

**Correspondence Between
Staff and Applicant**

Niederer, Keith

From: Niederer, Keith
Sent: Monday, December 03, 2012 9:12 AM
To: City Council
Cc: Worth, Daniel; Jagger, Carolyn; Washburn, Bruce; Walker, Sharron; Smith, David
Subject: Sereno Canyon Resort and Spa (1-ZN-2005#2, 16-ZN-2011) Legal Protest Status

Mayor and City Council Members,

As you may know, a Legal Protest was filed by three (3) property owners on Friday November 30 against the Sereno Canyon Resort and Spa rezoning applications, 1-ZN-2005#2 and 16-ZN-2011. These applications are scheduled to be heard by the City Council this evening.

After careful consideration and evaluation of properties within 150' of the rezoning area, as well as properties within the rezoning area, staff has been determined that the Legal Protest is not valid under Zoning Ordinance Section 1.706; as it does not meet the area location requirements.

Please let me know if you have any questions.

Keith Niederer

Senior Planner

City of Scottsdale, AZ

480-312-2953

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OFFICE OF THE
CITY CLERK

2012 NOV 30 AM 11: 48

TO: CITY CLERK

DECEMBER 3, 2012 CITY COUNCIL MEETING
LEGAL PROTEST LETTERS FOR CASES:

1-ZN-2005#2

10-GP-2011

16-ZN-2011

PLEASE DELIVER TO APPROPRIATE CITY PERSONNEL

THANK YOU,

JOHN DITULLIO, ESQ.

602-481-9536

DITULLIOLAW@GMAIL.COM

Scottsdale City Council Legal Protest

Date: 12/27/12

I am the owner of property located at

12477 Desert Vista Drive, Scottsdale, AZ 85255
LOT #42 Sereno Canyon
APN # 217-01-151

This document is evidence of my legal protest in opposition to Scottsdale cases 1-ZN-2005#2, 10-GP-2011 and 16-ZN-2011 to be heard by the City Council on December 3, 2012.

By: 

Printed Name:

Michael Corn-Corn Investments, LLC

Title:

Member of Corn Investments

Owner Address and phone number:

11638 E Four Peaks Rd
Scottsdale, AZ 85262
480-585-4342

Scottsdale City Council Legal Protest

Date: 11-29-12

I am the owner of property located at

24488 N 124TH PLACE SCOTTSDALE AZ 85255
APN # 217-01-141

This document is evidence of my legal protest in opposition to Scottsdale cases 1-ZN-2005#2, 10-GP-2011 and 16-ZN-2011 to be heard by the City Council on December 3, 2012.

By: 

Printed Name: JAMES CANNING

Title: OWNER

Owner Address and phone number:

16054 E TOMBSTONE AVE
FOUNTAIN HILLS AZ
85268

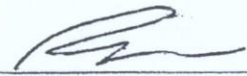
Scottsdale City Council Legal Protest

Date: 11-30-12

I am the owner of property located at

12250 E DESERT VISTA DR
PARCEL # 217-01-119

This document is evidence of my legal protest in opposition to Scottsdale cases 1-ZN-2005#2, 10-GP-2011 and 16-ZN-2011 to be heard by the City Council on December 3, 2012.

By: 

Printed Name: RICHARD POPPER

Title: OWNER

Owner Address and phone number:

29068 N. 108th St.
SCOTTSDALE, N.J. 85262

Reynolds, Taylor

From: Fitzpatrick, Karen
Sent: Wednesday, November 14, 2012 3:45 PM
To: Reynolds, Taylor
Subject: FW: Sereno Canyon proposal

From: Karlene Wenz [<mailto:kswmck@hotmail.com>]
Sent: Wednesday, November 14, 2012 3:17 PM
To: Fitzpatrick, Karen
Subject: Sereno Canyon proposal

To the Members of the Scottsdale Planning and Zoning Commission:

As homeowners in the Windy Walk portion of Troon Village at Happy Valley Road and Alma School Parkway, we write to ask for you to deny the zoning changes proposed to accommodate the Sereno Canyon resort development. The density changes proposed are dramatic and cannot be supported by the existing infrastructure, and the city and its taxpayers should not be put in the position of paying to enlarge roads, etc. to accommodate yet another resort in a community that has dozens already. Residents of Troon Village and our neighboring communities did not choose to live along a major thoroughfare with heavy commercial traffic and this proposal would change that, affecting our air quality and adding to noise pollution as well.

Please respect our properties and vote NO.

Mike Kieffer and Karlene Wenz
10751 E Candlewood Drive
Scottsdale, AZ 85255

Reynolds, Taylor

From: Fitzpatrick, Karen
Sent: Wednesday, November 14, 2012 3:45 PM
To: Reynolds, Taylor
Subject: FW: Sereno Canyon Resort

-----Original Message-----

From: Richard Gunderson [<mailto:randbgunderson@gmail.com>]
Sent: Wednesday, November 14, 2012 3:04 PM
To: Fitzpatrick, Karen
Subject: Sereno Canyon Resort

To the Planning and Zoning Commission, Scottsdale, AZ

My wife and I are long time residents of the Glenn Moor subdivision, Troon Village. Over the years traffic has increased on Happy Valley Road, especially following the construction of Four Seasons Resort. Because of the inevitable increase in traffic that another resort would bring, we strongly oppose the proposed zoning change to allow the construction of the Sereno Canyon Resort. In addition to the additional traffic that would result from yet another resort we are also concerned about the decrease in the air quality, all of which would negatively impact the value of our property.

Richard and Barbara Gunderson
10801 E. Happy Valley Road #67
Scottsdale, AZ 85255
480-502-9531

Randbgunderson@gmail.com