

**Neighborhood Notification  
Open House Information  
Citizen Comments**



**AFFIDAVIT OF POSTING  
OFFICE OF THE CITY CLERK**

STATE OF ARIZONA            )  
  )  
COUNTY OF MARICOPA        )        ss

I, Steve Perone, being first duly sworn, depose and say:

That on Jan. 8, 2016, I posted notification poster(s) for the properties indicated below.

**Site(s) must be posted on or before: January 13, 2016**

Case No.	Description and Location of Project	No. of Signs	Date Posted
9-DR-2015	Graythorn, 16039 N 98th St	1	1-8-16
31-DR-2015	McDowell Mountain Marketplace Shops, Pad B, 10199 E Bell Rd	1	1-8-16

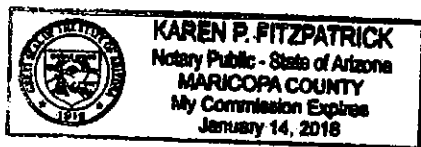
**Date of Development Review Board Public Meeting:** January 21, 2016, AT 1:00 P.M. IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.

Steve Perone  
(Signature)

Acknowledged this 8<sup>th</sup> day of JANUARY 2016

Karen P. Fitzpatrick  
(Notary Public)

My commission expires 1/14/18



# PUBLIC HEARING NOTICE

**REQUEST:** Approval of the site plan, landscape plan, and building elevations for a residential condominium development comprised of ten single-story buildings, with approximately 44,000 square feet of building area containing 30 dwelling units, and an amenity area including a pool and cabana.

**CASE#:** 9-DR-2015

**DATE:** January 21, 2016

HEARING DATE SUBJECT TO CHANGE  
PLEASE CHECK OUR WEBSITE FOR LATEST INFORMATION

UNLESS OTHERWISE NOTIFIED, ALL PUBLIC HEARINGS ARE HELD AT:

SCOTTSDALE CITY HALL  
3031 N. DRINKWATER BLVD.

YOUR COMMENTS ABOUT THIS REQUEST CAN BE MADE PRIOR TO OR AT THE ABOVE PUBLIC HEARING



**480-312-7000**

HEARING DATE:

1-8-2016

[www.ci.scottsdale.az.gov/development](http://www.ci.scottsdale.az.gov/development)



# Community Input Certification

CASE NO: 326 PA 2013

PROJECT LOCATION: 16039 N. 97th St., Scottsdale, AZ 85260

## 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
10.07.13	See attached list notified			X
10.21.13	See attached list of invitees	X		
10.17.13	Westworld	X		
10. .13	Notre Dame Prop. School	X		X
11. .14	See attached list (70% +/-)	X	(personal visit)	
12.03.14	See attached list notified			X

\_\_\_\_\_  
Signature of owner/applicant

\_\_\_\_\_  
Date

### Planning, Neighborhood & Transportation Division

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

9-DR-2015  
3/10/2015

The  
**CYPRESS**  
Group

Dec. 8, 2014

Re: **Graythorn Condominiums**  
Scottsdale Project No. 326 PA 2013

Dear Neighbor,

As we approach the end of another year, I would like to thank each of our neighbors for their encouragement and support for our proposed residential Graythorn Condominium development, during the past year and let you know the current status of the project.

We have refined and improved upon the site plan over many months and arrived upon a very comfortable and smoothly efficient site arrangement, which I have shown a great many of you personally during visits and which is included again here. The 4.65 acre site at the northeast corner of 98th St. and McDowell Mountain Ranch Rd., nicely accommodates the planned thirty single story residences, each with two car garages, two bedrooms and a den. The property zoning remains unchanged as S-R ESL.

Recently, both the Planning Commission and City Council have independently given unanimous approval to our land use and zoning applications. We are now preparing our submission to the city's Development Review Board and hope to begin site work in the spring following their approval.

As always, we would be pleased to respond to any enquiries you may have, or alternately, you may contact the city's project coordinator, Keith Niederer, at 480 312 2953, or [kniederer@scottsdaleaz.gov](mailto:kniederer@scottsdaleaz.gov)

Yours truly,

  
Wm.J.Patterson  
The Cypress Group  
602 329 0943  
[bill@cypinv.com](mailto:bill@cypinv.com)

**SITE PLAN**



**PROJECT INFORMATION**

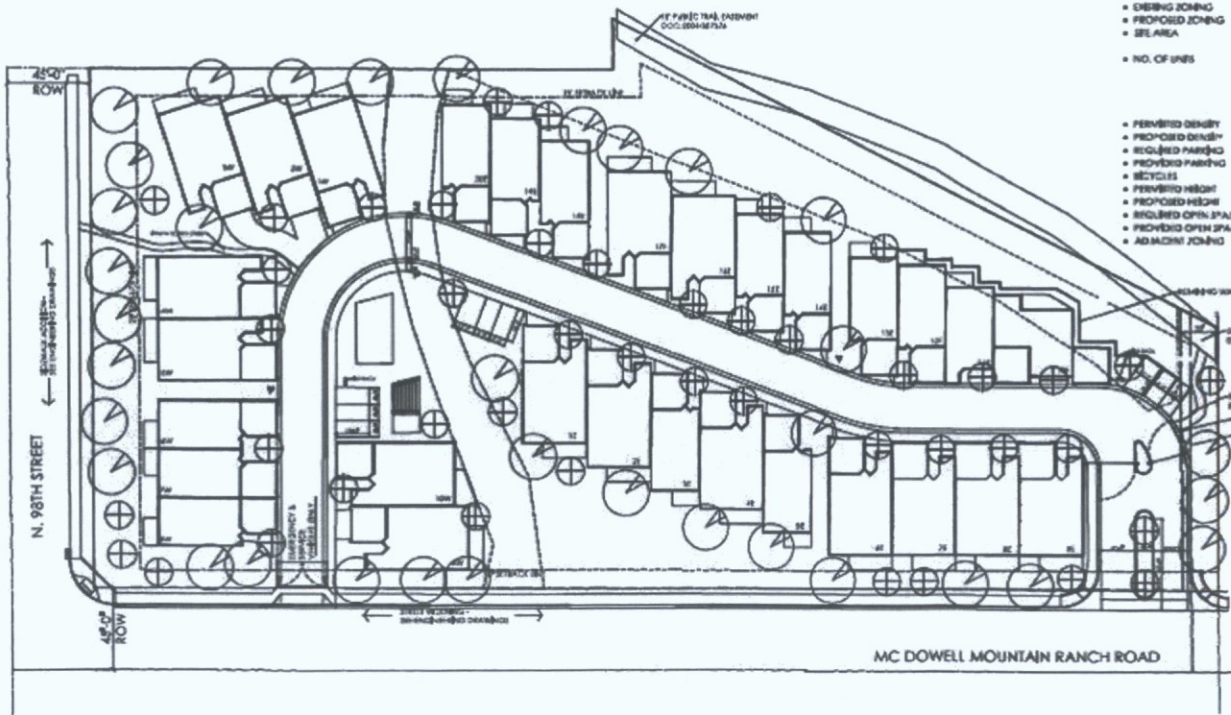
**APPLICANT:** THE CYPRESS GROUP  
1400 N. 92ND STREET  
SUITE 206  
SCOTTSDALE, AZ 85260  
480.219.0038 (OFFICE PHONE)  
480.219.4447 (FAX)

**PROJECT NAME:** GRAYTHORN

**LOCATION:** 16420 N. 98TH STREET  
SCOTTSDALE, AZ 85260

**DATA**

- EXISTING ZONING: S-R PCD ESL
- PROPOSED ZONING: S-R PCD ESL
- SITE AREA: 4.6 ACRES GROSS (199,125 SQ.FT.)
- NO. OF UNITS: 30 (ALL TWO-BEDROOM + DEN)
- PERMITTED DENSITY: 13 UNITS @ 1389 SQ.FT.
- PROPOSED DENSITY: 16 UNITS @ 1380 SQ.FT.
- REQUIRED PARKING: 34 SPACES (1.7 SPACES PER 2-BEDROOM UNIT)
- PROVIDED PARKING: 88 SPACES + 2 HANDICAP
- PROVIDED HEIGHT: 15'-0"
- REQUIRED HEIGHT: 15'-0"
- PROVIDED HEIGHT: 15'-0"
- REQUIRED OPEN SPACE: 54,348.14 SQ.FT. (27%)
- PROVIDED OPEN SPACE: 81,124.32 SQ.FT. (40.7%)
- ADJACENT ZONING: NORTH AND EAST - SINGLE-FAMILY RESIDENCE (R1-S1) PCD ESL ZONE
- SOUTH - UNDEVELOPED + PARKING LOT, R1-S1 PCD ESL AND WP
- WEST - UNDEVELOPED + PARKING LOT, WP ESL



Name	Address	City	State	Zip
16295 LLC	PO BOX 13122	SCOTTSDALE	AZ	85267
AGRAWAL ANUP/ANJALI	9955 E MONTE CRISTO AVE	SCOTTSDALE	AZ	85260
ANDRE DERIC D	16281 N 98TH WAY	SCOTTSDALE	AZ	85260
ARIZONA STATE LAND DEPARTMENT	7332 E BUTHERUS DR	SCOTTSDALE	AZ	85260
BATES ANDREW J/DAWN E TR	16195 N 99TH PL	SCOTTSDALE	AZ	85260
BEIERMEISTER KATHLEEN L	16213 N 99TH PL	SCOTTSDALE	AZ	85260
BIANCARDI ANTHONY/JENNIFER	9868 E MIRASOL CIR	SCOTTSDALE	AZ	85260
BINDI LIVING TRUST	PO BOX 25142	SCOTTSDALE	AZ	85255
BJORKMAN ERIC E/AMY B	9922 E MONTE CRISTO AVE	SCOTTSDALE	AZ	85260
BOO-NARAYANAN 2010 REVOCABLE TRUST	1135 OLIVE BRANCH LN	SAN JOSE	CA	95120
BORISH JOANNE M	16260 N 99TH PL	SCOTTSDALE	AZ	85260
BUTIERRIES J C/MARY T	9987 E MONTE CRISTO	SCOTTSDALE	AZ	85260
CAKMAK ASLIGUL TR	15029 N THOMPSON PEAK PKWY STE B111-508	SCOTTSDALE	AZ	85260
CAPITAL SERVICES MMRR LLC	224 WESTLAKE AVE SOUTH STE 500	SEATTLE	WA	98109
CAREFOOT THOMAS/THEADOSHIA	2707 HARRINGTON MEWS	REGINA	SK	S4T 7S8 Canada
CARPENTER FAMILY LIVING TRUST	16180 N 99TH PL	SCOTTSDALE	AZ	85260
CATSIBRIS NICK	16157 N 99TH WY	SCOTTSDALE	AZ	85260
CITY OF SCOTTSDALE	3939 CIVIC CENTER PLAZA	SCOTTSDALE	AZ	85251
COELHO JOHN REGO II/KARI FREEDLAND	9802 E COSMOS CIR	SCOTTSDALE	AZ	85260
COHEN MARIE TR	16250 N 98TH PL	SCOTTSDALE	AZ	85260
CREAL MICHAEL COROME	9855 E ROSEMARY LN	SCOTTSDALE	AZ	85259
DAKOTA MCDOWELL INVESTORS LLC	PO BOX 1368	CARLSBAD	CA	92018
DEFRANCO ADRIAN/JUDITH	9800 E COSMOS CIR	SCOTTSDALE	AZ	85260
DORN GARRICK A/SARAH K	4514 231ST PL SE	SAMMAMTSH	WA	98075
DUCOTE JAY	16233 N 98TH WY	SCOTTSDALE	AZ	85260
ENGELBERG FAMILY TRUST	16274 N 98TH PL	SCOTTSDALE	AZ	85260
FOSTER FAMILY LIVING TRUST	9906 E MONTE CRISTO AVE	SCOTTSDALE	AZ	85260
GALLEGOS CECILIA	9814 E ROSEMARY LN	SCOTTSDALE	AZ	85260
GAMBER MATTHEW S/BUSTAMANTE OLIVIA D	9823 E ROSEMARY LN	SCOTTSDALE	AZ	85260
GIOTRA PUNEET/GROVER RUCHI	9869 E MIRASOL CIR	SCOTTSDALE	AZ	85260
GRANT EDWIN H IV/JENNIFER J	16125 N 99TH WY	SCOTTSDALE	AZ	85260
GRUNWALD ANDREW W	15029 N THOMPSON PEAK PKWY B111-527	SCOTTSDALE	AZ	85260
GUERIN CHRISTOPHER J/RACHELLE	9839 E ROSEMARY LN	SCOTTSDALE	AZ	85260
HAMBLETT JONATHAN/KIMBERLY TR	16265 N 99TH WY	SCOTTSDALE	AZ	85260
HEATH KERRY	9852 E MIRASOL CIR	SCOTTSDALE	AZ	85260
HOLT MARY	6119 STONE PORCH RD	CHARLOTTE	NC	28277
HORSEMANS PARK COMMUNITY ASSOCIATION	1600 W BROADWAY RD STE 200	TEMPE	AZ	85282
J GREEN PROPERTIES CORP	1200 HILARY LN	HIGHLAND PARK	IL	60035
JAUCH MICHAEL	16303 N 99TH PL	SCOTTSDALE	AZ	85260
JDP FAMILY TRUST	9837 E MIRASOL CIR	SCOTTSDALE	AZ	85260
JONES TODD	9877 E MIRASOL CIR	SCOTTSDALE	AZ	85260
JORDAN E SALASNEK TRUST	16292 N 99TH PL	SCOTTSDALE	AZ	85260
JPMORGAN CHASE BANK NATIONAL ASSOCIATION	270 PARK AVE	NEW YORK	NY	10017
KAUFMAN ERIC J/RAINER TOBIE B	10319 E DESERT COVE AVE	SCOTTSDALE	AZ	85260

KAYYEM NAJLA/LUCAS	16249 N 99TH PL	SCOTTSDALE	AZ	85260
KIRYLO GEORGE/MICK TINA	9822 E ROSEMARY LN	SCOTTSDALE	AZ	85260
LAKSHMANA S RALLAPALLI AND ARUNA PRABHA TRUST	16186 N 98TH WY	SCOTTSDALE	AZ	85260
LEE DANNY D/MELINDA B	16244 N 99TH PL	SCOTTSDALE	AZ	85260
LESUEUR KYLE	9954 E MONTE CRISTO AVE	SCOTTSDALE	AZ	85260
LEWIS MARC	16308 N 99TH PL	SCOTTSDALE	AZ	85260
LOW KOK W/EE L	16324 N 99TH PL	SCOTTSDALE	AZ	85260
LURIE RYAN ALAN/LAUREN CHRISTINE	9831 E ROSEMARY LN	SCOTTSDALE	AZ	85260
MAC98 LLC	1450 N FRANK LLOYD WRIGHT BLVD STE 14	SCOTTSDALE	AZ	85260
MADHINENI ARATI/MADHUKAR	16132 N 99TH PL	SCOTTSDALE	AZ	85260
MALAEKEH MICHAEL/MITRA	16229 N 99TH WAY	SCOTTSDALE	AZ	85260
MARINELLI WILLIAM J/SUNGCHIN TR	16234 N 98TH WAY	SCOTTSDALE	AZ	85260
MARTIN PATTI	9938 E MONTE CRISTO	SCOTTSDALE	AZ	85255
MCELMELL LINDSAY K	16231 N 99TH PL	SCOTTSDALE	AZ	85260
MERCER REVOCABLE TRUST	8616 E CLUBHOUSE WY	SCOTTSDALE	AZ	85255
MERCHANT BEVERLY	16645 W TRANQUILITY LN	SURPRISE	AZ	85387
MURUGAPPAN CHOCKALINGAM/SOLAYAPPAN ALAMELU	16138 N 98TH WY	SCOTTSDALE	AZ	85260
NGUYEN THINH VAN/NGOC CHAU TRAN	9860 E MIRASOL CIR	SCOTTSDALE	AZ	85260
NOTRE DAME PREPARATORY CATHOLIC HIGH SCHOOL	400 E MONROE	PHOENIX	AZ	85004
PANAGIOTIS 1 LLC	11585 N 120TH ST	SCOTTSDALE	AZ	85259
PANAGIOTIS 2 LLLC	11585 N 120TH ST	SCOTTSDALE	AZ	85259
PANCARO JOSEPH R/CORSARO SUELLYN	16247 N 99TH WAY	SCOTTSDALE	AZ	85260
PANG YIU HUNG/OUYANG FANGRUI	9939 E MONTE CRISTO AVE	SCOTTSDALE	AZ	85260
PARK FAMILY TRUST	16230 N 99TH WY	SCOTTSDALE	AZ	85260
PARSONS REVOCABLE TRUST	PO BOX 13122	SCOTTSDALE	AZ	85267
PATEL FAMILY TRUST	16211 N 99TH WY	SCOTTSDALE	AZ	85260
PETERSEN TROY R/JACQUELINE C	16156 N 99TH PL	SCOTTSDALE	AZ	85260
POSIN KEITH/JAN B	9853 E MIRASOL CIR	SCOTTSDALE	AZ	85260
RAAD GHASSAN/MARCELLA TR	10610 N 99TH WY	SCOTTSDALE	AZ	85260
RUSSELLA CHARLES JR/RITA J	789 TROTTERS RDG	EAGAN	MN	55123
S99TSC LLC	16134 N 111TH WY	SCOTTSDALE	AZ	85259
SCHWAB JUSTIN/CARISSA	16251 N 98TH PL	SCOTTSDALE	AZ	85260
SHAHLAIE MASIH	16283 N 99TH WY	SCOTTSDALE	AZ	85260
STEPHENSON ANNE K	16212 N 99TH PL	SCOTTSDALE	AZ	85260
STEPHENSON JOHN JR	PO BOX 31967	PHOENIX	AZ	85046
STIEBER MARTIN D/CATHERINE E TR	9970 E MONTE CRISTO AVE	SCOTTSDALE	AZ	85260
TANG SIMON HOK YEE/GLADYS YEE-MUI AU	9876 E MIRASOL CIR	SCOTTSDALE	AZ	85255
TELLA RAJENDER	16190 N 99TH WY	SCOTTSDALE	AZ	85260
THOMAS JUDITH A TR	PO BOX 714	SCOTTSDALE	AZ	85252
THORPE CRAIG S/SHANNON M	1524 E VILLA RITA DR	PHOENIX	AZ	85022
TOUSLEY CHRISTOPHER M/DEVRA S	16267 N 99TH PL	SCOTTSDALE	AZ	85260
ULLMANN LARRY/TERESA	16196 N 99TH PL	SCOTTSDALE	AZ	85260
USA-BOR	23636 N 7TH ST	PHOENIX	AZ	85024
WILLIAM AND NANCY HORNE 2003 TRUST	9923 E MONTE CRISTO AVE	SCOTTSDALE	AZ	85260
WINSTAR PRO L L C	10405 E MCDOWELL MOUNTAIN RANCH RD #202F	SCOTTSDALE	AZ	85255
WINTERS THANH T	9844 E MIRASOL CIR	SCOTTSDALE	AZ	85260