

**Correspondence Between  
Staff and Applicant**



July 8, 2016

Mark Edelman  
Arizona State Land Department  
1616 W Adams St  
Phoenix, AZ 85003

Re: 19-ZN-2014  
State Trust Land - North Scottsdale

Dear Mark Edelman,

This is to advise you that the case referenced above was approved at the July 5, 2016 City Council meeting. Ordinance No. 4267 and Resolution No. 10504 may be obtained from the City Clerk's office or city website @ <https://eservices.scottsdaleaz.gov/eServices/ClerkDocs/Default.aspx>. Please remove the red hearing signs as soon as possible. If you have any questions, please contact me at 480-312-7849

Sincerely,

Jesus Murillo  
Senior Planner

December 19, 2014

Re: North Scottsdale State Trust Land Rezoning  
Case No. 20- ZN-2014  
Case No. 19-ZN-2014

Gentlemen:

Comments relative to the rezoning under the above captioned matters have previously been submitted as to both of the above zoning cases. Please consider this as a supplement to those previously submitted comments.

These supplemental comments have been developed as a result of having attending two of the public open houses and having obtained a better understanding of the impact potential planned development may have on our property which is located on North Hayden Road, immediately to the west and across the road from parcel 8.

While some of these comments may have more direct application to the actual platting or development of parcel 8, it is important to express some of those concerns now rather than later. For example, that tract within parcel 8 which has been designated as "V8" is currently proposed to be zoned R1-43 which could result in as many as 168 single family lots. This zoning designation on the 195 acre tract fails to take into account or consideration the fact that once these lands are developed the drainage will be significantly different from that which exists in its current undeveloped state. Drainage from parcel 8 is already problematic in the Hayden/Redbird area, and the R1-43 density will significantly compound the problem.

While tract V8 may have sufficient land mass to allow for the development of 168 lots, it is requested that consideration be given to either reducing this density to R1-130 now or as part of the rezoning process to require some portion of this 195 acre tract be set aside to build drainage ponds or containments so the adjacent, neighboring properties, which are already developed, are not flooded by new construction on tract V8. This drainage concern would preferably be addressed now, by way of a stipulation in the rezoning with the State. While any experienced developer should be aware of this issue, the City should also clearly address this in the early initial discussions and planning of any development once the property is rezoned.



Designating the zoning for tract V8 as R1-130 rather than R1-43, would result in a larger lot size which would be in keeping with the topography of the area, its current vegetation cover and the character of the neighborhood. For those who have not seen parcel 8 in person, there are literally thousands and thousands of the saguaro cactus and palo verde trees which would be destroyed in a R1-43 designation that could be preserved with the lesser density of R1-130.

Given the topography of tract V8, its removed location from the power line, and its current vegetation cover, which would be readily apparent from an onsite inspection, serious consideration should be given to rezoning tract V8 as R1-130. While the rezoning classification would reduce the number of building lots, given the location of the site, the topography, and the character of the area, it may well not reduce any sales proceeds that could be had by the State. In any event, designation of tract V8 as R1-130 is a matter that should be given serious consideration, and one that we would hardily endorse.

According to the information provided at the third open house, it appears that Hayden Road has been designated as a "collector street." While Hayden Road, north of Jomax, provides access to homeowners in the area, it is not a developed road. In its current condition, it would not be capable of carrying the increased traffic resulting from the development of Parcel 8. As a consequence, it should be made clear from the inception that any development of tracts U8 or V8 will require the developer to bear the cost to bringing Hayden Road in compliance with appropriate City collector street standards, after appropriate traffic use plans have been developed taking into consideration the additional traffic which will be using Hayden Road.

Again, thank you for considering this supplement the original submittal.

One Pine Ranch LC

By Catherine MacPherson

Catherine MacPherson, Manager

Property/Mailing Address:

26900 North Hayden Road

Scottsdale, AZ 85266

Telephone: 480-473-1804

Cell: 307-321-2515



December 17, 2014

**Re: North Scottsdale State Trust Land Rezoning**

Case No. 20-ZN-2014

Case No. 19-ZN-2014

Gentlemen:

Thank you for allowing comment with respect to what has been called the “Arizona Preserve Initiative” and relating to the rezoning of those parcels deleted from the Preserve as originally proposed. As the owner of property immediately across the street from one of the parcels involved, One Pine Ranch LC has a real interest in the process, since any action will have a significant impact on us personally, as well as the use and value of that property.

While the preference would be to maintain the status quo with respect to any proposed development, it is recognized that is probably not a viable alternative. Since One Pine’s property will be most significantly affected by the proposed development of parcels 6, 8 and 9, the comments are limited to those parcels.

PARCEL 6

One Pine would encourage the City of Scottsdale to take all reasonable and necessary action to acquire parcel 6 and to then follow through with its planned development of parcel 6 as a “Major Trail Head” providing access to the Preserve.

Access to the Preserve from parcel 6 would be a welcome addition and assist the public in realizing the fuller utilization of the Preserve for its intended purposes. It would provide a logical point of access for people located on the west side of the Preserve. It would also provide a logical extension of the already existing Scottsdale trail system as well as the proposed trail system being considered as a part of the rezoning of parcels 6, 7, 8, and 9 and shown on Exhibit F.

However, in the unfortunate event that parcel 6 is not acquired by the City of Scottsdale and made a part of the Preserve, any development should be designed to assure there is adequate and proper access for non-motorized uses across parcel 6 to the Preserve.

One Pine fully endorses the rezoning of the Preserve. Rezoning would be consistent with the underlying reason Preserve lands were acquired, in what was a farsighted and well founded action by the City of Scottsdale. Assuming the City of Scottsdale acquires title to parcel 6, One Pine would endorse the rezoning of the parcel for the same reasons.

#### PARCEL 8

Parcel 8, in its undeveloped condition, has enjoyed extensive use as an open space by horse owners, bikers, walkers and runners. It is essential that, to the fullest extent possible, these non-motorized uses be retained. As a consequence the proposed trail system and open space designations currently reflected in the maps on Exhibits D and F should be retained in any final design, platting and development process.

Keeping the trails as currently being proposed and shown on Exhibit F in any final design, platting and development process will assure a logical extension of Scottsdale's existing trail system. It will also permit those individuals who use parcel 8 for horse riding, biking, walking or running to continue their current uses as well as assuring access to the Preserve. The designation of a trail along the current transmission corridor for non-motorized uses is absolutely critical.

The Exhibit G map, showing possible locations for roads providing access to parcel 8, reflects a road located off Pima Road directly into what is designated as an open space (COS) on Exhibit D. Any access to parcel 8 at that point should assure the unrestricted recreational use of the designated open space.

One Pine Ranch endorses the buffer or lower density zoning currently shown around the perimeter of parcel 8, which provides a degree of protection to the adjacent property owners. This density should not be increased as a part of any future development.



## PARCEL 9

Like parcel 8, this parcel has also enjoyed extensive use by horse owners, bikers, walkers, and runners. As a consequence, it is essential these non-motorized uses be retained to the fullest extent possible. To assure this, the trail system shown on Exhibit F should be retained as a part of any future development. Retention of these designated trails would also be a logical extension of Scottsdale's existing trail system. Like parcel 8, the designation of a trail along the existing transmission corridor is essential to assure the parcel's recreational use.

Again, thank you for considering these comments. If you have any questions or if this submittal requires clarification, contact information is provided below.

One Pine Ranch LC

By Catherine MacPherson  
Catherine MacPherson, Manager

Property/Mailing Address:  
26900 North Hayden Road  
Scottsdale, AZ 85266

Telephone: 480-473-1804  
Cell: 307-321-2515

### Distribution:

1. Copy provided with blue comment card at December 17, 2014, Open House at Florence Ely Nelson Desert Park, 8950 E. Pinnacle Peak Road, Scottsdale, AZ
2. Copy to: Mark Edelman, AICP, Manager, Planning & Engineering Section, State of Arizona Land Department, 1616 West Adams, Phoenix, AZ 85007
3. Copy to: Jesus Murillo, City of Scottsdale, Planning Offices, 7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251





# WRITTEN COMMENTS

5

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) DAVID GULINO MEETING DATE 5-11-16

NAME OF GROUP/ORGANIZATION (if applicable) SELF-RESIDENT

ADDRESS 5235 N WOODMERE FRWY ZIP 85250

HOME PHONE 602-330-5252 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS(optional) DGULINO@LDSERVICES.NET

AGENDA ITEM # \_\_\_\_\_  SUPPORT  OPPOSE

COMMENTS (additional space is provided on the back) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# REQUEST TO SPEAK

Filled out yellow but wanted to speak  
CARD



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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) DAVID GURIND MEETING DATE 5-11-16

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_

HOME PHONE \_\_\_\_\_ WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS (optional) \_\_\_\_\_

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.**



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NAME (print) CLAUDIE SECCO D'ARAGONA MEETING DATE 5-11-16

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 8400 E DIXIELETA DR # 139 SCOTTSDALE ZIP 85266

HOME PHONE 480-860-4291 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS (optional) claudies@aof.com

AGENDA ITEM # 5  SUPPORT  OPPOSE

COMMENTS (additional space is provided on the back) \_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_







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NAME (print) Michelle Miller MEETING DATE 5-11-

NAME OF GROUP/ORGANIZATION (if applicable) Nabor

ADDRESS 28340 N. 92<sup>nd</sup> Place ZIP 85262

HOME PHONE \_\_\_\_\_ WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS(optional) \_\_\_\_\_

AGENDA ITEM # 5  SUPPORT  OPPOSE

COMMENTS (additional space is provided on the back) Please Describe each zoning change at the Parcel at Pima/Dynamik NE corner up to Pima/Legend Trail





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NAME (print) R. Hugel MEETING DATE \_\_\_\_\_

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 9303 E. Cavalry Dr ZIP 85262

HOME PHONE 480 595-5721 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS(optional) \_\_\_\_\_

AGENDA ITEM # 192N 2014  SUPPORT  OPPOSE

COMMENTS (additional space is provided on the back) \_\_\_\_\_

How do you plan to access the resort/townhouse development (K-4)







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NAME (print) WANDA CHRISTOPARO MEETING DATE 5/11/16

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 8627 E. Cactus Wren Circle ZIP 85246

HOME PHONE 4802687433 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS(optional) \_\_\_\_\_

AGENDA ITEM # \_\_\_\_\_  SUPPORT  OPPOSE

COMMENTS (additional space is provided on the back)  
Does Scottsdale plan on bidding for more of  
the land on Pima - Legend Trail?  
(southeast corner)







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NAME (print) JOHN ENKOJI MEETING DATE MAY 11, '16

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 26804 N. 79 ST. ZIP 85266

HOME PHONE 480-515-1087 WORK PHONE —

E-MAIL ADDRESS(optional) JTE480@YAHOO.COM

AGENDA ITEM # 19-ZN-2014  SUPPORT  OPPOSE

COMMENTS (additional space is provided on the back) I AGREE WITH ALL  
OPPOSING COMMENT





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NAME (print) Elizabeth Andersen MEETING DATE 5-11-16

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 9428 E Here to There Dr. ZIP 85377

HOME PHONE 602-826-5100 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS (optional) eandersen43@gmail.com

AGENDA ITEM # 5  SUPPORT  OPPOSE

COMMENTS (additional space is provided on the back) Kush - you said DC Ranch was awesome + we will have no traffic issues. DC Ranch has many outlets - North of there does not have all this different routes. Only PIMA!







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NAME (print) DEB SHAMAN MEETING DATE MAY 11, 2016

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 7451 E REDBIRD RD SD ZIP 85266

HOME PHONE 480 579 8606 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS(optional) debshaman@yahoo.com

AGENDA ITEM # 19 ZN 2014  SUPPORT  OPPOSE the Rezoning

COMMENTS (additional space is provided on the back) We recently purchased a home in Monterra and were totally taken by surprise by this development. It really isn't in keeping with the "Preserve Nature". I am against the resort development on Scottsdale Road. I'm against higher density homes than what is currently existing in Monterra. The increased traffic will threaten our safety. It is

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almost impossible to turn left from Leabird to SDR Rd. How many more resorts are needed in North SDR? There are already too many. The more I learn about this development, the more against it I am. Please leave this as a desert. People come from around the world to see the desert; not a residential community. There are enough homes. Please respect history and keep the Preserve a Preserve. Desert Foothills is a treasure to keep. This will negatively impact North Scottsdale.

Please minimize development. Since this "deal" has to go ahead please maintain the desert. Thank you

**REQUEST TO SPEAK:** Citizens wishing to address the Board or Commission in person may obtain a Request to Speak card from staff located at the Staff table in the Kiva.





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NAME (print) TOM BARRS MEETING DATE 5-11-16

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS (DESERT RANCH LEGGND TRAIL) ZIP \_\_\_\_\_

HOME PHONE \_\_\_\_\_ WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS(optional) \_\_\_\_\_

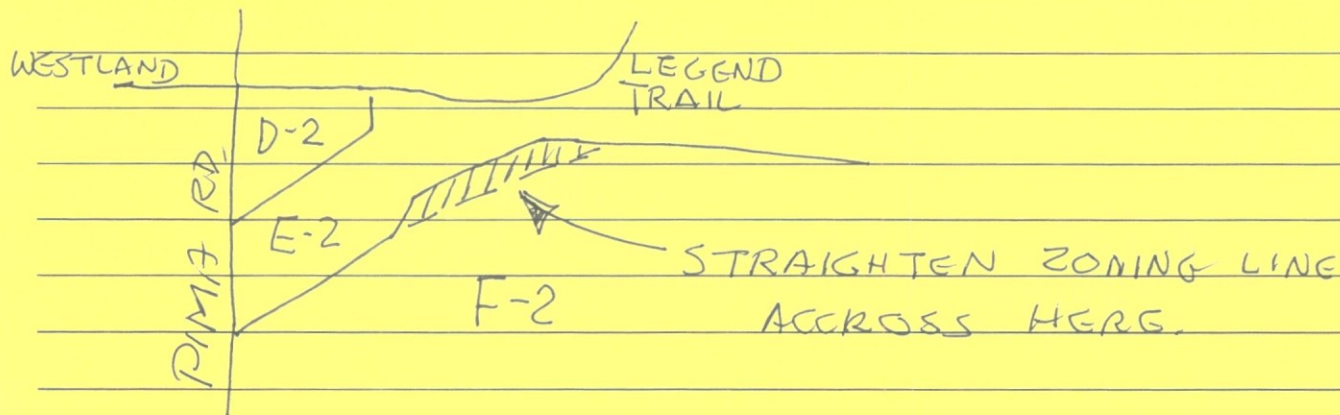
AGENDA ITEM # STATE TRUST LAND  SUPPORT  OPPOSE  
19 ZN 2014

COMMENTS (additional space is provided on the back) EXHIBIT "O" SHOWS IN GREEN,  
VARIOUS WASHES AS BEING PROTECTED. THE E2 AREA AS IT  
EXTENDS N.E. FROM PIMA ROAD HAS A KINK IN IT, I.E. THE RED  
BORDER BETWEGN AREA E2 AND F-2. THIS KINK CAUSES THE  
ZONING LINE TO DIRECTLY BORDER THE MAJOR WASH. THIS  
LING SHOULD BE STRAIGHTENED TO PROVIDE 100' PROTECTION

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MIN. ON EACH SIDE OF THE WASH (OVER)

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THIS WILL MORE CLOSELY MATCH THE 2002 ALIGNMENT PREVIOUSLY APPROVED.

\* THIS COMMENT WAS MADE ON A COMMENT CARD AT THE PREVIOUS OUTREACH MEETING, AND THIS IS THE SECOND REQUEST FOR CONSIDERATION,

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NAME (print) Joseph Kaminsky MEETING DATE \_\_\_\_\_  
NAME OF GROUP/ORGANIZATION (if applicable) SINCUIDADOS - Real Estate Broker  
ADDRESS 8300 E. DIVINE TA DR ZIP 85266  
HOME PHONE \_\_\_\_\_ WORK PHONE 602-284-0811  
E-MAIL ADDRESS (optional) \_\_\_\_\_

I WISH TO SPEAK ON AGENDA ITEM # \_\_\_\_\_  I WISH TO DONATE MY TIME TO \_\_\_\_\_

I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING ZONING

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NAME (print) Michelle Collins MEETING DATE May 11, 2016

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 26833 N. 78<sup>th</sup> St. ZIP 85266

HOME PHONE ~~480~~ - 602-734-5699 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS (optional) \_\_\_\_\_

I WISH TO SPEAK ON AGENDA ITEM # 19-2N  I WISH TO DONATE MY TIME TO \_\_\_\_\_

I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING \_\_\_\_\_

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NAME (print) Michelle Miller MEETING DATE \_\_\_\_\_

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 28th 28340 N. 92nd Place ZIP 85262

HOME PHONE \_\_\_\_\_ WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS (optional) \_\_\_\_\_

I WISH TO SPEAK ON AGENDA ITEM # 5  I WISH TO DONATE MY TIME TO \_\_\_\_\_

I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING Questions

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NAME (print) Jim Hester MEETING DATE \_\_\_\_\_

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 8485 E Drexel ZIP \_\_\_\_\_

HOME PHONE \_\_\_\_\_ WORK PHONE 6023013150

E-MAIL ADDRESS (optional) Hester.James@StateLand.com

I WISH TO SPEAK ON AGENDA ITEM # 5  I WISH TO DONATE MY TIME TO \_\_\_\_\_

I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING STATELAND

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NAME (print) BRUCE WARGO MEETING DATE 5/11/16

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 8400 E DIXIE LETA DR #123 ZIP 85266

HOME PHONE 480 699 1175 WORK PHONE —

E-MAIL ADDRESS (optional) bruce.wargo@gmail.com

I WISH TO SPEAK ON AGENDA ITEM # 5  I WISH TO DONATE MY TIME TO \_\_\_\_\_

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**WRITTEN COMMENTS:** Citizens who do not wish to address the Board and Commission in person may submit written comments by completing a white Written Comment card. Written Comment cards are available throughout the Kiva Forum and at the Staff table.



# REQUEST TO SPEAK

5



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NAME (print) Liz Dawn Donahue MEETING DATE 5/11/16

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 7561 E. Monterra Way ZIP 85264

HOME PHONE 602-908-0471 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS (optional) \_\_\_\_\_

I WISH TO SPEAK ON AGENDA ITEM # 5  I WISH TO DONATE MY TIME TO \_\_\_\_\_

I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING \_\_\_\_\_

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NAME (print) JEFF SMITH MEETING DATE May 11, 2016

NAME OF GROUP/ORGANIZATION (if applicable) N/A

ADDRESS 30600 N. Pima Rd, Scottsdale ZIP 85266

HOME PHONE 480-290-3252 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS (optional) \_\_\_\_\_

I WISH TO SPEAK ON AGENDA ITEM # 5  I WISH TO DONATE MY TIME TO \_\_\_\_\_

I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING \_\_\_\_\_

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NAME (print) Elizabeth Andersen MEETING DATE 5-11-15

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 9428 E Here to There Dr. ZIP 85377

HOME PHONE cell 602-826-5100 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS (optional) eandersen43@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 \_\_\_\_\_

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NAME (print) PETE KANTON MEETING DATE 5-11-16

NAME OF GROUP/ORGANIZATION (if applicable) SINCUIDADOS HOA

ADDRESS 30600 N. PIMA RD #11, SCOTTSDALE ZIP 85266

HOME PHONE 480 585-7477 WORK PHONE 602-705-3970 CELL

E-MAIL ADDRESS (optional) PETE.KANTON@COX.NET

I WISH TO SPEAK ON AGENDA ITEM # 5  I WISH TO DONATE MY TIME TO \_\_\_\_\_

I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING \_\_\_\_\_

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NAME (print) DAN LUNDBERG MEETING DATE 5-11-16

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 7545 E. ALAMEDA RD SCOTTSDALE ZIP 85255

HOME PHONE 6026188155 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS (optional) \_\_\_\_\_

I WISH TO SPEAK ON AGENDA ITEM # 19-2N-2014  I WISH TO DONATE MY TIME TO \_\_\_\_\_

I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING \_\_\_\_\_

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NAME (print) Bill LEARY MEETING DATE 5-11-14

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 7523 E Red BIRD RD SCOTTSDALE ZIP 85266

HOME PHONE 860 324-2855 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS (optional) B \_\_\_\_\_

I WISH TO SPEAK ON AGENDA ITEM # 5  I WISH TO DONATE MY TIME TO \_\_\_\_\_

I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING \_\_\_\_\_

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NAME (print) PATRICIA LEARY MEETING DATE 5-11-16

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 7523 E RED BIRD RD, SCOTTSDALE ZIP 85264

HOME PHONE 913 205-5927 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS (optional) PLLEARY@hotmail.com

I WISH TO SPEAK ON AGENDA ITEM # 5  I WISH TO DONATE MY TIME TO \_\_\_\_\_

I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING \_\_\_\_\_

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