

**Neighborhood Notification
Open House Information
Citizen Comments**



WRITTEN COMMENTS

516

This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Donna Brandsey MEETING DATE 10/26/2015

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 7949 E Coronado Rd ZIP 85257

HOME PHONE _____ WORK PHONE 602-359-4800

E-MAIL ADDRESS(optional) brandsey@gmail.com

AGENDA ITEM # 5 + 6 ☒ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back) _____

High quality residential is a great use for in-fill
lots, with the proper disclosures to buyers

This card constitutes a public record under Arizona law.



REQUEST TO SPEAK

6

Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.

Public testimony is limited to three (3) minutes per speaker.

Additional time MAY be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) MICHAEL VINSON MEETING DATE 10.28.15

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 7123 E. EARL DR. ZIP 85251

HOME PHONE 480-946-7155 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

☒ I WISH TO SPEAK ON AGENDA ITEM # 122N 2015 ☐ I WISH TO DONATE MY TIME TO _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.



REQUEST TO SPEAK

5

Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.

Public testimony is limited to three (3) minutes per speaker.

Additional time MAY be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Dana Close MEETING DATE 10/28/15

NAME OF GROUP/ORGANIZATION (if applicable) Close Community Concepts

ADDRESS 1838 N. 78th St ZIP 85257

HOME PHONE 602-214-5295 WORK PHONE _____

E-MAIL ADDRESS (optional) ~~das~~ danaclosec3@gmail.com

☐ I WISH TO SPEAK ON AGENDA ITEM # 5 ☐ I WISH TO DONATE MY TIME TO _____

☒ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING support of Gallery

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.



REQUEST TO SPEAK

5

Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.

Public testimony is limited to three (3) minutes per speaker.

Additional time MAY be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Austin Jack MEETING DATE 10/28/15

NAME OF GROUP/ORGANIZATION (if applicable) Scottsdale Gateway Alliance

ADDRESS _____ ZIP _____

HOME PHONE (916) 208-0213 WORK PHONE _____

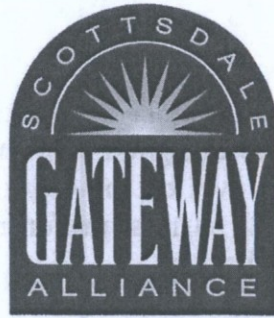
E-MAIL ADDRESS (optional) austin@scottsdalegatewayalliance.com

☒ I WISH TO SPEAK ON AGENDA ITEM # 5 ☐ I WISH TO DONATE MY TIME TO _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.



October 13, 2015

Dear Scottsdale Planning Commission:

The Scottsdale Gateway Alliance (SGA) is a private-sector, non-profit organization dedicated to advancing investment and revitalization opportunities in Southern Scottsdale and the McDowell Road Corridor. The board of directors is comprised of local property owners, business owners, and residents who are deeply committed to this mission. The organization represents a coalition of members, supporters, and followers in excess of 1,000 individuals and businesses.

As part of the organization's goals and objectives, the SGA is continually seeking opportunities for new commercial and residential real estate investments that will provide economic opportunity and job creation, as well as enhance and improve the sense of community in the McDowell Corridor.

SGA was recently approached by Chuck Chisholm, a representative of K. Hovnanian Homes, to solicit support for a planned community development at 7107 Earll Dr. – known as The Gallery. The proposed project consists of eighteen modern single-family attached homes, a communal pool and dense landscaping surrounding the development.

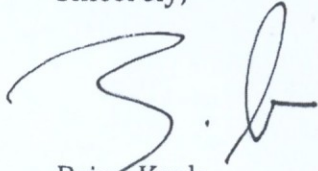
The SGA board of directors considered the size, scope and potential impact on the community and returned with a **unanimous** vote of approval.

SGA firmly believes The Gallery is consistent with our mission of economic development and revitalization in Southern Scottsdale while serving as a catalyst for future development in the area. We strongly urge the Planning Commission to recommend approval of The Gallery with only minor stipulations to demonstrate the city's commitment to redevelopment.

The Gallery's design, style and architecture not only align with the character of the neighborhood but represent a new chapter in our history. The project is in conformance with Scottsdale's General Plan and will lead towards fulfillment of the City Council's goal of revitalization along McDowell Road.

In closing, the Scottsdale Gateway Alliance offers its full support for K. Hovnanian Homes - The Gallery project as-designed, and will advocate strongly for its successful consideration and approval by the City of Scottsdale. We acknowledge the development may not suit all parties' preferences but unequivocally believe approval is in the best interest of the city.

Sincerely,

A handwritten signature in black ink, appearing to be 'B. Krob', written over a horizontal line.

Brian Krob
Board Member, Scottsdale Gateway Alliance

BUSINESS OFFICES
THE PEARL D. PEGLER TRUST
POST OFFICE BOX 55
SCOTTSDALE, ARIZONA 85252-0057
VOICE: (480) 368-2588 ♦ FACSIMILE: (480) 368-2579

OFFICE OF THE
CITY CLERK

2015 SEP 21 PM 3:31

September 21, 2014

HAND DELIVERED

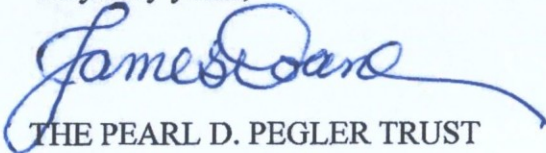
City of Scottsdale
Zoning Department
7447 East Indian School Road
Scottsdale, AZ 85251

Re: Property Case Numbers: 3-GP-2015 and 12-ZN-2015

TO WHOM IT MAY CONCERN:

This shall to advise you that the Pearl D. Pegler Trust is, by this letter, filing a Legal Protest (Section 1.706) against the above-referenced rezoning case concerning the property which has its entire south property line abutting a portion of our north property line.

Very truly yours,


THE PEARL D. PEGLER TRUST
James K. Doane, Co-Trustee

cc: Wiley Van Buren, Co-Trustee

Office of the City Clerk
Memorandum

OFFICE OF THE
CITY CLERK
2015 SEP 21 PM 3:45



To: Process Servers and Document Filers
From: Carolyn Jagger, City Clerk
Date: March 17, 2014
Re: Service/Filing of Documents with the City Clerk's Office

This Memorandum is to advise you of the policy of the Scottsdale City Clerk with respect to service and/or filing of documents. The Clerk's Office cannot give you legal advice. Filing and/or service of documents is subject to the policies set forth below and acceptance of documents should not be construed in any other fashion.

City of Scottsdale

Pursuant to court rules, the City Clerk is the person authorized to accept documents designated for service and/or filing with the City of Scottsdale municipal corporation, which is the only legal entity your documents will be considered served and/or filed.

Individual Service

The Clerk's Office does not accept service for persons in their individual capacity and will only accept service and/or filing of documents on behalf of City of Scottsdale employees in their official capacity as employees or officers of the City of Scottsdale.

Regardless of whether others are named in your document, the Clerk's Office is not accepting service for any person or entity not specifically identified in this policy. If multiple persons or entities are listed in the document being filed or served, you remain responsible for filing and/or service upon them.

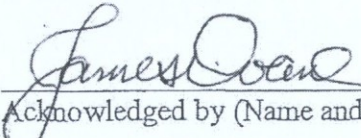
CITY OF SCOTTSDALE


Carolyn Jagger, City Clerk

CITY CLERK'S OFFICE


Staff Initials

The undersigned hereby acknowledges receipt
of the foregoing policy.


Acknowledged by (Name and Service Number)

9/21/15
Date

Michael S. Vinson

9425 North 87th St.
Scottsdale, AZ 85258
(480) 998-2715

OFFICE OF THE
CITY CLERK

2015 SEP -9 AM 10: 35

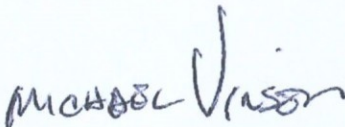
September 8, 2015

City of Scottsdale
Zoning Department

To Whom It May Concern:

As trustors & trustees for the Vinson Revocable Living Trust (owner of the property located at 7123 East Earll Drive, Scottsdale, AZ 85251), we are filing a Legal Protest (section 1.706) against the rezoning of the property directly to the west of our property. The case number is 12-ZN2015.

Thank you,



Michael Vinson



Judy Vinson

BUSINESS OFFICES
JAMES K. DOANE
POST OFFICE BOX 55
SCOTTSDALE, ARIZONA 85252-0055
VOICE: (480) 368-2588 ♦ FACSIMILE: (480) 368-2579

July 23, 2015

HAND DELIVERED

Mr. Brad Carr, AICP
City of Scottsdale Planning
7447 East Indian School Road
Scottsdale, AZ 85251

Re: Property Case Numbers: 3-GP-2015 and 12-ZN-2015

Dear Mr. Carr:

This letter is Pursuant to our telephone conversation of yesterday, regarding the above-referenced property, during which I was invited to submit my comments in writing.

It is very difficult for me to understand how the re-zoning from C-3 to Multiple Family Residential R-5 on a parcel that is contiguous to C-4 zoning on two of its borders strengthens the architectural envelope of the area; I do, however, understand how it would fail to make any meaningful contribution to the concept of space sensitivity since there would be a distinct lack of adequate buffering going from a multiple family residential property to two other abutting properties that serve, according to the City of Scottsdale's C-4 zoning description, as "the location for the heaviest type of activities found in the city."

Since the referenced property is bounded on its entire east side by C-4 zoning, upon which is sited an automobile and truck repair shop and is also bounded on its entire south side by C-4 zoning, upon which is sited an automobile and truck body and collision shop with an additional half-acre automobile and truck storage yard, the proposed completed residential development would be provided with visual insensitivity, would not work in concert with any architectural transition, and would be generously provided with a more than ample dramatic interruption of harmonious visual flow; whereas, the existing zoning of C-3 on the referenced property provides environmental relief and transition for the already-developed R-5-zoned property immediately to the west of the referenced property.

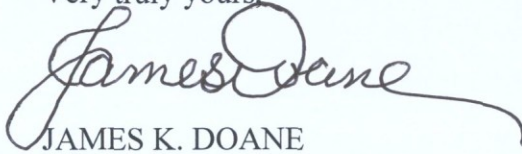
It should also be noted that the two adjacent C-4 properties would incur substantial diminished value due to the increased set-back requirements which would be occasioned by the referenced property's change in zoning from C-3 to R-5.

Furthermore, allowing coinciding R-5 and C-4 zoning fails to promote a desirable residential setting, and will surely provide a disappointing residential experience by placing a significant burden upon the 18 proposed residents in terms of, but not by way of limitation,

continual exposure to noise from pneumatic impact tools, sledge hammers, and tow-trucks dropping off vehicles; odors; traffic; and a distinct lack of visual appeal. This environment can only serve to promote numerous complaints to the City from these residents, or their successor's in interest.

In conclusion, having abutting C-4 and R-5 zoning has not been recognized as a desirable planning development concept and definitely does not easily lend itself to later explanation.

Very truly yours,

A handwritten signature in cursive script that reads "James K. Doane". The signature is fluid and extends to the right with a long, sweeping tail.

JAMES K. DOANE

CC: Wiley Van Buren
Mike Vinson

July 13, 2015

Updated August 25, 2015

Citizen Review Report

Minor General Plan Amendment and Rezoning Request
(3-GP-2015 and 12-ZN-2015)



Gallery

71st Street and Earll Dr.
Scottsdale, Arizona

Prepared By

ROSE | LAW GROUP_{pc}
RICH ■ HURLEY

12-ZN-2015
8/31/15

Project Proposal

The following documents citizen notification and review efforts for Gallery (3-GP-2015 and 12-ZA-2015), a request to modify the general plan and zoning classification of a 1.2-acre (+/-) property located on the east of the southeast corner of 71st Street and Earll Drive. The request is for a non-major general plan amendment from "Mixed Use Neighborhoods" to "Urban Neighborhoods" and a rezoning from C-3 "Highway Commercial" to R-5 "Multifamily Residential" to allow for a 18-unit gated residential community.

Notification Area Map

Attached is a map of the 750-foot area within which all property owners were notified of the application and were invited to attend an Open House on July 9, 2015.

Contacted Parties

A complete list of the property owners, neighborhood associations and interested parties contacted through the outreach efforts is attached. Property ownership was determined based on records at the Maricopa County Assessor's office. City of Scottsdale staff provided a list of neighborhood associations within the notification area and interested parties on record at the City.

Contact Dates and Methods

Initial notification was made by First Class U.S. Mail in a letter postmarked June 25, 2015. The letter contained all of the required and pertinent information regarding the rezoning application and Open House meeting (copy attached).

Site Posting

An "Early Notification of Project Under Consideration" sign was posted on the site on June 26, 2015 with all of the required information regarding the application, including a description of the request, location of the property, details of the Open House and contact information for the Applicant and the Staff. The Affidavit of Posting is attached.

Neighborhood Meeting:

The required Open House was held from 5:30 p.m. to 6:30 p.m. on Thursday, July 9, 2015 at First Baptist Church of Scottsdale (7205 E. Osborn Rd, Scottsdale, AZ 85251). Details follow on the next page.

Comments and Correspondence Received

Mr. Mike Vinson (owner of the property next door to the east) contacted the applicant's representative on July 3, 2015. Mr. Vinson stated that he was not opposed to the proposal, but that he was concerned with how the rezoning might impact his ability to expand his automotive repair operations in the future given the new setbacks that would be required. The applicant's representative committed to review the issue and determine potential solutions. Please see the updated summary on Page 3 which lists all of the communication between the project team and other interested parties since the neighborhood meeting on July 9, 2015.

GALLERY – 358-PA-2015

Open House Meeting Notes

Thursday, July 9, 2015, 5:30 p.m. to 6:30 p.m.

First Baptist Church of Scottsdale

Meeting Background

Neighbors, neighborhood associations and interested parties were invited to participate in an Open House meeting in accordance with City of Scottsdale requirements. The meeting was held from 5:30 p.m. to approximately 6:30 p.m. in the C-1 room at the First Baptist Church of Scottsdale (7205 E. Osborn Rd, Scottsdale, AZ 85251), located about a quarter of a mile from the site. The meeting room was set up at 5:00 p.m. with a sign-in table at the entrance of the room, with sign-in sheets and name badges. The room was organized with five easels displaying 24" x 36" exhibit boards of the following:

1. Regional Context Aerial with Site Plan
2. Existing/Proposed General Plan
3. Existing/Proposed Zoning
4. Potential Elevations
5. Rendered Site Plan

Representatives of the applicant included:

Jennifer Hall, Rose Law Group

Ben Cooper, Rose Law Group

Alex Stedman, LVA Urban Design Studio

A total of 7 neighbors attended and signed into the meeting. All were supportive of development on the parcel, as the vacant lot has been a problem for the neighborhood for many years. Two residents filled out comment cards, which are attached to this report.

Most of the supportive comments can be summarized in the following statements:

- This project represents much needed reinvestment in the area.
- The current emphasis on fee-simple ownership versus rental apartments is appreciated.
- Attendees liked the proposed three-story product and the conceptual architecture displayed at the meeting.

Very few concerns were brought up in the meeting. Primary questions included:

- How the rezoning might impact future expansion of Vinson/Moss Automotive, located directly east of the parcel along Earll Dr.
- How the development might impact the residents of the townhome project to the west along Earll Dr., including lost views, swimming pool noise, and decreased setbacks.

K. Hovnanian Homes and its representatives pledge to work with surrounding neighbors to do their best to resolve these potential concerns.

GALLERY (3-GP-2015 and 12-ZN-2015)

Neighborhood Outreach Efforts Update

Mike Vinson – Owner of Vinson Automotive Repairs (which is the property adjacent along the east side of Gallery's proposed site. Since the neighborhood meeting, K.Hov's project team has been working diligently on potential resolutions to Mr. Vinson's concerns. Rose Law Group made numerous attempts to schedule a meeting with Mr. Vinson in order to present the potential resolutions to him; however, Mr. Vinson was unwilling to meet. Below please find a summary of all of the phone conversations with Mr. Vinson in an attempt to schedule a time to meet.

- 7/30/15 Calls with Mr. Vinson to coordinate meeting including neighbors adjacent to the south to discuss potential resolutions to setback and future resident concerns.
- 7/31/15 Additional calls to Mr. Vinson regarding meeting
- 8/3/15 Call to Mr. Vinson regarding meeting at Vinson Auto Shop with KHOV and attorney, Jordan Rose to discuss potential resolutions
- 8/11/15 Additional calls to Mr. Vinson regarding time to meet
- 8/14/15 Follow up call to Mr. Vinson regarding time to meet
- 8/17/15 Call to Vinson in the morning and his staff said he was out of the office. Called back in the afternoon and his staff said that he does not want to meet with us.

In summary, our project team has made numerous good faith attempts to meet with this neighbor and discuss potential resolutions to his concerns. However, as of August 17th Mr. Vinson is unwilling to engage in productive discussion with our team.

James and Cece Doane – Property Owner adjacent to proposed site's southern boundary. This property is zoned C-4 and currently used for automotive repairs. RLG has had several phone conversations with Mrs. Doane in an attempt to schedule a meeting to discuss potential resolutions to their concerns about increased setbacks and future resident complaints; however, Mrs Doane is unwilling to meet with our team. Please see summary of communication below.

- 7/29/15 RLG received letter from adjacent property owner to south, James Doane, via city of Scottsdale. In response to neighbor letter, RLG phoned Doane residence to initiate communication. RLG spoke to both James and Cece Doane and discussed the concerns stated in the letter.

- 7/30/15 Call back to Doane residence to follow up on the previous discussion and attempt to schedule a time to personally meet with them to discuss potential resolutions to their concerns. Mrs. Doane was unwilling to meet with our team and asked that we call back and speak with her husband.
- 7/30/15 Late afternoon Mrs. Doane left RLG a message stating that they did NOT want to meet with us as "there is nothing to discuss".
- 7/31/15 Follow up call with the Doane residence regarding the meeting request. Mrs. Doane became quite agitated with RLG's persistence in trying to schedule a time to sit down with them to discuss their concerns. She explained to RLG that she drives a Rolls Royce, lives in a 10,000 sf home in PV and has a 15 karat diamond ring and there is nothing that we (our team) can "give" her that she doesn't already have. She also asked that we do not contact her again as there is nothing to discuss. RLG re-emphasized the team's willingness to meet and strong intentions on being "good neighbors" through continued open communication. RLG also encouraged Mrs. Doane to contact RLG should they change their position and reconsider a meeting.

As of today, the Doanes are completely unwilling to meet with our team to discuss any potential resolutions to their concerns and have asked our team to refrain from ALL future communication.

Moving forward, our project team will continue to remain open and available to meet and/or engage in productive conversation with any interested parties willing to discuss the project in more detail throughout the public hearing process.

July 13, 2015

Citizen Review Report

Minor General Plan Amendment
and Rezoning Request
(#358-PA-2015)



Gallery

71st Street and Earll Dr.
Scottsdale, Arizona

Prepared By

ROSE | LAW GROUP_{pc}
RICH ■ HURLEY

12-ZN-2015
7/15/15

Project Proposal

The following documents citizen notification and review efforts for Gallery (#358-PA-2015), a request to modify the general plan and zoning classification of a 1.2-acre (+/-) property located on the east of the southeast corner of 71st Street and Earll Drive. The request is for a non-major general plan amendment from "Mixed Use Neighborhoods" to "Urban Neighborhoods" and a rezoning from C-3 "Highway Commercial" to R-5 "Multifamily Residential" to allow for a 18-unit gated residential community.

Notification Area Map

Attached is a map of the 750-foot area within which all property owners were notified of the application and were invited to attend an Open House on July 9, 2015.

Contacted Parties

A complete list of the property owners, neighborhood associations and interested parties contacted through the outreach efforts is attached. Property ownership was determined based on records at the Maricopa County Assessor's office. City of Scottsdale staff provided a list of neighborhood associations within the notification area and interested parties on record at the City.

Contact Dates and Methods

Notification was made by First Class U.S. Mail in a letter postmarked June 25, 2015. The letter contained all of the required and pertinent information regarding the rezoning application and Open House meeting (copy attached).

Site Posting

An "Early Notification of Project Under Consideration" sign was posted on the site on June 26, 2015 with all of the required information regarding the application, including a description of the request, location of the property, details of the Open House and contact information for the Applicant and the Staff. The Affidavit of Posting is attached.

Neighborhood Meeting:

The required Open House was held from 5:30 p.m. to 6:30 p.m. on Thursday, July 9, 2015 at First Baptist Church of Scottsdale (7205 E. Osborn Rd, Scottsdale, AZ 85251). Details follow on the next page.

Comments and Correspondence Received

Mr. Mike Vinson (owner of the property next door to the east) contacted the applicant's representative on July 3, 2015. Mr. Vinson stated that he was not opposed to the proposal, but that he was concerned with how the rezoning might impact his ability to expand his automotive repair operations in the future given the new setbacks that would be required. The applicant's representative committed to review the issue and determine potential solutions.

GALLERY – 358-PA-2015

Open House Meeting Notes

Thursday, July 9, 2015, 5:30 p.m. to 6:30 p.m.

First Baptist Church of Scottsdale

Meeting Background

Neighbors, neighborhood associations and interested parties were invited to participate in an Open House meeting in accordance with City of Scottsdale requirements. The meeting was held from 5:30 p.m. to approximately 6:30 p.m. in the C-1 room at the First Baptist Church of Scottsdale (7205 E. Osborn Rd, Scottsdale, AZ 85251), located about a quarter of a mile from the site. The meeting room was set up at 5:00 p.m. with a sign-in table at the entrance of the room, with sign-in sheets and name badges. The room was organized with five easels displaying 24" x 36" exhibit boards of the following:

1. Regional Context Aerial with Site Plan
2. Existing/Proposed General Plan
3. Existing/Proposed Zoning
4. Potential Elevations
5. Rendered Site Plan

Representatives of the applicant included:

Jennifer Hall, Rose Law Group
Ben Cooper, Rose Law Group
Alex Stedman, LVA Urban Design Studio

A total of 7 neighbors attended and signed into the meeting. All were supportive of development on the parcel, as the vacant lot has been a problem for the neighborhood for many years. Two residents filled out comment cards, which are attached to this report.

Most of the supportive comments can be summarized in the following statements:

- This project represents much needed reinvestment in the area.
- The current emphasis on fee-simple ownership versus rental apartments is appreciated.
- Attendees liked the proposed three-story product and the conceptual architecture displayed at the meeting.

Very few concerns were brought up in the meeting. Primary questions included:

- How the rezoning might impact future expansion of Vinson/Moss Automotive, located directly east of the parcel along Earll Dr.
- How the development might impact the residents of the townhome project to the west along Earll Dr., including lost views, swimming pool noise, and decreased setbacks.

K. Hovnanian Homes and its representatives pledge to work with surrounding neighbors to do their best to resolve these potential concerns.

GALLERY | Open House Sign-in Sheet | 358-PA-2015

Thursday, July 9, 2015, 5:30 p.m., C-1 Building, First Baptist Church of Scottsdale (7025 E Osborn Rd, Scottsdale, AZ 85251)

Name	Address	Email	Phone
BRAD WRIGHT	3308 N 20TH Street #118	U23615 @ Yahoo.com	414
Eric Sage	4400 N. Scottsdale Rd	EricSage72@gmail	—
MIKE WAGNER	11	M-S.wayse@hotmail.com	
TAY HAUGEN	8637 E AVALON	Home@THAUGENHomes.com	480 612-7475
MIKE VINSON	9123 E. EARLL DR.	MIKEVINSONAUTO @ Yahoo.com	480.946-7155
Joan Hickey	7580 E. EARLL DR 85251	Hickley-Joan @ 602.411.1111	
Michael Bouscher	7047 E Earll Drive Scottsdale, AZ 85251	mbouscher@gmail.com	540.429.6815

GALLERY (#358-PA-2015)
Open House – July 9, 2015
COMMENT CARD

Name:

JAMES HICKLEY

Address:

7680 E. EARL DR #83

Email/Phone:

Hickley, James@gmail

Comments:

Nine Project. Only concern
is all the permits issued
around Downtown Scottsdale.
Lot was vacant long time

GALLERY (#358-PA-2015)
Open House – July 9, 2015
COMMENT CARD

Name: JAY HANSEN

Address: _____

Email/Phone: _____

Comments: CITY SHOULD APPROVE PROJECT
DUE TO LONG TERM LACK OF USE.
HIGHEST & BEST PURPOSE SHOULD
BE RECONSIDERED.

June 25, 2015

Dear Property Owner and/or Interested Party:

The purpose of this letter is to inform you that a General Plan and Rezoning request will soon be filed for an approximately 1.2 acre site located at 7107 E. Earll Drive, Scottsdale, AZ 85251 ("Project Number: 358-PA-2015.")

We invite you to attend an informational open house about the proposed project to be held from 5:30 p.m. to 6:30 p.m. on Thursday, July 9, 2015 in the C-1 Building of First Baptist Church of Scottsdale, located at 7025 E Osborn Rd, Scottsdale, AZ 85251.

Please be advised that hearings before the Planning Commission and City Council are planned to review this case. Specific meeting and hearing dates have not yet been set. A sign will be posted at the property in the future with these meeting dates in accordance with City of Scottsdale requirements.

You are welcome to attend these meetings to learn about the case and make your opinions known. Please confirm the meetings with the City of Scottsdale before attending as they are subject to change.

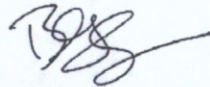
The following describes our request:

Proposed change: The request is for a non-major general plan amendment from "Mixed Use Neighborhoods" to "Urban Neighborhoods" and a rezoning from C-3 "Highway Commercial" to R-5 "Multifamily Residential" to allow for a 19-unit gated residential community.

Existing use: The site is currently vacant.

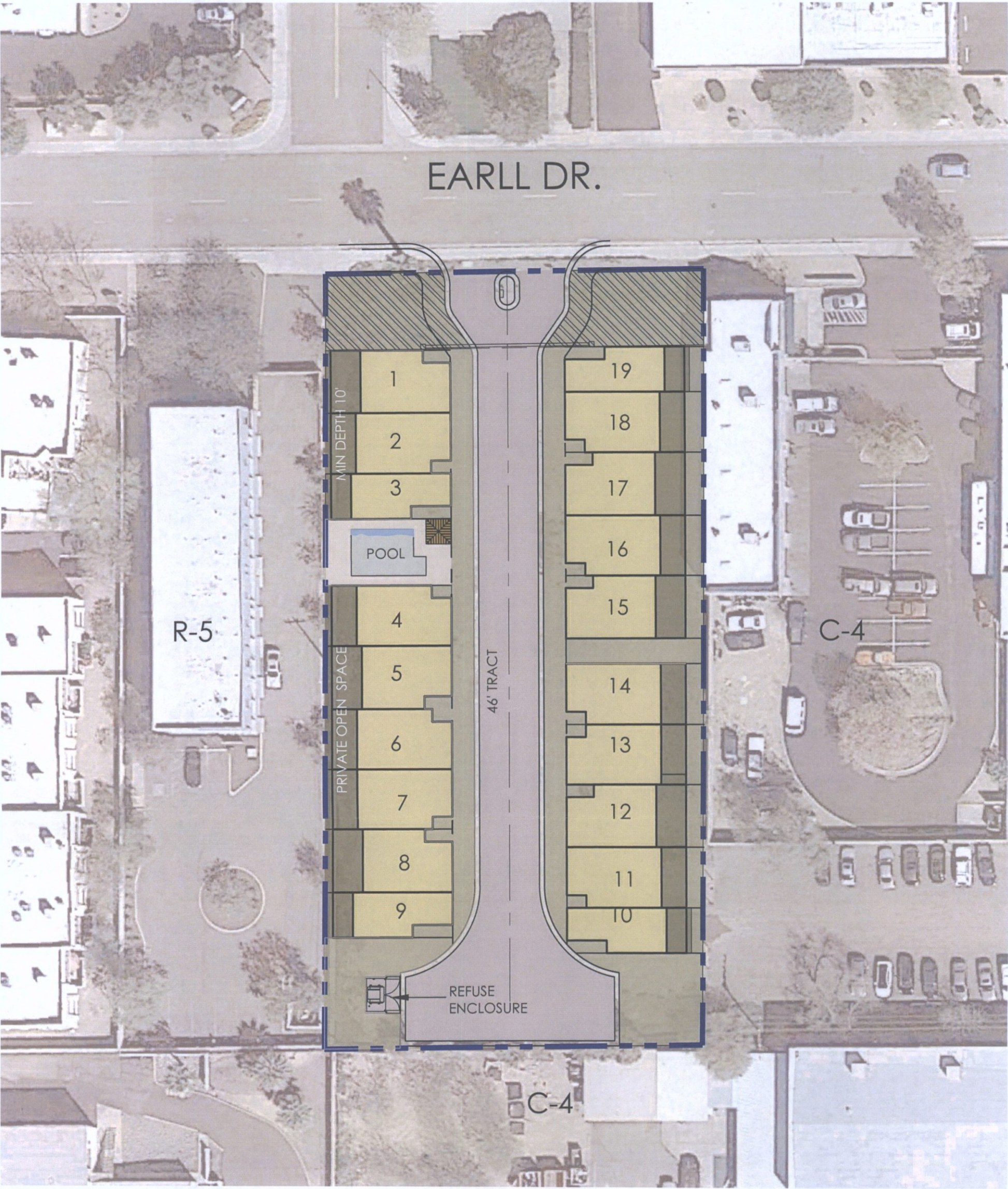
I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me (480) 291-07843 or bcooper@roselawgroup.com. You may also reach the City of Scottsdale Project Coordinator, Brad Carr, at (480) 312-7713 or bcarr@scottsdaleaz.gov. After submittal, project information will be available at: www.scottsdaleaz.gov/projects/ProjectsInProgress.

Sincerely,



Ben Cooper
Senior Project Manager

Attachment – Preliminary Site Plan



SITE DATA:

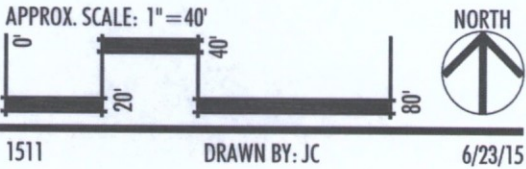
SITE AREA (GROSS):	51,400 SqFt (1.2 AC. +/-)
GROSS DENSITY:	15.8 DU/AC.
SITE AREA (NET):	46,800 SqFt (1.1 AC. +/-)
CURRENT ZONING:	C-3
PROPOSED ZONING:	R-5
PROPOSED # OF LOTS:	19
OPEN SPACE REQUIRED:	0.24 AC. (22% OF NET)
OPEN SPACE PROVIDED:	

*ASSUMES UNDERGROUND STORMWATER STORAGE
*THIS SITE PLAN IS PRELIMINARY AND WILL REQUIRE MORE DETAILED ANALYSIS



LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

GALLERY
CONCEPTUAL SITE PLAN



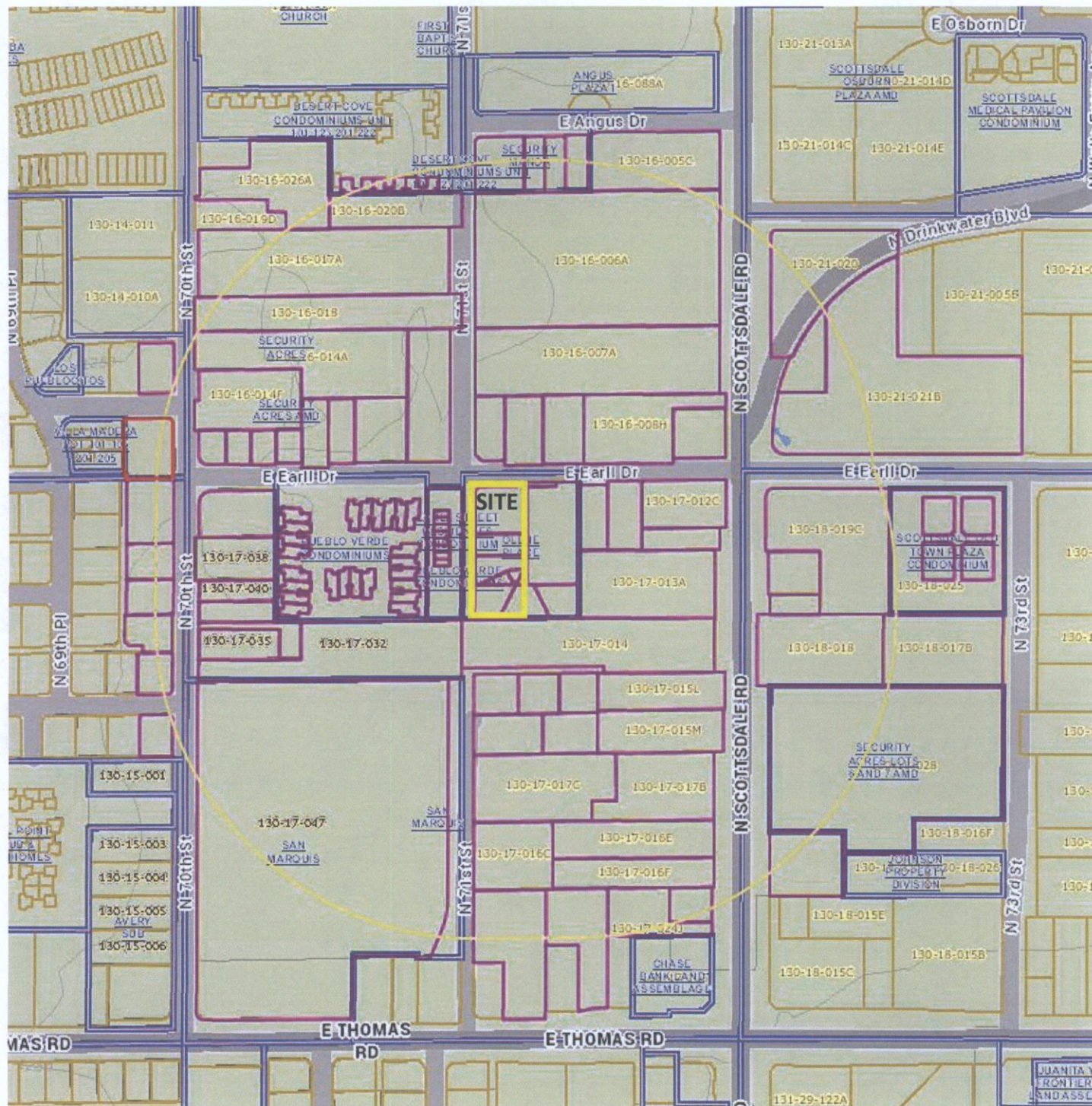
368-PA-2015

157 Owners
within 750 feet

42 individuals on
the “Interested
Parties List”

8 Neighborhood Associations

Scottsdale Unified School District



Alan Kaufman
8711 E Pinnacle Peak Road
#241 Scottsdale, AZ 85255

Fred Unger
7134 E. Stetson Drive; Suite 400
Scottsdale, AZ 85251

Mike Merrill
8713 E Vernon Avenue
Scottsdale, AZ 85257

Avanindra/Anuradha Chaturvedi
26885 Chaucer Place
Stevenson Ranch, CA 92381

Hank Olsen H
7711 E. Pozos Dr.
Scottsdale, AZ 85255

Nancy Cantor
5850 N. 83rd Street
Scottsdale, AZ 85250

Brad Lundmark
7740 N 16th St # 300
Phoenix, AZ 85020

J. P. Lamer
6945 E Glenrosa Ave
Scottsdale, AZ 85251

Patti Smith, Property Manager
7740 N 16th St # 300
Phoenix, AZ 85020

Clif Tait GCA & RVA
8302 E Buto Dr
Scottsdale, AZ 85255

Jill Aguirre
8605 E Via Dona Rd
Scottsdale, AZ 85266

Patty Badenoch
5027 N 71st Place
Scottsdale, AZ 85251

Dan Sommer
12005 N 84th Street
Scottsdale, AZ 85250

Jim Heather
6732 E Sheridan Street
Scottsdale, AZ 85257

Rodney A. Knight
9414 E San Salvador #225
Scottsdale, AZ 85258

Darcy Clement
7500 E Deer Valley Lot 67
Scottsdale, AZ 85255

Joey Airdo
23043 N. 16th Lane
Phoenix, AZ 85027

Sarah Ferrara
Scottsdale Airpark
15000 N. Airport Drive
Scottsdale, AZ 85260

David G. Gulino
Land Development Services
7525 E. Camelback Road, Suite
104 Scottsdale, AZ 85251

John Washington
3518 N Cambers Court
Scottsdale, AZ 85251

Chris Schaffner
7346 E. Sunnyside Dr.
Scottsdale, AZ 85260

Dr. Sonnie Kirtley
8507 East Highland Avenue
Scottsdale, AZ 85251-1822

Leon Spiro
7814 E Oberlin Way
Scottsdale, AZ 85255

Jim Haxby
7336 E. Sunnyside Dr.
Scottsdale, AZ 85250

Ed Toschik
7657 E Mariposa Grande Dr.
Scottsdale, AZ 85255

Linda Whitehead
9681 E Chuckwagon Lane
Scottsdale, AZ 85262

Stephanie Bradley
13330 E. Jomax Road
Scottsdale, AZ 85262

Emily Ryan
Capitol Consulting LLC
PO Box 13116
Phoenix, AZ 85002-3116

Michael Jacks
7725 E Camino Del Monte
Scottsdale, AZ 85255

Judith Burns
9979 N. 131st Street
Scottsdale, AZ 85259

BARON KATHERINE MARY B
3126 N 70TH ST
SCOTTSDALE, AZ 85251

REYMONT ROBERT A
PO BOX 42277
MESA, AZ 85274-2277

COLONIAL REALTY LIMITED
PARTNERSHIP
6584 POPLAR AVE.
MEMPHIS, TN 38138

LANDMARK SCOTTSDALE
70TH STREET SOUTH LLC
9771-54 AVENUE
EDMONTON, AB T6E 5J4

ALBERS DANIEL J
12637 OHERN ST
OMAHA, NB 68137

WRIGHT BRIAN ALLEN
3309 N 70TH ST # 118
SCOTTSDALE, AZ 85251

ZINDA GLADYS H
3309 N 70TH STREET
SCOTTSDALE, AZ 85251-0000

REDLINGER TROY
3309 N 70TH ST NO 120
SCOTTSDALE, AZ 85251

SCHULTZ DANIEL J/BARBARA
6121 E FOREST ST
APACHE JUNCTION, AZ 85119

KLIMCZAK CRAIG ALLEN/LISA
3309 N 70TH ST NO 122
SCOTTSDALE, AZ 85251

BRALU LLC
6632 N 66TH PL
Paradise Valley, AZ 85253

BRALU LLC
6632 N 66TH PL
Paradise Valley, AZ 85253

BRALU LLC
6632 N 66TH PL
Paradise Valley, AZ 85253

BRALU LLC
6632 N 66TH PL
Paradise Valley, AZ 85253

BRALU LLC
6632 N 66TH PL
Paradise Valley, AZ 85253

BRALU LLC
6632 N 66TH PL
Paradise Valley, AZ 85253

BRALU LLC
6632 N 66TH PL
Paradise Valley, AZ 85253

BRALU LLC
6632 N 66TH PL
Paradise Valley, AZ 85253

BRALU LLC
6632 N 66TH PL
Paradise Valley, AZ 85253

BRALU LLC
6632 N 66TH PL
Paradise Valley, AZ 85253

BRALU LLC
6632 N 66TH PL
Paradise Valley, AZ 85253

VINSON MICHAEL
SCOTT/JUDY LYNNE TR
9425 N 87TH ST
SCOTTSDALE, AZ 85258

DOANE JAMES K
PO BOX 55
SCOTTSDALE, AZ 85254

DOANE JAMES K
PO BOX 55
SCOTTSDALE, AZ 85254

DOANE JAMES K
PO BOX 55
SCOTTSDALE, AZ 85254

LGC ENTERPRISE LLC
9626 N 37TH ST
Phoenix, AZ 85258

BUSINESS SYSTEM
TECHNOLOGY LLC
15424 S 50TH ST
PHOENIX, AZ 85044

PROSSER LEE KENNETH/LIND-
PROSSER JULIE F
30226 N 172ND ST
RIO VERDE, AZ 85263

LGC ENTERPRISE LLC
9626 N 37TH ST
Phoenix, AZ 85258

HAECHLER MAX/ELIZABETH TR
7525 E 6th AVE
SCOTTSDALE, AZ 85251

CRLP 2929 PHOENIX LLC
6584 POPLAR AVE
MEMPHIS, TN 38138

BRALU LLC
6632 N 66TH PL
Paradise Valley, AZ 85253

STORAGE EQUITIES PS PARTNERS
IV-70TH ST
PO BOX 25025
GLENDALE, CA 31201

CRAHAN PROPERTIES LLC
3636 E HIGHLAND AVE
PHOENIX, AZ 85018

PEGLER PEARL D TRUST
14635 N KIERLAND BLVD STE
111
SCOTTSDALE, AZ 85254

GLASSER ELLIOTT J TR
P O BOX 8449
SCOTTSDALE, AZ 85257

COFFMAN MONTE G/BETTY S TR
3445 COMSTOCK DR
RENO, NV 89512

HAECHLER MAX/ELIZABETH TR
7525 E 6th AVE
SCOTTSDALE, AZ 85251

ALBRIGHT DONITA R TR
9638 E VOLTAIRE DR
SCOTTSDALE, AZ 85260

EARLL PROPERTIES SCOTTSDALE
LLC/FRANCIS ETAL
5827 E WALTANN LN
SCOTTSDALE, AZ 85254

HAECHLER MAX/ELIZABETH TR
7525 E 6th AVE
SCOTTSDALE, AZ 85251

V WIN L L C
8279 S HOMESTEAD LN
TEMPE, AZ 85284

JANUS MICHAEL
9136 LARKSPUR DR
CORONA, CA 92883

PEGLER PEARL D TRUST
14635 N KIERLAND BLVD STE 111
SCOTTSDALE, AZ 85254

SEVENTY-FIRST STREET LLC
3034 N SCOTTSDALE RD
SCOTTSDALE, AZ 85251

CRAHAN PROPERTIES LLC
3636 E HIGHLAND AVE
PHOENIX, AZ 85018

DUESEY INVESTMENTS FLP
3020 N SCOTTSDALE RD
SCOTTSDALE, AZ 85034

LCD PARTNERSHIP INC
5032 E WAGONER RD
SCOTTSDALE, AZ 85254

CRAHAN PROPERTIES LLC
3636 E HIGHLAND AVE
PHOENIX, AZ 85018

HAECHLER MAX & ELIZABETH
MARIA
7525 E 6th AVE
SCOTTSDALE, AZ 85251

ALBRIGHT DONITA R TR
9638 E VOLTAIRE DR
SCOTTSDALE, AZ 85260

STORAGE EQUITIES PS PARTNERS
IV-70TH ST
PO BOX 25025
GLENDALE, CA 31201

DUESEY INVESTMENTS FLP
3020 N SCOTTSDALE RD
SCOTTSDALE, AZ 85034

ATKINSON WARD J/JOAN F TR
3423 E MARLETTE AVE
PARADISE VALLEY, AZ 85253

ATKINSON WARD J/JOAN F TR
3423 E MARLETTE AVE
PARADISE VALLEY, AZ 85253

PROSSER LEE
KENNETH/LIND-PROSSER
JULIE F
30226 N 172ND ST
RIO VERDE, AZ 85263

HURST WILLIAM J
7021 E EARLL DR UNIT 102
SCOTTSDALE, AZ 85251

MESSRIE TOBY/ISIS
187 KELLY BLVD
STATEN ISLAND, NY 10314

TAKENAKA KAZUO
7855 S RIVER PKWY STE 115
TEMPE, AZ 85284

FOX JONATHAN C
5114 E KAREN DR
SCOTTSDALE, AZ 85254

NUNES ROBERT L/SHAWNA L
2522 IOWA AVE
MODESTO, CA 95358

HICKS JEFFERY T/KATHLENE
ROGERS
7021 E EARLL DR UNIT 107
SCOTTSDALE, AZ 85251

BOECKMANN LUDGER/BUESSING-
BOECKMANN DOROTHEA
ROSENGARTEN 5
CLOPPENBURG, GERMANY 49661

INGLISH FAMILY TRUST
7021 E EARLL DR NO 109
SCOTTSDALE, AZ 85251

HINCKLEY JAMES R
7580 E EARLL DR
SCOTTSDALE, AZ 85251

COX DOUG H
1326 W MARSHALL AVE
PHOENIX, AZ 85013

MARX BRUCE
9550 S EASTERN AVE STE 253
LAS VEGAS, NV 89123

MARX BRUCE
9550 S EASTERN AVE STE 253
LAS VEGAS, NV 89123

AZ FINE ENTERPRISES LLC
PO BOX 1136
CORNVILLE, AZ 86325

FLYNN BARBARA L
7021 E EARLL DR
SCOTTSDALE, AZ 85251

PASLEY CO
11429 E LE MARCHE DR
SCOTTSDALE, AZ 85251

WALDRON SCOTT M/BOBBI J TR
1161 N 160 E
AMERICAN FORK, UT 84003

PUEBLO VERDE 114 LLC
53 N COUNTRY CLUB DR
PHOENIX, AZ 85014

AVRAHAM ARDMAN LIVING
TRUST/SARA ARDMAN LIVIN
26 FREDMIR DOLLARD DES
ORMEAUX, QC H9A 2R2

EDGELOW CLAYTON/DIANE
7021 E EARLL DR UNIT 116
SCOTTSDALE, AZ 85251

MANTIONE JOSEPH
59 PRINCESS LN
WEST SENECA, NY 14224

DEANNE TAYLOR TRUST
1687 LAKE BLAINE RD
KALISPELL, MT 59901

HIX SHARON
7021 E EARLL DR NO 119
SCOTTSDALE, AZ 85251

TIMBO STACEY R
7021 E EARL DR
SCOTTSDALE, AZ 85251

SCHEIB JUAN JAIME/JARAMILLO
JULIANA OCHOA
3686 PASEO TORINERE
MONTEREY, NM 64926

2012 EVANS FAMILY TRUST
2231 FRANCISCO ST
SAN FRANCISCO, CA 94123

EGER KENT
7021 E EARLL DR UNIT 123
SCOTTSDALE, AZ 85251

LEWIS MARGARET A/LAWRENCE D
TR
7021 E EARLL DR
SCOTTSDALE, AZ 85251

JOEL AND JOLENE TORNABENI
FAMILY TRUST
9812 E GRANITE PEAK TRL
SCOTTSDALE, AZ 85262

DUKE RESIDENCE 1002 LLC
5910 E SENTINEL ROCK RD
CAVE CREEK, AZ 85331

CURTIS ALEXANDRA
7047 E EARLL DR
SCOTTSDALE, AZ 85251

KONDRASHOV PAVEI/ELENA
PO BOX 3880
GILBERT, AZ 85299

KIM YOUNGHO
7047 E EARLL DR NO 1005
SCOTTSDALE, AZ 85251

OGBURY JAMES D
9110 W VIRGINIA AVE
LAKEWOOD, CO 80226

SECOND AMENDED AND RESTATED
DOERZBACHER REVOC
PO BOX 802
SOLANA BEACH, CA 92075

BOUSCHER MICHAEL
7047 E EARLL DR UNIT 1008
SCOTTSDALE, AZ 85251

EARLL STREET PROPERTY LLC
15241 N 60TH ST
SCOTTSDALE, AZ 85254

ARIZONA BANK
101 N TRYON ST - NC10010381
CHARLOTTE, NC 28255

GUNKEL ROBERT M/BONNIE
BETH
3114 N 70TH ST
SCOTTSDALE, AZ 85251

GAUTHIER FAMILY LIVING TRUST
2946 S ESTRELLA CIR
MESA, AZ 85202

FGR PROPERTY
INVESTMENTS VI L L C
4414 N CIVIC CENTER PLAZA
STE 201
SCOTTSDALE, AZ 85251

SCOTTSDALE CITY OF
3739 CIVIC CENTER PLAZA
SCOTTSDALE, AZ 85251

DRINKWATER CROSSING LLC
4735 N LAUNFAL AVE
PHOENIX, AZ 85018

SCOTTSDALE HIX LLC
4350 VON KARMAN AVE - 400
NEWPORT BEACH, CA 92660

DAVID L CHAPMAN TRUST
6601 E MCDOWELL RD
SCOTTSDALE, AZ 85257

LORRAINE HAUSMANN ELLIS
FAMILY TRUST
626 S LAKE AVE
PASADENA, CA 91106

EARLL DR PROPERTY LLC
7102 E EARLL DR
SCOTTSDALE, AZ 85251

EJG INVESTMENTS LLC
PO BOX 8449
SCOTTSDALE, AZ 85257

ALLEN A LEHMAN JR FAMILY
TRUST
7122 E EARLL DR
SCOTTSDALE, AZ 85251

ALLEN A LEHMAN JR FAMILY
TRUST
7122 E EARLL DR
SCOTTSDALE, AZ 85251

EJG INVESTMENTS LLC
PO BOX 8449
SCOTTSDALE, AZ 85257

COLONIAL REALTY LIMITED
PARTNERSHIP
6584 POPLAR AVE
MEMPHIS, TN 38138

COLONIAL REALTY LIMITED
PARTNERSHIP
6584 POPLAR AVE
MEMPHIS, TN 38138

COLONIAL REALTY LIMITED
PARTNERSHIP
6584 POPLAR AVE
MEMPHIS, TN 38138

COLONIAL REALTY LIMITED
PARTNERSHIP
6584 POPLAR AVE
MEMPHIS, TN 38138

COLONIAL REALTY LIMITED
PARTNERSHIP
6584 POPLAR AVE
MEMPHIS, TN 38138

COLONIAL REALTY LIMITED
PARTNERSHIP
6584 POPLAR AVE
MEMPHIS, TN 38138

COLONIAL REALTY LIMITED
PARTNERSHIP
6584 POPLAR AVE
MEMPHIS, TN 38138

COLONIAL REALTY LIMITED
PARTNERSHIP
6584 POPLAR AVE
MEMPHIS, TN 38138

COLONIAL REALTY LIMITED
PARTNERSHIP
6584 POPLAR AVE
MEMPHIS, TN 38138

COLONIAL REALTY LIMITED
PARTNERSHIP
6584 POPLAR AVE
MEMPHIS, TN 38138

COLONIAL REALTY LIMITED
PARTNERSHIP
6584 POPLAR AVE
MEMPHIS, TN 38138

COLONIAL REALTY LIMITED
PARTNERSHIP
6584 POPLAR AVE
MEMPHIS, TN 38138

FISHER ROBERT P/GINGER
L/THEODORE G
9048 N ARROYO VISTA DR
MEMPHIS, TN 38138

THOMPSON ELVIRA
3309 N 70TH ST, #218
SCOTTSDALE, AZ 85251

RW SWAN LLC
6708 E MONTE VISTA RD
SCOTTSDALE, AZ 85257

PARNAMI MOHIT
3309 N 70TH ST NO 220
SCOTTSDALE, AZ 85251

LINDQUIST DERON S/ANGELA
2511 YUKON AVE S
ST LOUIS PARK, MN 55426

ES ROYALE LLC
UNIT 3190 BOX 143
DPO
AA
34024

GREEN DANIEL C/PAULA
3732 E POMEGRANATE ST
MESA, AZ 85215

MANG JASON
7021 E EARLL DR NO 202
SCOTTSDALE, AZ 85251

JACKSON HOWARD G/JUDITH M
107 SILVERSTONE RD NW
CALGARY ALBERTA
T3B4Y6 CANADA

LOS DAVID J/LAURA
18209 29TH DRIVE SE
BOTHELL, WA 98012

CONTE ANTHONY/NELLIE
61265 KILLOWAN LN
BEND, OR 97702

SHINKLE DAVID B
7021 E EARLL DR UNIT 206
SCOTTSDALE, AZ 85251

JACKSON HOWARD/JUDITH
107 SILVERSTONE RD NW
CALGARY, AB
T3B 4Y6 CANADA

CALDWELL ROBIN
JAMES/LUCILLE JOAN
688 ECHO LAKE RD
BIG FORK, MT 59911

WHITE BRIAN E
7021 E EARL DR #209
SCOTTSDALE, AZ 85251

GOTTARDI
ALESSANDRO/KELLE SARA E
7021 E EARLL DR UNIT 210
SCOTTSDALE, AZ 85251

GEHRES JOHN F/DIANE T
4533 E RANCHO LAREDO DR
PHOENIX, AZ 85331

ELDER DARREN
7021 E EARLL DR NO 212
SCOTTSDALE, AZ 85257

RKR INVESTMENTS LLC
12705 31ST AVE NORTH
PLYMOUTH, MN 55441

GUASTELLO
ALFRED/LEGRETA
28510 HARPER
ST CLAIR SHORES, MI 48081

HULL SUSAN L
11517 N 131ST WAY
SCOTTSDALE, AZ 85259

WALDRON FAMILY LIMITED
PARTNERSHIP
7021 E EARLL DR UNIT 216
SCOTTSDALE, AZ 85251

D HOLDINGS LLC
320 S STATE ST STE 1
OREM, UT 84058

WILKINSON FAMILY TRUST
600 S CREEKSIDE DR
SHOW LOW, AZ 85901

GRAMER TOM G/EVE S
1092 WHITTINGTON CT
GURNEE, IL 60031

TANNER JOANN
688 ECHO LAKE RD
BISFORK, MT 59911

MOORE JEFFREY W
7021 E EARLL DR UNIT 221
SCOTTSDALE, AZ 85251

HINCKLEY JAMES R
7580 E EARLL DR NO 83
SCOTTSDALE, AZ 85251

DAMMEN ALEXANDRA L
7021 E EARLL DR UNIT 223
SCOTTSDALE, AZ 85251

PORTER JULIE L
7021 E EARLL DR 224
SCOTTSDALE, AZ 85251

ANGUS PLAZA LLC
3238 N SCOTTSDALE RD
SCOTTSDALE, AZ 85251

7117 ANGUS LLC
3238 N SCOTTSDALE RD
SCOTTSDALE, AZ 85251

7117 ANGUS LLC
3238 N SCOTTSDALE RD
SCOTTSDALE, AZ 85251

JONAS LINDA L/HAAS
MICHELLE C
4841 E CALLE TUBERIA
PHOENIX, AZ 85018

G&G DEVELOPMENT
COMPANIES LLC
PO BOX 27224
TEMPE, AZ 85285

GAUTHIER RONALD
C/MARILYN K TR
2946 S ESTRELLA CIR
MESA, AZ 85202

CFT DEVELOPMENTS LLC
1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770

RONALD C AND DOROTHY C
DAVIDSON REV LIV TRUST
5602 E EXETER BLVD
PHOENIX, AZ 85018

U-HAUL REAL ESTATE CO
P O BOX 29046
PHOENIX, AZ 85038

CLAYTON-CONNELL LLC
200 CONNELL DR
BERKELEY HEIGHTS, NJ 7922

BOB VAIRO
10040 E. HAPPY VALLEY RD.
#451
SCOTTSDALE, AZ 85255-2388

LINDA WHITEHEAD
9681 E. CHUCKWAGON LN
SCOTTSDALE, AZ 85262

MIKE OTT
16441 N. 91ST ST #104
SCOTTSDALE, AZ 85260

BARB FLYNN
7021 E. EARLL DR #111
GILBERT, AZ 85233

JON PASSEY
42 S. HAMILTON PL 101
GILBERT, AZ 85233

JIM HEATHER
6732 E. SHERIDAN ST.
SCOTTSDALE, AZ 85257

NANCY CANTOR
3408 N. PAUITE WY
SCOTTSDALE, AZ 85251

ALVIN & AVA KINSLEY
3202 N. SCOTTSDALE RD 37
SCOTTSDALE, AZ 85251-6412

Annette Petrillo
5136 N. 82nd St
Scottsdale, AZ 85250

Whitney M. Bostic
7720 Gainey Ranch Road
Scottsdale, AZ 85258

Jim Funk
7720 Gainey Ranch Road
Scottsdale, AZ 85258

Bill Crawford
4390 N. Miller Road, Ste. C-107
Scottsdale, AZ 85251

Guy Phillips
7131 E. Cholla St.
Scottsdale, AZ 85254

John Strasser
24055 N. 119th Way
Scottsdale, AZ 85255

Joan Zuckerman
7295 E. Paradise Dr.
Scottsdale, AZ 85260

Neil Dempster, MBA, CSP
24573 N. 119th Place
Scottsdale, AZ 85255

Scottsdale Unified School District
3811 N. 44th Street
Phoenix, AZ 85018

Ben Cooper

From: Fitzpatrick, Karen <KFitzpatrick@Scottsdaleaz.gov>
Sent: Thursday, June 25, 2015 9:22 AM
To: Ben Cooper
Subject: HOA's for 7107 E. Earll

Ben – I had my co-worker, Steve, run the report again this morning. See below. I knew there had to be something!

Karen Fitzpatrick

City of Scottsdale
Planning Assistant
7447 E. Indian School Road
Scottsdale, AZ 85251
480-312-7015

From: Perone, Steve
Sent: Thursday, June 25, 2015 9:18 AM
To: Fitzpatrick, Karen
Subject:

Neighborhoods and their Contacts

Nbhd Name	Title	Last Name	First Name	Address	City	ST	Zip Code	Ann. Nbhd Updt
Coalition of Pinnacle Peak (C.O.P.P.)		Vairo	Bob	10040 E Happy Valley Rd # 451	Scottsdale	AZ	85255-2388	4/9/2014
Coalition of Pinnacle Peak (C.O.P.P.)	Captain	Whitehead	Linda	9681 E Chuckwagon Ln	Scottsdale	AZ	85262	4/9/2014
Desert Cove Condominium HOA	Property Manager	Ott	Mike	16441 N 91st St 104	Scottsdale	AZ	85260	4/30/2014
Pueblo Verde Condominium Assoc HOA	Vice-President	Flynn	Barb	7021 E Earll Dr 111	Scottsdale	AZ	85251	2/26/2015
Pueblo Verde Condominium Assoc HOA	Property Manager	Passey	Jon	42 S Hamilton Pl 101	Gilbert	AZ	85233	2/26/2015
Scottsdale Coalition	Vice-President	Heather	Jim	6732 E Sheridan St	Scottsdale	AZ	85257	11/19/2014
Scottsdale Coalition	President	Cantor	Nancy	3408 N Pauite Wy	Scottsdale	AZ	85251	11/19/2014
Scottsdale Trailer Corral	Resident	Kinsey	Alvin & Ava	3202 N Scottsdale Rd 37	Scottsdale	AZ	85251-6412	12/11/2014

Steve Perone

Planning Assistant
480-312-2307
sperone@scottsdaleaz.gov



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: 358-PA-2015

Project Name: _____

Location: 7107 E. Earll Dr.

Site Posting Date: 6.26.15

Applicant Name: Rose Law Group

Sign Company Name: Dynamite Signs, Inc.

Phone Number: 480-585-3031

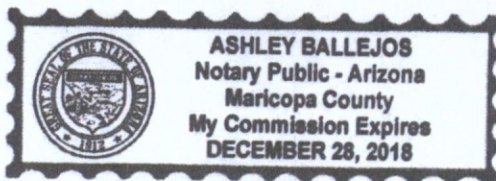
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Dana S. Swartz
Applicant Signature

6.26.15
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 June day of 26, 2015



Ashley Ballejos
Notary Public
My commission expires: 12.28.18

City of Scottsdale -- Current Planning Division

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

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Thursday July 9, 2015

Time: 5:30 P.M.

Location: First Baptist Church of Scottsdale
7025 E. Osborn Rd., Scottsdale, AZ 85251

Site Address: 7107 E. Earll Dr., Scottsdale, AZ 85251

Project Overview:

- Request: Non-Major General Plan Amendment from "Mixed Use Neighborhoods" to "Urban Neighborhoods" and Re-Zoning from "C-3" to "R-5"
- Description of Project and Proposed Use: 19-Unit Residential Development
- Site Acreage: 1.2 acres
- Site Zoning: C-3

Applicant Contact:

Jordan Rose 480-505-3939
jrose@roselawgroup.com

City Contact:

Brad Carr 480-312-7713
bcarr@scottsdaleaz.gov

Pre-Application #: 358-PA-2015 Available at City of Scottsdale: 480-312-7000

Project information may be researched at:

<http://www.scottsdaleaz.gov/projects/ProjectsInProgress>

Posting Date:
6/26/15

-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal



SCHOOL DISTRICT

Determination of Adequate Facilities

City of Scottsdale Project Number: 358 -PA- 2015

Project name: Gallery

Project Location 7107 E Earll Drive

Applicant Name: Rose Law Group pc Phone: 480-505-3936

Applicant E-mail: bcooper@roselawgroup.com Fax: 480-505-3925

School District: Scottsdale Unified School District

I, DAVID PETERSON hereby certify that the following determination has been made in regards to the Referenced project:

- ☒ The school district had adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area; or
- ☐ The school district will have adequate school facilities via a planned capital improvement to be constructed within one year of the date of notification of the district and located within the school district's attendance area; or
- ☐ The school district has determined an existing or proposed charter school as contracted by the district can be provide adequate school facilities for the projected increase in students; or
- ☐ The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner (a copy said agreement is attached hereto); or
- ☐ The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

Attached are the following documents supporting the above certification:

- ☐ Maps of the attendance areas for elementary, middle and high schools for this location.
- ☐ Calculations of the number of students that would be generated by the additional homes.
- ☐ School capacity and attendance trends for the past three years.

Or;

I, _____, hereby request a thirty (30) day extension of the original discussion and response time.

[Signature]
Superintendent or Designee

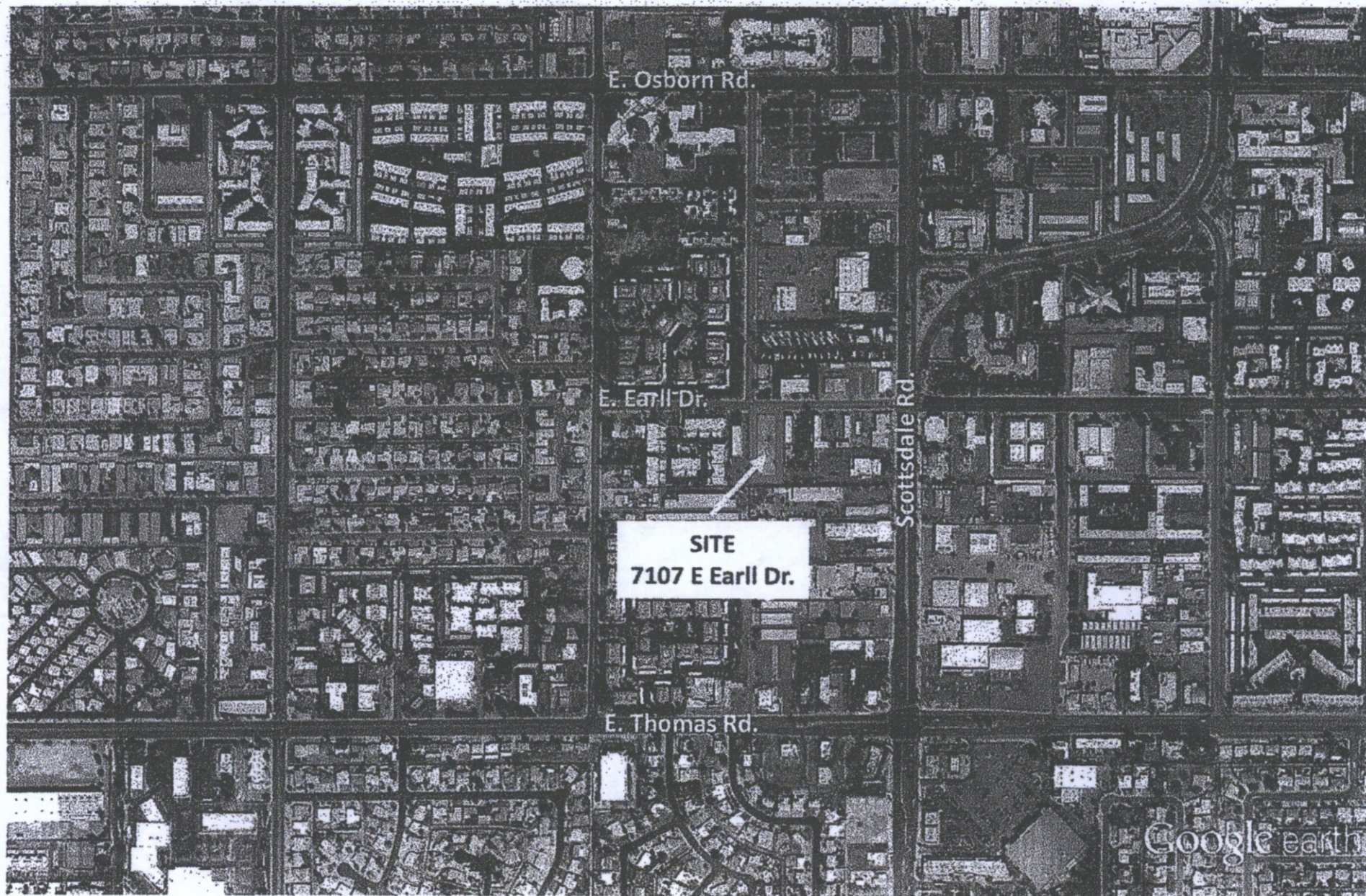
6/6 JUL 15
Date

Planning and Development Services Department

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

GALLERY

south scottsdale | infill



GALLERY

south scottsdale | infill

SOUTHEAST CORNER OF 71ST STREET & EARLL DRIVE

PRE-APP NARRATIVE

June 22, 2015

Property Description

The applicant is proposing a 19 lot subdivision on a 1.2 acre property located south of the Earll Drive and 71st Street intersection. The property is currently vacant and is comprised of portions of 8 individual parcels.

The property maintains a General Plan land use designation of "Mixed Use Neighborhoods" and is located outside of the Downtown Overlay area. The current zoning designation on the property is C-3. Surrounding properties are zoned C-4 (east), R-5 (west), R1-7 & C-3 (north), and C-4 & C-3 (south).

Development Proposal

The development proposal will include a proposal to rezone the property from C-3 to R-5 to allow for 19 for sale units (15.8 DU/Ac). The units will front onto an internal private and gated street, and will be 3 stories in height with ground level garages. Access to the site is from Earll Drive. The community will also include an amenity area located near the center of the site. The western portion of the property includes an undeveloped segment of public right-of-way that will be proposed for abandonment.

The applicant does not believe that a General Plan amendment is required for the proposed use.

ROSE
LAW GROUP_{pc}
RICH ■ HURLEY

BEN COOPER
7144 E. Stetson Drive, Suite 300
Scottsdale, Arizona 85251
Phone 480.291.0743 Fax 480.505.3925
BCooper@roselawgroup.com
www.roselawgroup.com

June 23, 2015

Dr. David Peterson
Superintendent
Scottsdale Unified School District
3811 N. 44th Street
Phoenix, AZ 85018

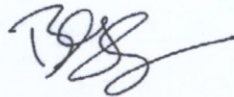
Dear Dr. Peterson,

This letter is being sent to you pursuant to City of Scottsdale Zoning Code (Ordinance No. 455), Article 1, Administration And Procedures, Section 1.1500, Collaborative City And School Planning.

Mockingbird Group LLC is applying for a rezoning application that changes the zoning classification from non-residential to residential classification (Project Number: 358-PA-2015). The 1.2 acre property is located at 7107 E Earll Dr. and is currently zoned C-3 "Highway Commercial" which does not allow for residential units; our application for R-5 "Multiple Family Residential" will result in a total of 19 units allowed.

Enclosed please find a detailed project narrative, a location map, site plan and the Determination Form required by the City per the above Ordinance. I would like to schedule a meeting with you to discuss the above proposal. I can be reached (480) 291-0743 or bcooper@roselawgroup.com. Should you believe a meeting is not necessary, please return the attached form to me at your earliest convenience.

Sincerely,



Ben Cooper
Senior Project Manager

cc: City of Scottsdale Current Planning Department

Attachments:

- Narrative
- Location Map
- Site Plan
- School District Response Form

GALLERY

south scottsdale | infill

SOUTHEAST CORNER OF 71ST STREET & EARLL DRIVE

PRE-APP NARRATIVE

June 22, 2015

Property Description

The applicant is proposing a 19 lot subdivision on a 1.2 acre property located south of the Earll Drive and 71st Street intersection. The property is currently vacant and is comprised of portions of 8 individual parcels.

The property maintains a General Plan land use designation of "Mixed Use Neighborhoods" and is located outside of the Downtown Overlay area. The current zoning designation on the property is C-3. Surrounding properties are zoned C-4 (east), R-5 (west), R1-7 & C-3 (north), and C-4 & C-3 (south).

Development Proposal

The development proposal will include a proposal to rezone the property from C-3 to R-5 to allow for 19 for sale units (15.8 DU/Ac). The units will front onto an internal private and gated street, and will be 3 stories in height with ground level garages. Access to the site is from Earll Drive. The community will also include an amenity area located near the center of the site. The western portion of the property includes an undeveloped segment of public right-of-way that will be proposed for abandonment.

The applicant does not believe that a General Plan amendment is required for the proposed use.

GALLERY

south scottsdale | infill

E. Osborn Rd.

E. Earll Dr.

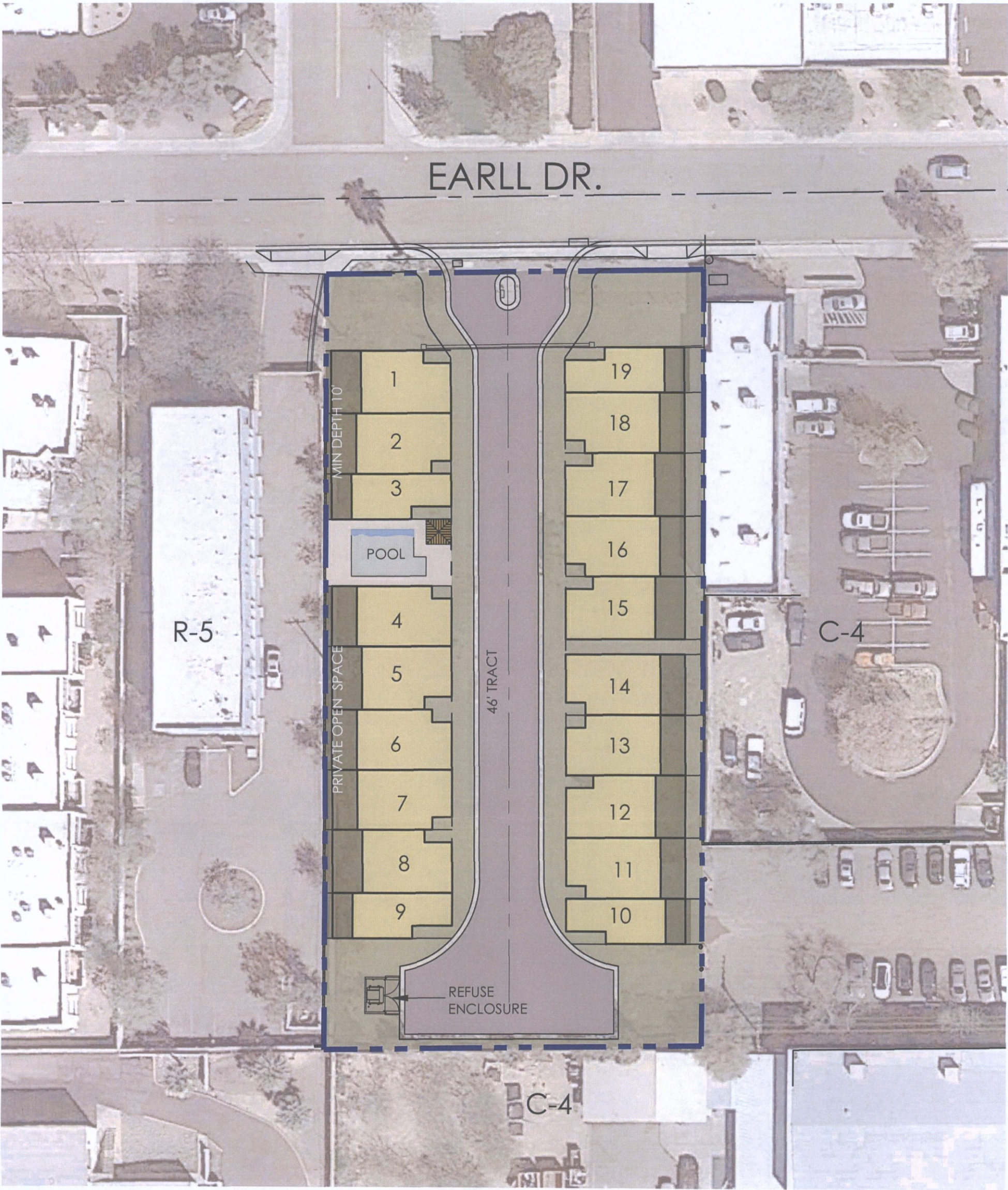
Scottsdale Rd.

SITE
7107 E Earll Dr.

E. Thomas Rd.

Google earth





SITE DATA:

SITE AREA (GROSS):	51,400 SqFt (1.2 AC. +/-)
GROSS DENSITY:	15.8 DU/AC.
SITE AREA (NET):	46,800 SqFt (1.1 AC. +/-)
CURRENT ZONING:	C-3
PROPOSED ZONING:	R-5
PROPOSED # OF LOTS:	19
OPEN SPACE REQUIRED:	0.24 AC. (22% OF NET)
OPEN SPACE PROVIDED:	

*ASSUMES UNDERGROUND STORMWATER STORAGE
*THIS SITE PLAN IS PRELIMINARY AND WILL REQUIRE MORE DETAILED ANALYSIS



Community Input Certification

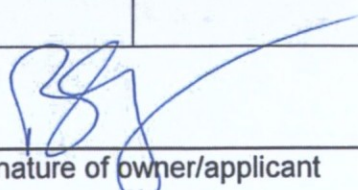
CASE NO: 358-PA-2015

PROJECT LOCATION: 7107 E Earll Dr.

COMMUNITY INPUT CERTIFICATION

In the City of Scottsdale it is important that all applicants for rezoning, use permit, and/or variances inform neighboring residents, affected school districts, and other parties that may be impacted by the proposed use, as well as invite their input. The applicant shall submit this completed certification with the application as verification that such contact has been made.

DATE	NAME (Person, Organization, Etc. and Address)	TYPE OF CONTACT		
		Meeting	Phone	Letter
6/25/2015	See attached notification list for detail			X


Signature of owner/applicant

7/13/2015

Date

Planning, Neighborhood & Transportation Division

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



Neighborhood Involvement General Plan Checklist (GP)

Neighborhood Involvement is required for all General Plan Amendment requests. Refer to the City of Scottsdale Resolution No. 5135, and the Arizona Revised Statutes Title 9, for additional General Plan Amendment review and guideline information. The check boxes on the Neighborhood Involvement GP checklist that are checked are the items that are required by resolution and/or state requirements, items that are not checked are optional at the coordinator's discretion and are based on the complexity of the proposed project. *If you have questions on these requirements, please contact Planning & Development Services at 480-312-7000.*

This checklist is for General Plan Amendment requests: If you are submitting an application for Rezoning, Zoning Ordinance Text Amendments, Zoning Stipulation Amendments, Council Approved Amended Standards, and City Council Site Plan Approval this is not the correct checklist; (please obtain a copy of the Citizen Review Checklist from your Project Coordinator).

This Document Constitutes A Public Disclosure Under ARS Section 39-121. Inspection of Public Records.

Complete the following Steps and marked items **prior to** submitting your application.

Step 1: **Pre-submittal meeting:** The applicant will meet with staff to discuss their Neighborhood Involvement plan. It is encouraged that "neighbors" be **contacted at least twice** prior to the public hearing for the request. Applicants are advised to maintain contact with neighbors during the process and make as many contacts that are warranted to achieve productive neighborhood involvement.

Step 2: Neighborhood Notification

Provide information by:

- ☒ 1st Class Letter or Postcard
- ☐ In Person
- ☐ Phone call
- ☐ Certified Mail
- ☐ Door Hangers/Flyers

To:

- ☒ Each Real Property owner in proposed area
- ☐ Property owners and HOAs within 750'
- ☐ Adjacent property owners/ tenants/HOAs
- ☐ School District(s)
- ☐ Interested Party list (provided by Project Coordinator)

Project Notification shall include the following information:

- Project request and description
- Location
- Size (e.g. Number of Acres of project, Square Footage of Lot)
- Zoning
- General Plan existing and proposed graphics
- Applicant and City contact names and phone numbers
- Scheduled open house(s) - including time, date, and location

Step 3: Project Under Consideration

- ☐ Post sign 10 calendar days prior to your Open House Meeting. (See Sign posting requirements)

Step 4: You are required to hold a minimum of 1 Open House Meeting.

Provide open house date, time, and location to Project Coordinator **at least 14** calendar days prior to each meeting. E-mail open house information to the Project Coordinator and to: planninginfo@scottsdaleaz.gov

Continued on page 2

Planning & Development Services Department

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



Neighborhood Involvement General Plan Checklist (GP)

Step 4: Continued from page 1

- ☐ **Additional Open House Meeting(s) required ____.** In some cases, the City of Scottsdale Project Coordinator may require more than one applicant-held Open House. Additional open house meetings have the same requirements and shall be advertised in the same manner as the initial open house meeting.

Step 5: Complete a Neighborhood Involvement Report

Provide all of the checked items in a Neighborhood Involvement Report that is to be submitted no later than 7 calendar days prior to the Planning Commission public hearing.

- ☒ **Submit either the original or a copy of this marked Neighborhood Involvement Packet.**

- ☒ **Document your Project Notification efforts as follows:**

- Provide a map showing the number of and where notified neighbors are located.
- Provide a list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOA's).
- Provide the dates contacted, how they were contacted, and the number of times contacted (minimum of two).
- Provide copies of letters or other means used to contact neighbors, school districts, and HOA's.
- Provide originals of all comments, letters, and correspondence received.

- ☒ **Verify the "Project Under Review" Sign Posting or Newspaper listing as follows:**

- Provide completed affidavit of the sign posting with a time/date stamped photo. (See attached)
- Provide a copy of the Newspaper listings with date of publication.

- ☒ **Document the Open House Meeting(s) as follows:**

- List dates, times, and locations of open house meeting(s).
- Provide the sign-in sheets, list of people who attended the meeting(s), and comment sheets.
- A written summary of topics discussed and comments, issues and concerns provided at the open house meeting(s).

- ☒ **Provide steps taken to keep neighbors informed and involved.**

- List the method by which the applicant has addressed, or intends to address, the issues, concerns, and problems identified during the process and open house meetings.
- List how neighbors were contacted regarding changes and updates to the proposed General Plan Amendment.
- Provide any other outreach and communication efforts.

Related Resources:

- ☐ Project Under Consideration Sign Posting Requirements
- ☐ Affidavit of Posting
- ☐ Public Hearing Sign Posting Requirements

Planning & Development Services Department

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



Citizen Review Checklist

(ZN)

The Citizen Review Process is required for all: Rezoning, Zoning Stipulation Amendments, Council Approved Amended Development Standards, and City Council Site Plan Approvals. This packet has been prepared in conformance with and as a supplement to Zoning Ordinance, Section 1.305.C, Citizen Review Process. *If you have questions on these requirements, please contact the Current Planning Division at 480-312-7000*

This application is for a:

- | | |
|--|---|
| ☒ Rezoning | ☐ Council Approved Amended Development Standards |
| ☐ Zoning Stipulation Amendments | ☐ City Council Site Plan Approvals |

If you are filing for a General Plan amendment, you must comply with Resolution 5135 for Neighborhood Involvement. If you are filing an application for any other type of project you need a Neighborhood Notification Packet; please contact your Project Coordinator for more information.

The Citizen Review Process ensures early notification and involvement prior to the filing of a formal application.

Step 1: Citizen Review Plan: Provide a written statement to your Project Coordinator, at least two weeks prior to the first open house meeting, outlining the information below.

- Where and when the open house will be held
- How and when neighbors will be notified:

Provide information by:

- ☒ 1st Class Letter or Postcard
- ☐ In Person
- ☐ Phone call
- ☐ Certified Mail
- ☐ Door Hangers/Flyers

To:

- ☐ All property owners and HOAs within proposed area
- ☐ Property owners and HOAs within 750'
- ☐ School District(s)*
- ☐ Interested Party list (provided by Project Coordinator)
- ☐ Residents/Tenants

- When the "Project Under Consideration" sign will be posted and what it will say
- How many neighborhood meetings will be held?

* School districts shall be notified 30 days prior to filing the formal application when the rezoning from a non-residential to a residential district or when greater residential densities are proposed. Refer to the Collaborative City and School Planning packet.

Step 2: Project Under Consideration: Post the Sign - (4'x4' Black and White sign) post on-site at least ten (10) calendar days prior to the first open house meeting. The sign shall include the following:

- Project Overview: description of request, proposed use, site acreage, site zoning
- Time, Date and Location of the open house meeting/s
- Applicant and City Staff Contact Information- contact persons and phone numbers to call for more information, and the Pre-Application number
- City's web site address: www.scottsdaleAZ.gov/projects/ProjectsInProgress
- Sign posting date

Planning, Neighborhood & Transportation Division

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



Citizen Review Checklist

(ZN)

Step 3: **Notification Letters:** Send a letter, by first class mail at least ten (10) calendar days* prior to the open house meeting. Include the following items:



- Time, date, and location of the open house meeting
- Applicant and City staff contacts, telephone numbers and email addresses
- City case file number (Pre-Application Number) and City web site address
- A detailed description of the project and information concerning the applicant's request
- Preliminary site plan and/or project location map

Step 4: **Open House Meeting:** Hold the Open House Neighborhood Meeting onsite or at a location near the site, within *45 days prior* to your formal submittal. E-mail open house information to project coordinator and to: planninginfo@scottsdaleaz.gov. From the Open House provide the following:



- Sign-in sheets
- Comment sheets
- Written summary of meeting.

☐ **Additional Open House Meeting(s) required** _____. In some cases, the City of Scottsdale Project Coordinator may require more than one applicant-held Open House. Additional open house meetings have the same requirements and shall be advertised in the same manner as the initial open house meeting.

Step 5: **Complete a Citizen Review Report:** All citizen outreach and input shall be documented in the Citizen Review Report and shall be submitted with the formal application. The Citizen Review Report shall include:



A. Details of the methods used to involve the public including:

1. A map showing the number of and where notified neighbors are located.
2. A list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOA's).
3. The dates contacted, how they were contacted, and the number of times contacted.
4. Copies of letters or other means used to contact neighbors, school districts, and HOA's.
5. List of dates and locations of all meetings
6. The Open house sign-in sheets, a list of people that participated in the process, and comment sheets.
7. The completed affidavit of sign posting with a time/date stamped photo. (See attached)

B. A written summary of the comments, issues, concerns and problems expressed by citizens during the process including:

1. The substance of the comments, issues, concerns and problems.
2. The method by which the applicant has addressed or intends to address the issues, concerns and problems identified during the process.

Related Resources:

- ☐ Project Under Consideration Sign Posting Requirements
- ☐ Public Hearing Sign Posting
- ☐ Collaborative City and School Planning packet
- ☐ Affidavit of Posting

Planning, Neighborhood & Transportation Division

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



Request for Neighborhood Group/ Homeowners Association

For Staff Use Only

Time/Date Received _____

Time/Date Completed _____

REQUESTOR'S INFORMATION

Requestor's Name: ALEX STEDMAN

Date of request: _____ Requestor's Phone #: (480) 994-0994

Method to receive Group/Homeowner information (select one)

Fax: _____ e-mail ASTEDMAN@LVADESIGN.COM

Mail Address: _____, _____, AZ, _____

SITE LOCATION/PROJECT INFORMATION

Project Name: GALLERY

Project Address: 3126 N 71ST ST

Project Parcel Number(s): 130-17-001, -002, -003B, -004B, -004C, -004A, -007C, -005B

Radius around parcel(s) requested: ☐ 300' ☒ 750' ☐ 1 Mile

City Pre-application/Case#: 358-PA-2015 City Project Coordinator: BRAD CARR

Notification Type? ☐ Citizen Review Plan ☐ Neighborhood Involvement ☐ Special Event Notification

Any additional information that may be helpful to collect data: _____

Please note:

This list is provided as a one-time use only for preparing a City Planning and Development Service Department application. Currently there is no charge for this service, however, this may change based on demand. Results provided are based only on registered neighborhood groups or associations with the City. All requests will be processed and returned to your attention as soon as possible; in most cases within two business days.

To Submit your request or for additional information, please contact:

Current Planning Services
7447 E. Indian School Rd Suite 105
Scottsdale, AZ 85251

Phone: (480) 312-7000
Fax: (480) 312-7088
E-mail: planninginfo@scottsdaleaz.gov

12-ZN-2015
7/15/15



SCHOOL DISTRICT Determination of Adequate Facilities

City of Scottsdale Project Number: 358 -PA- 2015

Project name: Gallery

Project Location 7107 E Earll Drive

Applicant Name: Rose Law Group pc Phone: 480-505-3936

Applicant E-mail: bcooper@roselawgroup.com Fax: 480-505-3925

School District: Scottsdale Unified School District

I, DAVID PETERSON hereby certify that the following determination has been made in regards to the
Referenced project:

- ☒ The school district had adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area; or
- ☐ The school district will have adequate school facilities via a planned capital improvement to be constructed within one year of the date of notification of the district and located within the school district's attendance area; or
- ☐ The school district has determined an existing or proposed charter school as contracted by the district can be provide adequate school facilities for the projected increase in students; or
- ☐ The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner (a copy said agreement is attached hereto); or
- ☐ The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

Attached are the following documents supporting the above certification:

- ☐ Maps of the attendance areas for elementary, middle and high schools for this location.
- ☐ Calculations of the number of students that would be generated by the additional homes.
- ☐ School capacity and attendance trends for the past three years.

Or;

I, _____, hereby request a thirty (30) day extension of the original discussion and response time.

[Signature]
Superintendent or Designee

6/15/15
Date

Planning and Development Services Department

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

12-ZN-2015
7/15/15



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: 358-PA-2015

Project Name: _____

Location: 7107 E. Earll Dr.

Site Posting Date: 6.26.15

Applicant Name: Rose Law Group

Sign Company Name: Dynamite Signs, Inc.

Phone Number: 480-585-3031

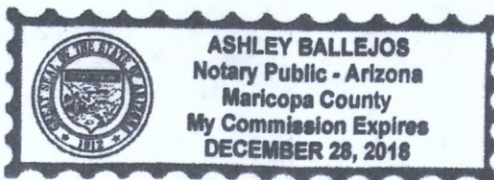
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Daniel Swartz
Applicant Signature

6.26.15
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 June day of 26, 2015



Ashley Ballejos
Notary Public
My commission expires: 12.28.18

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-70

12-ZN-2015
7/15/15

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Thursday July 9, 2015

Time: 5:30 P.M.

Location: First Baptist Church of Scottsdale
7025 E. Osborn Rd., Scottsdale, AZ 85251

Site Address: 7107 E. Earll Dr., Scottsdale, AZ 85251

Project Overview:

- Request: Non-Major General Plan Amendment from "Mixed Use Neighborhoods" to "Urban Neighborhoods" and Re-Zoning from "C-3" to "R-5"
- Description of Project and Proposed Use: 19-Unit Residential Development
- Site Acreage: 1.2 acres
- Site Zoning: C-3

Applicant Contact:

Jordan Rose 480-505-3939
jrose@roselawgroup.com

City Contact:

Brad Carr 480-312-7713
bcarr@scottsdaleaz.gov

Pre-Application #: 358-PA-2015 Available at City of Scottsdale: 480-312-7000

Project information may be researched at:

<http://www.scottsdaleaz.gov/projects/ProjectsInProgress>

Posting Date:
6/26/15

-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal