 108TH WY	SCOTTSDALE	AZ	85262	USA	21681211
EJ HOLDINGS LLC/GRUBER TOM/NINA	727 E BETHANY HOME RD NO A106	PHOENIX	AZ	85014	USA	21702307
ERB DUSTIN	27768 N 110TH PL	SCOTTSDALE	AZ	85262	USA	21681372
ERICKSEN MARK A/MARILYN R TR	26585 N 108TH WY	SCOTTSDALE	AZ	85255	USA	21702289
EXCLUSIVE RESORTS SCD10 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681316
EXCLUSIVE RESORTS SCD14 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681330
EXCLUSIVE RESORTS SCD15 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681331
EXCLUSIVE RESORTS SCD16 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681332
EXCLUSIVE RESORTS SCD2 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681308
EXCLUSIVE RESORTS SCD22 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681328
EXCLUSIVE RESORTS SCD23 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681329
EXCLUSIVE RESORTS SCD5 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681311
EXCLUSIVE RESORTS SCD6 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681315
EXCLUSIVE RESORTS SCD7 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681313
EXCLUSIVE RESORTS SCD8 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681314
EXCLUSIVE RESORTS SCD9 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681312
FIRST AMERICAN TITLE INSURANCE COMPANY	6710 N SCOTTSDALE RD STE 150	SCOTTSDALE	AZ	85253	USA	21681371
FISKE RICHARD W/PATRICIA OWENS TR	26350 N 107TH WY	SCOTTSDALE	AZ	85255	USA	21702302
FLANAGAN FAMILY TRUST	27774 N 110TH PL	SCOTTSDALE	AZ	85262	USA	21681373
FOEDISH EDGAR L/KELLY A	11085 E BAJADA DR	SCOTTSDALE	AZ	85262	USA	21680008
FRIEDMAN AMY J	4806 S 154TH PLZ	OMAHA	NE	68137	USA	21680164
G R C REATA PASS PROPERTY L L L P	14850 N SCOTTSDALE RD 300	SCOTTSDALE	AZ	85254	USA	21680002S
G R C REATA PASS PROPERTY L L L P	PO BOX 2980	MILWAUKEE	WI	53201	USA	21680002T
GLASS GEORGE MATTHEW/DENISE MORIARTY TR	4957 LAKEMONT BLVD S E	BELLEVUE	WA	98006	USA	21702295
GREEN JOHN WH/KARREN/FRONTAIN RICHARD J/KELLY	319 FORSYTH CRESCENT	SASKATOON	SK	S7N 4H2	CANADA	21680002R
GREYCLIFFE INVESTMENTS LLC	5780 E HEDGEHOG PL	SCOTTSDALE	AZ	85266	USA	21682087
GRIFFIN FAMILY REVOCABLE TRUST	11059 E BENT TREE DR	SCOTTSDALE	AZ	85262	USA	21681352
HALL DAVID B TR/HALL DIANA L TR	26450 N 108TH WY	SCOTTSDALE	AZ	85255	USA	21702292
HARRIS SETH B TR	20820 CHAGEN BLVD NO 20	SHAKER HEIGHTS	OH	44122	USA	21757257
HARRIST INVESTORS I LLC	11725 N 83RD PL	SCOTTSDALE	AZ	85260	USA	21682085
HEALY WILLIAM A III/JOAN ET AL (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681343
HILDEBRANDT SHARON SABA TR	27211 N 111TH ST	SCOTTSDALE	AZ	85262	USA	21680006Y
HINCHCLIFFE PETER/DEBORAH	THE SPINEY LITTLE LONDON	EAST SUSSEX	UK	TN210NU	USA	21681377
HOUSTON ROBERT L/ANTHI K	26500 N 108TH WY	SCOTTSDALE	AZ	85255	USA	21702291
HUNDMAN FAMILY TRUST	27000 N ALMA SCHOOL PKWY UNIT 1001	SCOTTSDALE	AZ	85262	USA	21680151
HUNT WILLIAM DSUSAN E	6 ECHO LN	SIMSBURY	CT	6070	USA	21680152
HUSER STEVEN J/MARY SUE TR	26545 N 108TH WY	SCOTTSDALE	AZ	85255	USA	21702287
IAFRATE ELIO/CHERYL	3841 ABERDEEN RD	BEAMSVILLE ON LOR 1B6			CANADA	21680163
INTERSTATE PROPERTIES LLC	6501 E GREENWAY PKWY STE 103	SCOTTSDALE	AZ	852542067	USA	21702305
IOTA REATA PASS LLC	482 N ROSEMEAD BLVD STE 103	PASADENA	CA	91107	USA	21680267
JAY AND DEBRA SEASHORE FAMILY TRUST	27673 N 110TH PL	SCOTTSDALE	AZ	852627567	USA	21681362
JENKINS ANTHONY J/JENNIFER	11070 E BENT TREE DR	SCOTTSDALE	AZ	85262	USA	21681356
JOHNSON ANTHONY P/CHARON M TR	26450 N 107TH WY	SCOTTSDALE	AZ	85255	USA	21702300
JOHNSON B D/M C ET AL (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681345
KILPATRICK WILLIAM DEXTER/YVONNE	11127 E BAJADA DR	SCOTTSDALE	AZ	85262	USA	21680007E
KUSH JOSEPH A/MARY LOUISE/CAMPO JOHN J III	11020 E JOMAX RD	SCOTTSDALE	AZ	85262	USA	21680007J
L FULLER HOLDINGS LIMITED PARTNERSHIP	108B 949 W 3RD ST	NORTH VANCOUVER	BC	V7P3P7	CANADA	21702309
LEE SEUNG H/YOUNG RA H	12351 MONTANO WY	CASTLE ROCK	CO	80108	USA	21680209



Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP	MAIL_COUNTRY	APN
LIEBLONG OLA M	27681 N 108TH WY	SCOTTSDALE	AZ	85262	USA	21681217
LINGLEY R/MCDONALD SHARON ET AL (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681340
LITTLETON STEPHEN G/JOY H ET AL (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681346
LONERGAN RICHARD S/MICHELLE D TR	26400 N 107TH WY	SCOTTSDALE	AZ	85255	USA	21702301
LOO MELINDA A	27733 N 110TH PL	SCOTTSDALE	AZ	85262	USA	21681376
LOVERINE MICHAEL D/ERIKA V	27757 N 110TH PL	SCOTTSDALE	AZ	85262	USA	21681374
LUCKY MAURICE CHARLES/MADELON GAIL TR	10916 E TROON MOUNTAIN DR	SCOTTSDALE	AZ	85255	USA	21755129
LUSCOMBE KAREN C TR	7946 E SANDALWOOD DR	SCOTTSDALE	AZ	85250	USA	21680006F
LUXUS INVESTMENT GROUP LTD (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681309
LYMAN FAMILY TRUST	27 BUHMAN CT	NAPA	CA	94558	USA	21681212
LYNDE MICHAEL/HOLLE LYNDE CHERYL K	47137 272ND ST	SIoux FALLS	SD	57108	USA	21702644
MCGOFFIN ROBERT L/DEBORAH J	27708 N 110TH PL	SCOTTSDALE	AZ	85262	USA	21681367
MERRILL FAMILY TRUST	27625 N 110TH PL	SCOTTSDALE	AZ	85262	USA	21681361
MOREY ENTERPRISES LIMITED PARTNERSHIP	3525 S CASS CT 618	OAK BROOK	IL	605233725	USA	21702285
MOREY RICHARD R/GENE E	3525 S CASS CT 618	OAK BROOK	IL	605233725	USA	21702284
MORIARTY KEVIN/PATRICIA A TR (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681333
MORRIS FAMILY REVOCABLE TRUST	10945 E DESERT TROON LN	SCOTTSDALE	AZ	85255	USA	21757322
MTB FOODS INC ET AL (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681342
MUELLER ANNE	27609 N 108TH WY	SCOTTSDALE	AZ	85255	USA	21681213
NELSON DENNIS/TERRY	21630 ACANTHUS CIR	WALNUT	CA	91789	USA	21681359
ONEAL SEAN/JENNIFER	350 ABIES RD	RENO	NV	89511	USA	21757256
OROFINO JEFFREY/GRANT MATTHEW	27697 N 110TH PL	SCOTTSDALE	AZ	85262	USA	21681363
PICTURE PERFECT INC	3232 W THOMAS RD	PHOENIX	AZ	85017	USA	21680001
PINNACLE CANYON LAS VENTANAS @TROON NORTH HOA	9000 E PIMA CTR PKWY 300	SCOTTSDALE	AZ	85258	USA	21681306
POLONICH DENNIS/ANGELA	27000 N ALMA SCHOOL RD UNIT A2002	SCOTTSDALE	AZ	85262	USA	21680194
PR 4A LLC	10600 E CRESCENT MOON DR	SCOTTSDALE	AZ	85262	USA	21680013C
PR 4B LLC	10600 E CRESCENT MOON DR	SCOTTSDALE	AZ	85262	USA	21680013D
PR RESORT CLUB LLC	10650 E CRESCENT MOON DR	SCOTTSDALE	AZ	85255	USA	21680015A
PRC PROPERTIES LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681347
PRISTO LARRY J/DEBRA ANN	28150 N ALMA SCHOOL RD NO 103 500	SCOTTSDALE	AZ	85262	USA	21703572
PRIVADA COMMUNITY ASSOCIATION LLC	PO BOX 39242	PHOENIX	AZ	85069	USA	21680098
RATTNER BARBARA ET AL (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681344
ROBERT A AND JUDITH L FROST FAMILY TRUST	11058 E BENT TREE DR	SCOTTSDALE	AZ	85262	USA	21681358
ROBERT H KRASS TRUST	27000 N ALMA SCHOOL PKWY UNIT 2018	SCOTTSDALE	AZ	85262	USA	21680210
ROBERTS DARRYL J/ANN K ROBERTS QUALIFIED R TR	10844 E QUARTZ ROCK RD	SCOTTSDALE	AZ	85258130	USA	21702294
ROSEN GILBERT/HARRIET H TR	26425 N 107TH WY	SCOTTSDALE	AZ	85255	USA	21702298
RYBICKI BERTEN B/SUSAN L	9826 E DESERT TRL	SCOTTSDALE	AZ	85260	USA	21681360
SANTIAGO TERRY	11065 E BENT TREE DR	SCOTTSDALE	AZ	85262	USA	21681353
SATAG WINDY WALK LOT 25 LLC	5202 N CLIFFSIDE DR	PHOENIX	AZ	85018	USA	21702308
SCOTT STEFANIK LLC	1415 W 22ND ST TOWER LEVEL	OAK BROOK	IL	60532	USA	21680165
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL STE 100	SCOTTSDALE	AZ	85251	USA	21681002W
SHANKLE RANDY/GERRI ET AL (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681339
SHARPE JOHN L	26375 N 107TH WY	SCOTTSDALE	AZ	85255	USA	21702297
SHIPPEE THOMAS/KATHLEEN	171 PICKPOCKET RD	BRENTWOOD	NH	3833	USA	21680205
SILLS MICHAEL G/ENG SOO WAI	7417 E MONTERRA WAY	SCOTTSDALE	AZ	85266	USA	21680193
SPENCER LEE E/JANE E	11071 E BENT TREE DR	SCOTTSDALE	AZ	85262	USA	21681354
SPENSA ARIZONA XII LLC	10446 N 74TH ST NO 150	SCOTTSDALE	AZ	85258	USA	21680007M
STERN STEVEN J	25148 N 114TH ST	SCOTTSDALE	AZ	85255	USA	21680006Z
STOLLAR JOHN ANDREW JR/JUDITH LOVE	27622 N 108TH WY	SCOTTSDALE	AZ	85255	USA	21681210
STRANAGHAN LARRY DOUGLAS/DEBORAH JANET	1928 WALBURN RD	KELOWNA	BC	V1P1C9	CANADA	21681214
STREUBER/DERRICK/VDV LLC (LEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681335
SULLIVAN MICHAEL D/JEAN M	8518 HUNTSRING DR	LUTHERVILLE	MD	21093	USA	21757323
TOOKER DAVID P/OLSON RON	27663 N 108TH WY	SCOTTSDALE	AZ	85255	USA	21681216
TROON COUNTRY CLUB INC	6720 N SCOTTSDALE RD STE 261	SCOTTSDALE	AZ	85253	USA	21702997B
TROON GOLF AND COUNTRY CLUB INC ETAL	25000 N WINDY WALK DR	SCOTTSDALE	AZ	852550001	USA	21755693
TROON INVESTMENTS LLC	222 DEEP FORK CIR	ARCADIA	OK	73007	USA	21680167
TROON MOUNTAIN COMMUNITY ASSOCIATION	26546 N ALMA SCHOOL RD #100	SCOTTSDALE	AZ	85255	USA	21755182
TROON MOUNTAIN COMMUNITY ASSOCIATION	PO BOX 62073	PHOENIX	AZ	85082	USA	21757331
TRUHAN ANDREW P	4600 SEAGRAPE DR APT UNIT B	FORT LAUDERDALE	FL	33308	USA	21680208
TW OIL AND GAS EXPLORATION LLC	1731 E 71ST ST	TULSA	OK	74136	USA	21680166
UGLEM JONAL H/BRUCE A	13919 17TH ST NORTH EAST	HATTON	ND	58240	USA	21680207
WALTON PR HOTEL III LLC	10600 E CRESCENT MOON DR	SCOTTSDALE	AZ	85262	USA	21680080A
WANG LUYANG/YAN ZHIYANG	27745 N 110TH PL	SCOTTSDALE	AZ	85262	USA	21681375
WIECZOREK JOHN/CATHERINE	27000 N ALMA SCHOOL PKWY UNIT 1018	SCOTTSDALE	AZ	85262	USA	21680168
WINDY WALK HOMEOWNERS ASSN	PO BOX 62073	PHOENIX	AZ	85082	USA	21702012U
WINDY WALK HOMEOWNERS ASSOCIATION	6720 N SCOTTSDALE RD STE 261	SCOTTSDALE	AZ	85253	USA	21702997A





# 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: 456-PA-2014

Project Name: Cavalliere Flat

Location: SEC Alma School \$ Pinnacle Vista Road

Site Posting Date: 5/16/2014

Applicant Name: John Berry

Sign Company Name: Scottsdale Sign A Rama

Phone Number: 480-994-4000

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

Stephano Pedro  
Applicant Signature

5-16-14  
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 16<sup>th</sup> day of May 2014



Milica Mallabum  
Notary Public

My commission expires: 05/07/2017

## City of Scottsdale -- Current Planning Division

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



# Early Notification of Project Under Consideration

## Neighborhood Open House Meeting

Date: May 28th, 2014

Time: 5:00 – 6:00 PM

Location: Four Seasons Resort (10600 E. Crescent Moon Dr.)

**Site Address: SEC of Alma School and Pinnacle Vista**

### Project Overview:

■ **Description of Request:** For a Major General Plan Amendment and Rezoning of a 48.8 +/- acre site for the purpose of a single-family residential community. The application is for a rezoning from C-2 ESL and R1-190 ESL to R-4 ESL, R1-10 ESL and a portion to remain R1-190 ESL. Additionally, the GPA would modify 24.7 +/- acres to Suburban Neighborhoods designation, instead of the existing Commercial designation, and the remaining 24.1 +/- acres of the site designated as Rural Neighborhoods.

■ **Site Acreage:** 48.8 +/-

■ **Site Zoning:** R1-190 ESL and C-2 ESL

Applicants Contact: John Berry  
Phone number: 480-385-2727

City Contacts: Jesus Murillo  
Phone number: 480-312-7849

Case Number #: 456-PA-2014

Available at The City of Scottsdale: 480-312-7000

After submittal, project information is available at: [www.scottsdaleaz.gov/projects/ProjectsInProcess](http://www.scottsdaleaz.gov/projects/ProjectsInProcess)

Posting Date: 05/16/2014 –Penalty for removing or defacing sign prior to date of last hearing  
–Applicant Responsible for Sign Removal

16 05 2014





# 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: 4-GP-2014

Project Name: Cavalliere Flat

Location: SEC Alma School Parkway & Pinnacle Vista Drive

Site Posting Date: 8/22/2014

Applicant Name: John Berry

Sign Company Name: Scottsdale Sign A Rama

Phone Number: 480-994-4000

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

Shane R. Wolfe  
Applicant Signature

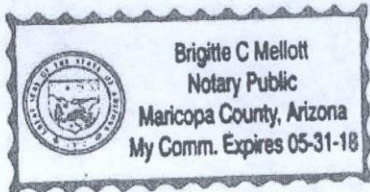
8-22-14  
Date

**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 22nd day of August 2014

Brigitte C. Mellott  
Notary Public

My commission expires: 05/31/18



## City of Scottsdale -- Current Planning Division

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





CITY OF SCOTTSDALE  
PUBLIC NOTICE

# ZONING/PUBLIC HEARINGS

**Copper Ridge School - Cafeteria**

**10101 E. Thompson Peak Parkway, Scottsdale, AZ 85255**

[www.ScottsdaleAZ.gov/projects/Projects in Process](http://www.ScottsdaleAZ.gov/projects/Projects%20in%20Process)

**REMOTE PLANNING COMMISSION: 5:00 P.M., 09/10/2014**

**REQUEST:** for a Major General Plan amendment to change the City of Scottsdale 2001 General Plan land use designation from Commercial and Rural Neighborhoods to Rural Neighborhoods and Suburban Neighborhoods on a 46.3 +/- acre site.

**LOCATION:** Southeast Corner of Alma School Parkway and Pinnacle Vista Drive

**Case Number: 4-GP-2014**

**Applicants Contact: John Berry**

**Phone number: 480-385-2727**

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

**Posting Date: 8/21/2014**

- Penalty for removing or defacing sign prior to date of last

- Applicant Responsible for Sign Removal

**08/22/2014 10:21**















Cavalliere Flat  
 Neighborhood Meeting Sign-In Sheet  
 Wednesday, May 28, 2014

First Name	Last Name	Street Address	City, State & Zip
JAMES	HAUSWIRTH	25875 N 115th WAY	Scottsdale 85258
Roy	Bliss	10585 E Crescent Moon Dr	Scottsdale 85268
Susan CRAWFORD	Fletcher	28977 N 111th Place	Scottsdale 85258
	LOVE	30600 N Pima RD #124	SCOTTSDALE 85258
Plahon, <del>FRED CORREIA</del>	M. M. + B. B.	27774 N. 110th Pl.	S. Galt 85211
DAVID	CORBOZ	11101 E. BAJADA DR	SCOTTSDALE, 85262
Loyt <del>JOHNSON</del>	SMITH	10801 E. HAPPY VALLEY RD #82	SCOTTSDALE, 85258
LINDA	JOHNSON	27500 N. ALMA SCHOOL PKY	SCOTTSDALE 85268
VICTORIA	Whitehead	9681 E. Chuckwagon LN	Scottsdale 85262
Elizabeth	KULSZAN	FAMILY DEVELOPMENT	Pinnacle Pointe
LEAH	CAVALLIERE	10933 E. Pinnacle Vista Dr	Scottsdale AZ 85262
STEVEN	Pristo	11050 E. Bajada Dr	Scottsdale AZ 85262
	SPECTON	28160 N. 110th AL	Scottsdale 85262



Cavalliere Flat  
Neighborhood Input Card

PRINT NAME Judy Frost  
ADDRESS 11058 E. Bent Inequality Scott CITY 85262 ZIP  
PHONE 602-550-5288 EMAIL judyfrost@comcast

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

We don't want to lose mesquite, but  
it's going to happen so this is a  
very good plan. My main question/  
concern is regarding drainage - water  
exiting the development and will it  
increase to flow onto Tron CC property

Technical Solutions • 4350 E. Camelback Rd., Suite G-200 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505

(address given)

Cavalliere Flat  
Neighborhood Input Card

PRINT NAME Wonne Kilpatrick  
ADDRESS 11127 E. Brigade CITY Scottsdale ZIP 85262  
PHONE 602-460-3983 EMAIL RealBilly@aol.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

would like less density and  
would like internet brought  
in!

Thanks for being so nice!



**Cavalliere Ranch  
Neighborhood Input Card**

PRINT NAME LAWRENCE + LINDA TUCKER  
ADDRESS 10596 E YEARLING CITY SCOTTSDALE AZ  
PHONE 480585-6816 EMAIL TUCKITA@COX.NET

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

ABSOLUTELY NOT! HAPPY VALLEY ROAD  
CANNOT HANDLE ANY MORE TRAFFIC +  
PEOPLE WILL TAKE IT AS A SHORTCUT TO  
JOMAX. THEY WILL NOT DRIVE OUT OF THEIR WAY  
TO GO TO GF ANY MORE THAN THEY DO TO GO TO  
THE 4 SEASONS HOTEL AS PROMISED EARLIER!

Technical Solutions • 4350 E Camelback Rd, Suite G-200 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505

NO      NO      NO      NO      NO



**CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT**  
**SEC of Alma School and Pinnacle Vista**  
**Cavalliere Flat**  
May 21, 2014

### **Overview**

This citizen outreach and neighborhood involvement report is being performed in association with a Major General Plan Amendment and rezoning request for the development of approximately 48.8+/- gross acres located on the southeast corner of Alma School and Pinnacle Vista. The request is for a Major General Plan Amendment from the Commercial land use category to a combination of Suburban Neighborhoods and Rural Neighborhoods land use categories and a rezoning from C-2 ESL and R1-190 ESL to a combination of R-4 ESL, R1-10 ESL, and R1-190 ESL for the purpose of creating a single-family residential community. As part of the request, this citizen review and neighborhood involvement report has been prepared and will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling stakeholders and preparing for the neighborhood outreach began prior to the application filing and will continue throughout the process.

### **Community Involvement**

The project team began in November of 2013 with outreach into the community focusing on the surrounding property owners and area HOAs, larger neighborhood advocacy groups such as COGS, Preserve interest groups such as the McDowell Sonoran Preserve Commission, and other interested stakeholders in Scottsdale. The phone calls, emails, and meetings with property owners and community leaders that have already begun, will continue throughout the process. Members of the outreach team will continue to be available to meet with any neighbors who wish to discuss the request. Additionally, they will be contactable via telephone and email to answer any questions relating to the request.



Surrounding property owners and other interested parties were noticed via first class mail regarding the zoning request. This notification contained information about the request, contact information to receive additional information, and the opportunity to give feedback. The notification also contained information regarding a Neighborhood Open House that will take place on Wednesday, May 28<sup>th</sup>, 2014 for anyone who wishes to learn more about the request. This Open House will be held at the Four Seasons Resort (10600 E. Crescent Moon Drive) from 5:00 p.m. to 6:00 p.m.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. As previously stated the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the request.

**ATTACHMENTS:**

Neighborhood Letter  
Neighborhood List  
Affidavit of Posting



# TaylorMorrison

May 16, 2014

Dear Neighbor:

As you may know, Taylor Morrison, a Scottsdale based publically traded homebuilder, has purchased the property that includes Greasewood Flat. We are submitting a proposal to the City for approval of a new upscale single-family neighborhood on the site.

Our proposal is to replace the existing Greasewood Flat and its current commercial zoning and build a luxury, residential community, consisting of 90 lots, on the 48.8+/- acre parcel located at southeast corner of Alma School Road and Pinnacle Vista Drive. The proposed development has applied for a change in zoning from its current Residential (R1-190 ESL) and Commercial (C-2 ESL) districts to a combination of residential zoning districts (R-4 ESL, R1-10 ESL, and R1-190 ESL). This request also includes a Major General Plan Amendment that will result in 24.7+/- acres designated on the City's General Plan as Suburban Neighborhoods, instead of the existing Commercial designation, and the remaining 24.1+/- acres of the site designated as Rural Neighborhoods.

We are pleased to invite you to attend an open house to discuss our proposal. The open house will be held at The Four Seasons Resort in the Camelback Room located at 10600 E. Crescent Moon Drive, from 5:00 p.m. to 6:00 p.m. on Wednesday, May 28<sup>th</sup>, 2014.

If you have any questions, please contact our neighborhood outreach team, Technical Solutions, at 602-957-3434 or [info@technicalolutionsaz.com](mailto:info@technicalolutionsaz.com). The City of Scottsdale Project Coordinator for this project is Jesus Murillo, who can be reached at 480-312-7849. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to be 'Jeff Deason', with a long horizontal line extending to the right.

Jeff Deason  
Planning & Development Manager





# 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: 456-PA-2014

Project Name: Cavalliere Flat

Location: SEC Alma School \$ Pinnacle Vista Road

Site Posting Date: 5/16/2014

Applicant Name: John Berry

Sign Company Name: Scottsdale Sign A Rama

Phone Number: 480-994-4000

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

Stephanus Pedro  
Applicant Signature

5-16-14  
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 16<sup>th</sup> day of May 2014



Milica Mallabum  
Notary Public

My commission expires: 05/07/2017

## City of Scottsdale -- Current Planning Division

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



# Early Notification of Project Under Consideration

## Neighborhood Open House Meeting

Date: May 28th, 2014

Time: 5:00 – 6:00 PM

Location: Four Seasons Resort (10600 E. Crescent Moon Dr.)

**Site Address: SEC of Alma School and Pinnacle Vista**

### Project Overview:

■ **Description of Request:** For a Major General Plan Amendment and Rezoning of a 48.8+/- acre site for the purpose of a single-family residential community. The application is for a rezoning from C-2 ESL and R1-190 ESL to R-4 ESL, R1-10 ESL and a portion to remain R1-190 ESL. Additionally, the GPA would modify 24.7 +/- acres to Suburban Neighborhoods designation, instead of the existing Commercial designation, and the remaining 24.1 +/- acres of the site designated as Rural Neighborhoods.

■ **Site Acreage:** 48.8 +/-

■ **Site Zoning:** R1-190 ESL and C-2 ESL

Applicants Contact: John Berry

City Contacts: Jesus Murillo

Phone number: 480-385-2727

Phone number: 480-312-7849

Case Number #: 456-PA-2014

Available at The City of Scottsdale: 480-312-7000

After submittal, project information is available at: [www.scottsdaleaz.gov/projects/ProjectsInProgress](http://www.scottsdaleaz.gov/projects/ProjectsInProgress)

Posting Date: 05/16/2014 -Penalty for removing or defacing sign prior to date of last hearing

-Applicant Responsible for Sign Removal

16.05.2014



# Taylor Morrison Cavalliere Flat

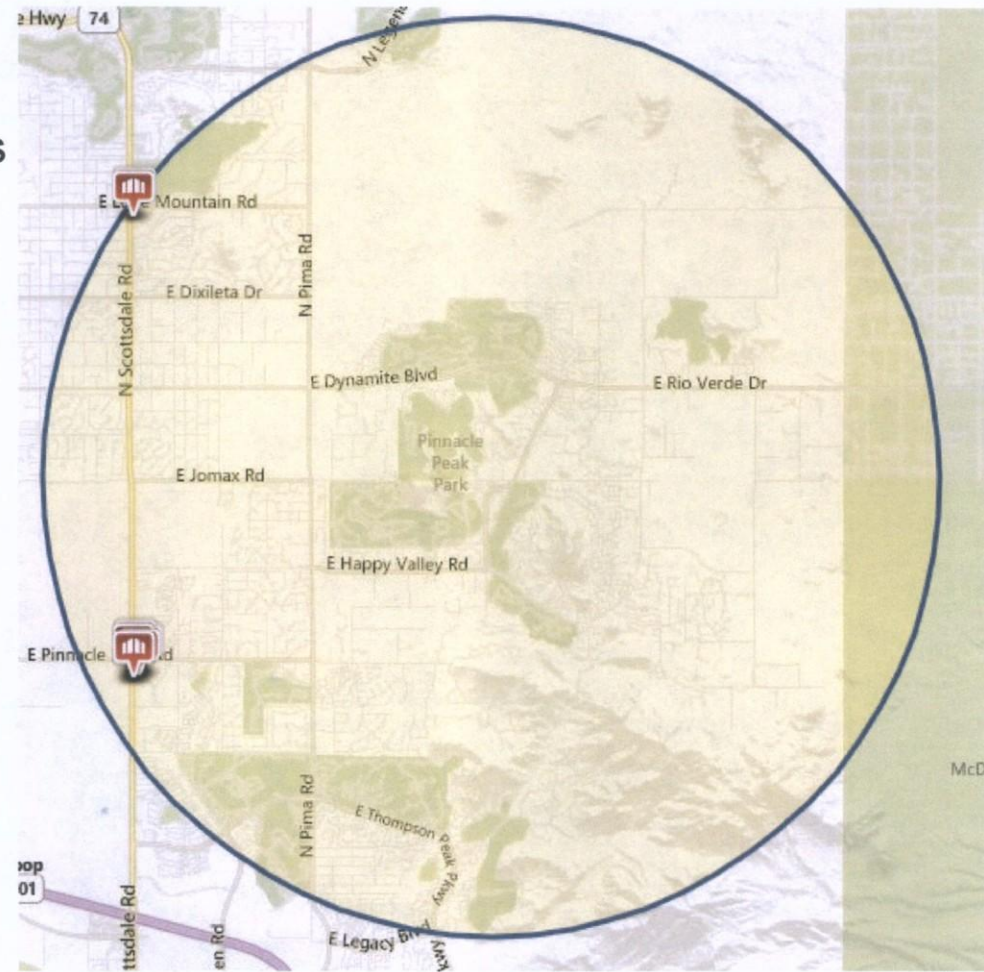
*Market Information*

4-GP-2014  
5/23/2014



## Retail Proposed & Under Construction:

- Within a 5 mile radius there are no properties under construction.
- There are 10 proposed properties for construction, with a total additional RBA of 90,505. With 24,944 SF going to a supermarket the rest are un-leased.

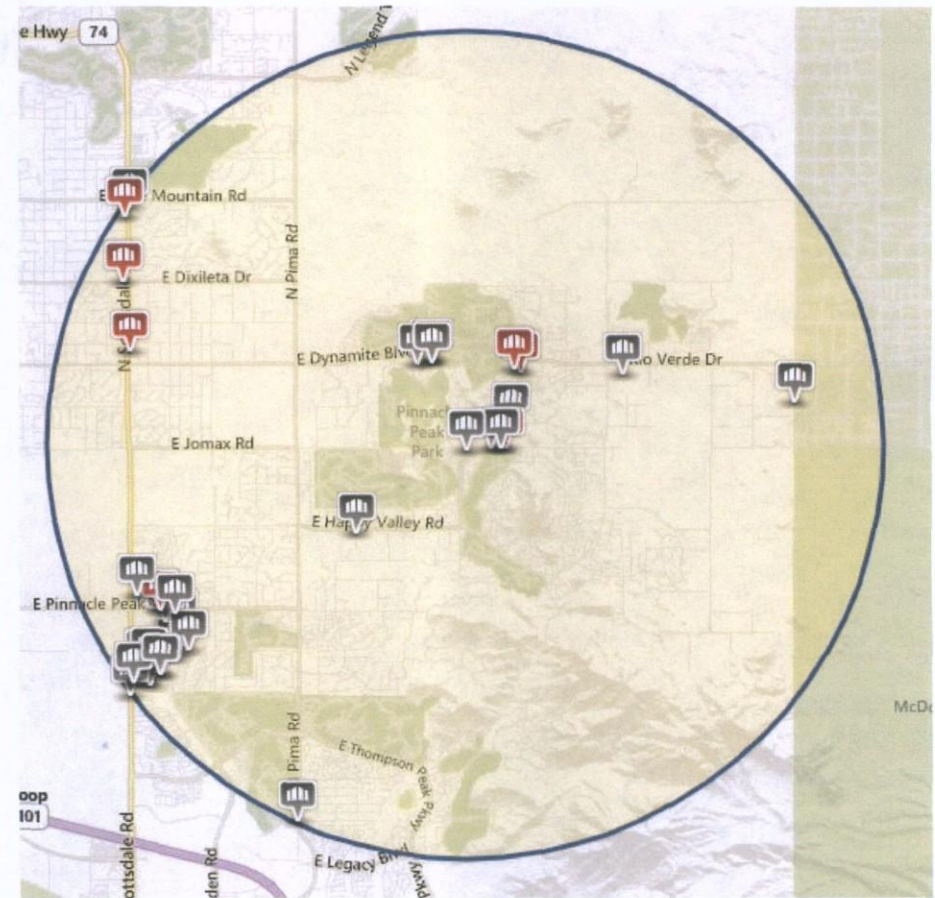


Source: ESRI



## Raw Land:

- 39 land parcels are zoned for commercial use within a 5 mile radius. Totaling 15,067,944 SF or 345.9 acres.



Source: CoStar



# Voit

REAL ESTATE SERVICES



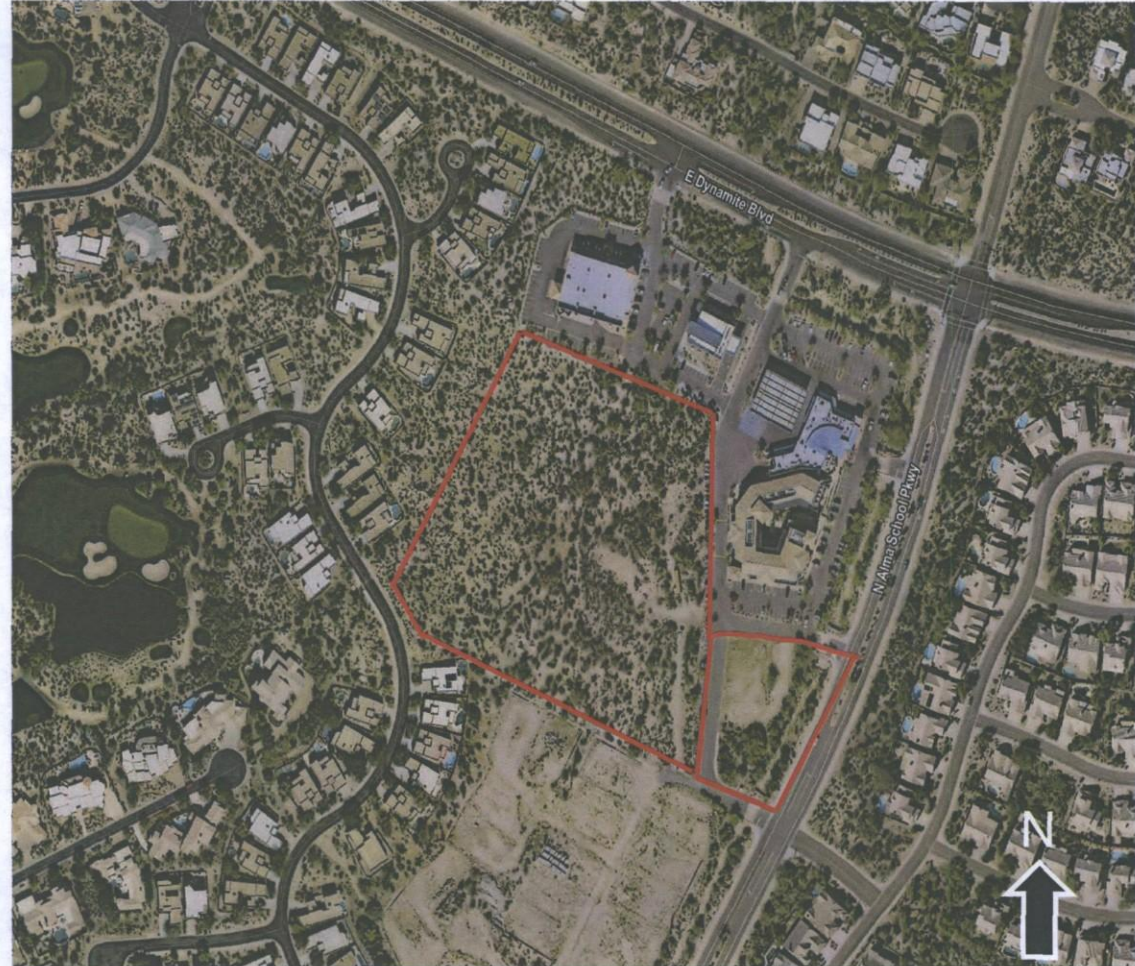
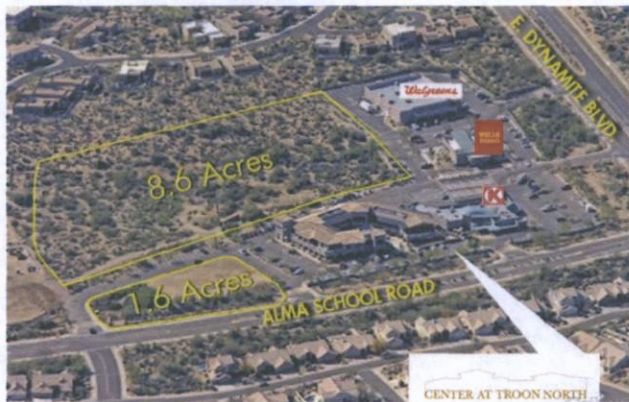
## Commercial Developments/ Commercial Zoned Land



# Alma School & Dynamite

## Land @ the center of Troon North (2 land pieces)

- Land- 8.6AC / 374,616 SF
  - PAD zoning (city of Scottsdale)
- PAD Site- 1.6 AC / 69,696 SF
  - Zoned allowing drive-thru
  - PCC zoning (city of Scottsdale)
- Parcel # 216-81-380  
& 216-81-381
- Currently for Sale  
On market for 1,684 days (as of 4/14/2014)
- Property has sale condition/  
ground lease





# 10661 E Crescent Moon Dr.

- Land (2 parcels)
  - Land Totaling 6.34AC / 276,148 SF
    - C-2 zoning (city of Scottsdale)
  - Parcel # 216-80-013B & 216-80-013D





# NEC Alma School & Jomax Rd.

- Commercial Land (Vacant/ Raw Land)
- Land: 6.32AC / 275,299 SF
  - PCC zoning (city of Scottsdale)
  - Parcel # 216-80-002R
- Ownership:  
John & Karren Green





# Voit

REAL ESTATE SERVICES



## Vacancy Rates



Villages at Pinnacle Peak  
(Jomax & Alma School Pkwy)  
RBA- 40,016 SF  
10434-10458 E Jomax Rd  
Scottsdale, AZ 85262

Vacancy- 25.80%



Source: CoStar



The Center at Troon North  
(SWC Alma School pkwy & Dynamite Blvd)  
RBA- 40,016 SF  
10434-10458 E Jomax Rd  
Scottsdale, AZ 85262

Vacancy: 18.59%



La Mirada (NEC Pinnacle Peak Rd & Pima Rd)  
Total RBA: 98,707 SF  
8852-8936 E Pinnacle Peak Pky.  
Scottsdale, AZ 85255

Vacancy: 31.91%

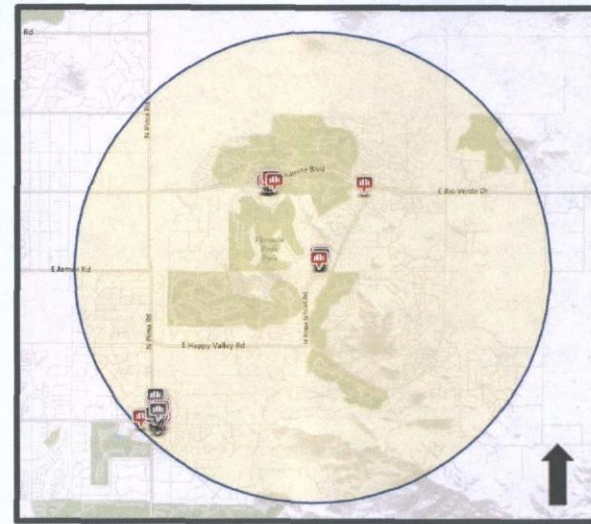




## 3 mile radius vacancy retail/office properties

Total RBA- 579,568 SF

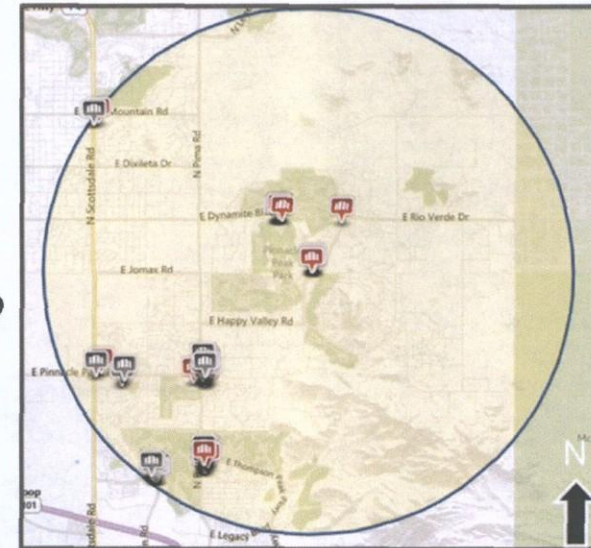
Vacancy – 23.30%



## 5 mile radius retail/office properties

Total RBA- 1,210,691 SF

Vacancy- 17.60%







**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

July 1, 2014

Taylor Reynolds  
City of Scottsdale  
Long Range Planning Department  
7447 East Indian School Road, Suite #105  
Scottsdale, Arizona 85251

RE: MAJOR GENERAL PLAN AMENDMENT (4-GP-2014)

Dear Mr. Reynolds:

Thank you for the opportunity to comment on a request for a Major General Plan Amendment (4-GP-2014) to change the land use designations from Commercial and Rural Neighborhoods to Rural Neighborhoods and Suburban Neighborhoods on a 48-acre site located at the southeast corner of Alma School Parkway and Pinnacle Vista Drive. The city of Phoenix does not have any comments at this time.

Please contact Tricia Gomes at 602-262-4870 or [tricia.gomes@phoenix.gov](mailto:tricia.gomes@phoenix.gov) if you require any additional information.

Sincerely,

Alan Stephenson  
Acting Planning and Development Director

c: Tricia Gomes, Planner III



## Castro, Lorraine

---

**From:** Yaron, Adam  
**Sent:** Tuesday, July 08, 2014 8:29 AM  
**To:** Castro, Lorraine  
**Cc:** Reynolds, Taylor  
**Subject:** FW: 2014 Proposed Major General Plan Amendments for the City of Scottsdale, AZ (DSW NI 2014-005, FLG-PPK 1&2, 345kV, PPK-RGS 1&2, 230kV, City of Scottsdale, 2014 Major Amendments)  
**Attachments:** dopdfmap11x17.pdf

Lorraine,

Please add this communication to the case files for:

- 2-GP-2014,
- 3-GP-2014,
- 4-GP-2014, and
- 5-GP-2014

Thanks.

ADAM YARON | PLANNER

### CITY OF SCOTTSDALE

Planning and Development Services  
Long Range Planning Services  
7506 E Indian School Rd | Scottsdale, Arizona  
T: 480.-312-2761

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**From:** Garthright, Phillip (CONTR) [<mailto:Garthright@WAPA.GOV>]  
**Sent:** Monday, July 07, 2014 12:55 PM  
**To:** Yaron, Adam; Reynolds, Taylor  
**Subject:** RE: 2014 Proposed Major General Plan Amendments for the City of Scottsdale, AZ (DSW NI 2014-005, FLG-PPK 1&2, 345kV, PPK-RGS 1&2, 230kV, City of Scottsdale, 2014 Major Amendments)

Attention Adam Yaron & Taylor Reynolds:

Thank you for providing the Western Area Power Administration (Department of Energy), "Western" the opportunity to receive and comment on those proposed City of Scottsdale, 2014 Major General Plan Amendments. After reviewing your package of information which was received on June 24, 2014 and the accompanying "four" proposed, Major General Plan Amendments, generally in the northerly areas of Scottsdale proper; Western has concluded that the proposals as they currently exist, do not impact any Western facilities or right-of-ways.

The nearest corresponding transmission lines in these areas of North Scottsdale are the Flagstaff-Pinnacle Peak Transmission Lines (FLG-PPK 1&2, 345kV) and the Pinnacle Peak-Rogers (PPK-RGS 1&2, 230kV) Transmission Lines (please see the attached for general reference). All of these Transmission Lines are generally located about one to several miles to the north, northwest, south and southwest of these proposed Major General Plan Amendments, and once again do not have any impact on Western facilities or right-of-ways.



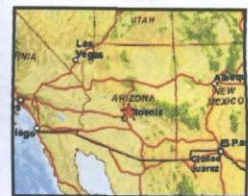
We thank you again for the opportunity to comment and will retain scanned copies of these proposals for future reference.

***Phil Garthright, AICP, MRED***  
Realty Specialist  
NorthStar Technology, Contractor  
U.S. Dept of Energy / WAPA  
615 S. 43rd Ave.  
Phoenix, AZ. 85009  
[garthright@wapa.gov](mailto:garthright@wapa.gov)  
Work...(602) 605-2580  
Mobile..(480) 225-5135





**OFFICIAL USE ONLY**  
 EXEMPTION NUMBER(S) (E & F): LAW  
 ENFORCEMENT - CRIME PREVENTION & PUBLIC SAFETY



**Desert Southwest Region**  
**Western Area Power Administration**  
 An agency of the U.S. Department of Energy

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Scale 1:140,243  
 7/7/2014 12:50 P.M.

- Proposed or Re-route T-Line
- Complete T-Line
- Complete T-Line DC
- Incomplete T-Line
- Distribution Line
- Underground T-Line
- Facility / Substation / Switchyard
- Proposed Facilities
- States
- Counties
- Google Aerials and Labels
- Satellite Background





**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

July 1, 2014

Taylor Reynolds  
City of Scottsdale  
Long Range Planning Department  
7447 East Indian School Road, Suite #105  
Scottsdale, Arizona 85251

RE: MAJOR GENERAL PLAN AMENDMENT (4-GP-2014)

Dear Mr. Reynolds:

Thank you for the opportunity to comment on a request for a Major General Plan Amendment (4-GP-2014) to change the land use designations from Commercial and Rural Neighborhoods to Rural Neighborhoods and Suburban Neighborhoods on a 48-acre site located at the southeast corner of Alma School Parkway and Pinnacle Vista Drive. The city of Phoenix does not have any comments at this time.

Please contact Tricia Gomes at 602-262-4870 or [tricia.gomes@phoenix.gov](mailto:tricia.gomes@phoenix.gov) if you require any additional information.

Sincerely,

Alan Stephenson  
Acting Planning and Development Director

c: Tricia Gomes, Planner III



**4-GP-2014 Comments Received**  
**September 3, 2014 City Sponsored Open House**



46P 2014



~~5-GP-2014~~ *Cavalier*  
~~Greasewood Flats~~ *Slats*  
Major General Plan Amendment  
Open House  
COMMENT FORM



Please return comments to Adam Yaron no later than **September 12, 2014** at  
[ayaron@scottsdaleaz.gov](mailto:ayaron@scottsdaleaz.gov), by faxing to 480-312-7088 or mailing to  
7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME NORMAN + ILONA Resnick

ADDRESS 11358 E. Pion Dr. Scottsdale, AZ 85262

DAYTIME PHONE (480) 419 4311 E-MAIL NRes104045@AOL.com

COMMENTS THIS PLAN IS SEVERELY FLAWED!

ALMA SCHOOL ROAD IS GOING TO BE FLOODED WITH TRAFFIC; PUTTING 1/4 LOTS NEXT TO 1 ACRE LOTS IS RIDICULOUS. GOING FROM COMMERCIAL TO RESIDENTIAL MAY SOUND GOOD, BUT THIS PLAN IS A DISASTER WAITING TO HAPPEN! NOISE, TRAFFIC, OVER BUILDING, DESTROYING MORE DESERT, ETC. BACK TO THE DRAWING BOARD!

~~AND THE PLAN IS UNACCEPTABLE WITH THE PROPOSED~~

Please note that the city of Scottsdale receives requests from citizens to review comment cards and the city is obligated to release any information on the cards that is considered a public record.

See Attached Letter!



**To the Planning Commission, City of Scottsdale:**

We live in the Desert Summit Community at Jomax Road and 115<sup>th</sup> Street.

Our entire community is very concerned about the proposal to move Greasewood Flats and the concurrent proposal to permit high density zoning next to the McDowell Mountain Preserve and Tom Thumb Trailhead. This threatens the unique balance of our urban and desert environment here in North Scottsdale.

1. Bar traffic does not belong in this unique and peaceful environment. It will cause day and night motorcycle traffic on quiet neighborhood streets and create traffic safety issues due to impaired drivers. This will require additional police presence and patrols as well as increase ambulance and DUI court costs which will more than offset any additional taxes from the bar.
2. If it is suggested that moving Greasewood Flats will preserve a unique part of our heritage. There is no way the buildings can be moved and pass modern building code requirements. All we will get is a new bar with the original sign.
3. The high density zoning proposal will disrupt what is a quiet, lovely desert area and will lower the property values which in turn will impact the city tax base. Even if moving the bar was a good idea, there is no reason whatsoever to increase the zoning density.
  - The requested zoning, R-18 would permit one housing unit per 1/7 acre as opposed to what has been one per 3 acres. Those proposing the project claim they will build fewer but they don't even own all the land being rezoned. The result could be well over 1000 homes versus 154.
  - Sereno Canyon, the large property adjacent to the proposed new Greasewood location, has already been rezoned for higher density.
  - Atalon on 118<sup>th</sup> Street was similarly rezoned in 2011 which increased density by more than two to one.
  - All of this will significantly impact our limited water resources in the future.
4. Construction traffic has greatly increased on Jomax Road in the past few months. All the construction traffic for the Greasewood relocation will come up that road since Happy Valley Road has been declared off limits for through trucks.
5. The impact of this rezoning over the long run will likely be to depress home values in this area. What the city gains in extra tax revenue from the new development will be offset by the significant additional safety costs cited above and the decline or lack of growth in the property values of the existing neighborhoods.

Jim and Deborah Wichterman

11565 E. Cavedale Drive, Scottsdale AS, 85262





**4-GP-2014**  
**Cavaliere Flat**  
**Major General Plan Amendment**  
Open House  
COMMENT FORM



Please return comments to Adam Yaron no later than **September 12, 2014** at  
[ayaron@scottsdaleaz.gov](mailto:ayaron@scottsdaleaz.gov), by faxing to 480-312-7088 or mailing to  
7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME ROBERT VAIRIO

ADDRESS 10070 E Harry Vandy Rd, Scottsdale, AZ 85255

DAYTIME PHONE 505-4463 E-MAIL SONORAN@AOL.COM

COMMENTS THE WRONG PLACE FOR A DEVELOPMENT (COMMERCIAL).

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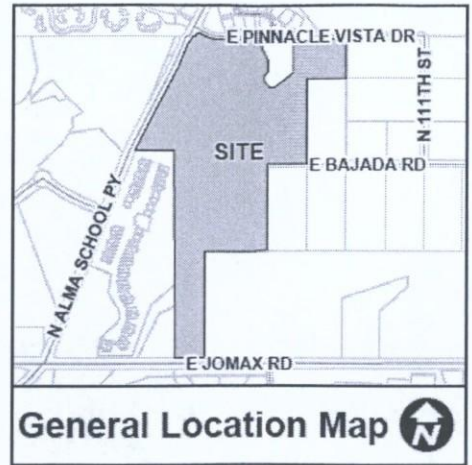
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**4-GP-2014**  
**Cavalliere Flat**  
**Major General Plan Amendment**  
Open House  
COMMENT FORM



Please return comments to Adam Yaron no later than **September 12, 2014** at

[ayaron@scottsdaleaz.gov](mailto:ayaron@scottsdaleaz.gov), by faxing to 480-312-7088 or mailing to

7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME

PATRICK R FLYNN

ADDRESS

25803 NO 115<sup>th</sup> PLACE

DAYTIME PHONE

480-818-3765

E-MAIL

peflynn@cox.net

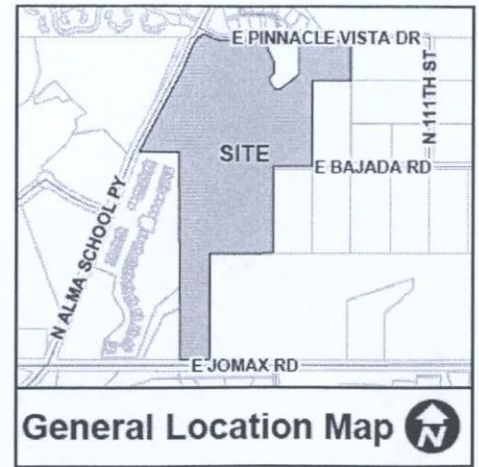
COMMENTS

INCREASED traffic on Alma School Rd.  
We must know the # (number of homes)  
patio - condo etc that is proposed -  
All 2 to 4 people per unit all additional  
vehicles.





**4-GP-2014**  
**Cavaliere Flat**  
**Major General Plan Amendment**  
 Open House  
 COMMENT FORM



Please return comments to Adam Yaron no later than **September 12, 2014** at  
[ayaron@scottsdaleaz.gov](mailto:ayaron@scottsdaleaz.gov), by faxing to 480-312-7088 or mailing to  
 7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME JIM WILCHTERMAN

ADDRESS 11565 E. CAURANA DRIVE

DAYTIME PHONE 480 656-0499 E-MAIL JIM-BWLLC@COX.NET

COMMENTS I STRONGLY OPPOSE THE HIGH  
DENSITY PORTION OF THIS PROJECT  
1 ACRE LOTS IS THE MINIMUM  
I COULD SUPPORT.