

Neighborhood Notification

Open House Information

Citizen Comments

Affidavit of Posting

Site Sign

Legal Protest



Neighborhood Notification Checklist

AB, BA, UP, DR, HE, HP, MUMSP, **PP**

Neighborhood notification is necessary for all Conditional Use Permits, including Municipal Use Master Site Permits, Abandonments, Development Review Board, Board of Adjustment, and Hardship Exemption cases. You are required to return this form with checked items completed, and your Neighborhood notification Report with your application submittal.

If you have questions on these requirements, please contact Planning & Development Services at 480-312-2328.

This application is for a:

- | | |
|---|--|
| <input type="checkbox"/> Abandon of ROW/GLO | <input checked="" type="checkbox"/> Development Review Board |
| <input type="checkbox"/> Board of Adjustment | <input type="checkbox"/> Hardship Exemption |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Municipal Use Master Site Plan |
| <input type="checkbox"/> Historic Preservation Commission | |

If you are submitting an application for Re-Zoning, 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. If you are applying for a General Plan Amendment, please obtain a copy of the Neighborhood Involvement Checklist from your project coordinator.

Complete the following marked items **prior to** submitting your application

☒ Step 1: Neighborhood Notification

Provide information by:

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

To:

- ☒ Property owners and HOAs within 750' (*required for all WCF)
- ☐ Adjacent property owners/ tenants/HOAs
- ☐ School District(s)
- ☐ Interested Party list (provided by Project Coordinator)
- ☐ Tenants, employees, and students (*required for all WCF)

* WCF requirements for Notification shall be completed a minimum of 15 days prior to the application submittal.

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
- Site Plan
- Applicant and City contact names and phone numbers
- Any scheduled open house(s) - including time, date, and location

☐ Step 2: Project Under Consideration

- ☐ Post sign 10 calendar days prior to your Open House Meeting. (See Sign posting requirements)
- ☐ Post sign 15 calendar days prior to your formal application submittal. (See WFC requirements)

Planning and Development Services

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



Neighborhood Notification Checklist

AB, BA, UP, DR, HE, HP, MUMSP, PP

☐ Step 3: Hold An Open House Meeting

You are required to hold a minimum of ____ Open House Meeting(s).

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

☒ Step 4: Complete a Neighborhood Notification Report

Provide all of the checked items, in a report, with your submittal

- ☒ You are required to submit a Neighborhood Notification Report with your application.
- ☒ Submit either the original, or a copy of this marked Neighborhood Notification Packet.

☐ Document your Project Notification efforts as follows:

- Provide a list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOA's).
- Provide a map showing where notified neighbors are located.
- Provide the dates contacted, and the number of times contacted.
- Indicate how they were contacted (e.g. letter, phone call). If certified mail was used, provide receipts of delivery.
- Provide copies of letters or other means used to contact neighbors, the school district, 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 affidavit of posting, and pictures of sign, which are date and time stamped.
- Copy of 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 attended the meeting(s), comment sheets, and written summary of the comments, issues and concerns provided at the open house meeting(s).
- List the method by which the applicant has addressed, or intends to address, the issues, concerns, and problems identified during the process.
- List dates, times, and locations of any follow-up with interested parties.

☐ List any other neighborhood, citizen involvement.

Related Resources:

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

Planning and Development Services

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Preliminary Plat Notification Mailing List

Small Scale Plats (8 1/2"x 11")

Scottsdale School District

3811 N. 44th Street
Phoenix, AZ. 85018-5420
480-484-6100
<http://susd.schoolfusion.us/>

Paradise Valley School District

15002 N. 32nd Street
Phoenix, AZ. 85032
602-449-2000
<http://cmweb.pvschools.net/siteweb/>

Scottsdale Postmaster

1776 N. Scottsdale Road
Scottsdale, AZ. 85257-2115
480-949-1448

Salt River Project

Attn: Susana Ortega, Mail Stop PAB106
P.O. Box 52025
Phoenix, AZ. 85072-2025
602-236-2962

Salt River Project

Attn: Bill Santistevan, Mail Stop XCT330
P.O. Box 52025
Phoenix, AZ. 85072-2025
602-236-0810

Arizona Public Service

P.O. Box 53933
Phoenix, AZ. 85072-3933
602-493-4400

Cave Creek School District

P.O. Box 426
Cave Creek, AZ. 85327
480-575-2000
www.ccusd93.org

Southwest Gas Corporation

1600 E. Northern Ave.
Phoenix, AZ. 85020-3982
www.swgas.com

Large Scale Plats (24"x36")

Az Department of ADOT Transportation

Right-of-Way Group
205 S. 17th Avenue
Phoenix, AZ. 85007
602-712-7316
www.azdot.gov

Maricopa County Environmental Services

1001 N. Central Avenue Suite 201
Phoenix, AZ. 85004
www.maricopa.gov/envsvc

Maricopa County Planning & Development

501 N. 44th Street #200
Phoenix, AZ. 85008
602-506-3301
pdcustomerservice@mail.maricopa.gov

Maricopa County Flood Control

2801 W. Durango Street
Phoenix, AZ. 85009
602-506-1501
www.fcd.maricopa.gov

Central Az Water Conservation District

Bureau of Reclamation
P.O. Box 43020
Phoenix, AZ. 85080-3020
623-869-2555
2555@cap-az.com

Century Link

135 W. Orion Street
Tempe, AZ. 85283
602-630-0492
bics@centurylink.com

Planning and Development Services Department

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-2500 ♦ Fax: 480-312-7088

June 1, 2016

**Re: Cielo Stellato (northeast corner of N. Lone Mountain Road and E. Via Cortana Rd.) –
Development Review Application Notification**

Dear Neighbor/Landowner:

We are planners and landscape architects working on a new project adjacent to or near your home.

The new project will be requesting approval for a Design Review to create a 14-lot single family home community within the existing R1-43 zoning district. The community will be located on a +/- 20 acre parcel at the northeast corner of Lone Mountain Road and Via Cortana Road. The proposed community will consist of individual homesites and will include significant on-lot natural area open space (N.A.O.S.). Over 47% of the site will be dedicated as N.A.O.S. with the majority of the open space strategically situated to protect the existing washes and provide buffering along the perimeter of the community. Building heights will be limited to 24' throughout the project in accordance with city standards.

As seen on the enclosed site plan (on back), lots within the project will take access from Via Cortana Road. The roadway will be a private street with a gated entry. No perimeter walls will be allowed in order to maintain the natural desert character and promote wildlife corridors.

The project team is committed to keeping you informed as the project progresses. If you have any questions about this new community, please feel free to contact us by email (astedman@lvadesign.com) or by phone, (480) 994-0994. You may also contact Meredith Tessier with the City of Scottsdale at (480) 312-4211 and reference pre-application #840-PA-2015.

Sincerely,



Alex Stedman,
Senior Planner
LVA Urban Design Studio, LLC



SITE DATA

SITE AREA (GROSS): 19.9 AC (+/-)
 SITE AREA (NET): 18.5 AC (+/-)
 CURRENT ZONING: R1-43 ESL
 PROPOSED # OF LOTS: 14
 DENSITY: 0.7 DU/AC

PROPOSED DEVELOPMENT STANDARDS:

R1-43 ESL

MINIMUM LOT AREA: 32,250 SQ. FT.
 MINIMUM LOT WIDTH: 113'
 FRONT SETBACK: 30'
 SIDE SETBACK: 15'
 REAR SETBACK: 26'

PROPERTY OWNERS WITHIN 750'

OWNER	ADDRESS	ADDRESS 2	CITY	STATE	ZIP	COUNTRY	APN
1648114 ONTARIO LTD ABRAHAM 1997 REVOCABLE TRUST	44 CREDITSTONE RD		CONCORD	ON	L4K1N9	CANADA	21960518
ALLISON STANLEY R/LINDA L	1813 ORO VALLEY COURT		WALNUT CREEK	CA	94596	USA	21960550
ANDERSON SCOTT R TR	10829 E ADDY WY		SCOTTSDALE	AZ	85262	USA	21960784
BAILEY MICHAEL L/KATHLEEN A	2984 PELICAN POINT CIR		MOUND	MN	55364	USA	21960356
BAKER LUCILLE ANN	10780 E WILDCAT HILL RD		SCOTTSDALE	AZ	85262	USA	21960357
BAQSEH MIKE	10977 E LOFTY POINT RD		SCOTTSDALE	AZ	85262	USA	21960827
BJOTVEDT ERIC/AIYSHA	10936 E VIA CORTANA RD		SCOTTSDALE	AZ	85262	USA	21960563
BOBLEY PETER M/SUZANN	27835 N 47TH ST		CAVE CREEK	AZ	85331	USA	21960186
BONELLI JOSEPH J/JESSICA S	36813 N 109TH WAY		SCOTTSDALE	AZ	85262	USA	21960830
BRESSLER EUGENE	2964 GALINA ST		DENVER	CO	80238	USA	21960823
BUNCH JOHN B	30406 N 54TH ST		CAVE CREEK	AZ	85331	USA	21960496
BUNCH JOHN/MICHELLE	11404 MANOR RD		LEAWOOD	KS	66211	USA	21960475
	11404 MANOR RD		LEAWOOD	KS	66211	USA	21960474A
CALDWELL CHARLES H/MARY JANE	735 LANINA PL		KIHEI	HI	96753	USA	21960350
CAPADONA VICTOR P/DEBRA L TR	875 E 22ND ST		LOMBARD	IL	60148	USA	21960792
CARLSON SALLY SMITH/DONALD T							
CARLSON TR ETAL	37080 N 109TH WAY		SCOTTSDALE	AZ	85262	USA	21960816
CHIU LIN LING LEE/WEN							
CHYL/WEN SHUENN	36975 N 109TH ST		SCOTTSDALE	AZ	85262	USA	21960796
COLEMAN WALTER P/MARLENE	10966 E LA VERNA WAY		SCOTTSDALE	AZ	85262	USA	21960554
CONCRETE FINISHING CO INC	9420 E DOUBLETREE RANCH						
DBPP/ET AL	RD STE 105		SCOTTSDALE	AZ	85258	USA	21911007Z
CORSO MICHAEL/WINKFEIN MARI	10903 E SIENA WY		SCOTTSDALE	AZ	85262	USA	21960903
DAMASKA FAMILY TRUST	10857 E ADDY WY		SCOTTSDALE	AZ	85262	USA	21960786
DOUGLAS AND DIANE WILLIS FAMILY TRUST	10829 E VOLTERRA CT		SCOTTSDALE	AZ	85262	USA	21960533

DOUGLAS AND JO AND REDDING FAMILY TRUST	10636 E WILDCAT HILL RD	SCOTTSDALE	AZ	85262	USA	21960351
EDMUNDS-TOLL CONSTRUCTION COMPANY	9362 E RAINTREE DR	SCOTTSDALE	AZ	85260	USA	21960553
EDMUNDS-TOLL CONSTRUCTION COMPANY	9362 E RAINTREE DR	SCOTTSDALE	AZ	85260	USA	21960521
EDMUNDS-TOLL CONSTRUCTION COMPANY	9362 E RAINTREE DR	SCOTTSDALE	AZ	85260	USA	21960519
EDMUNDS-TOLL CONSTRUCTION COMPANY	9362 E RAINTREE DR	SCOTTSDALE	AZ	85260	USA	21960525
EDMUNDS-TOLL CONSTRUCTION COMPANY	9362 E RAINTREE DR	SCOTTSDALE	AZ	85260	USA	21960520
EDMUNDS-TOLL CONSTRUCTION COMPANY	9362 E RAINTREE DR	SCOTTSDALE	AZ	85260	USA	21960523
EDMUNDS-TOLL CONSTRUCTION COMPANY	9362 E RAINTREE DR	SCOTTSDALE	AZ	85260	USA	21960470
EDMUNDS-TOLL CONSTRUCTION COMPANY	9362 E RAINTREE DR	SCOTTSDALE	AZ	85260	USA	21960503
EDMUNDS-TOLL CONSTRUCTION COMPANY	9362 E RAINTREE DR	SCOTTSDALE	AZ	85260	USA	21960515
EDMUNDS-TOLL CONSTRUCTION COMPANY	9362 E RAINTREE DR	SCOTTSDALE	AZ	85260	USA	21960527
EDMUNDS-TOLL CONSTRUCTION COMPANY	9362 E RAINTREE DR	SCOTTSDALE	AZ	85260	USA	21960526
EDMUNDS-TOLL CONSTRUCTION COMPANY	9362 E RAINTREE DR	SCOTTSDALE	AZ	85260	USA	21960524
EDMUNDS-TOLL CONSTRUCTION COMPANY	9362 E RAINTREE DR	SCOTTSDALE	AZ	85260	USA	21960528
EDMUNDS-TOLL CONSTRUCTION COMPANY	9362 E RAINTREE DR	SCOTTSDALE	AZ	85260	USA	21960516
EHRLAND GLENN M/SUSAN M	10843 E ADDY WY	SCOTTSDALE	AZ	85262	USA	21960785
ELLIOT LEWIS	10905 E LA VERNA WY	SCOTTSDALE	AZ	85262	USA	21960901
ELLIOT LEWIS	10905 E LA VERNA WY	SCOTTSDALE	AZ	85262	USA	21960557A
ERB JEFFREY S/CONSTANCE A	10998 E LOFTY POINT RD	SCOTTSDALE	AZ	85262	USA	21960819

FALCONER FAMILY LIVING TRUST	PO BOX 4851	CAVE CREEK	AZ	85327	USA	21960480
FOURNIER REVOCABLE TRUST	10822 E ELBA WY	SCOTTSDALE	AZ	85262	USA	21960538
GARCIA MICHAEL S	36532 N 110TH WAY	SCOTTSDALE	AZ	85262	USA	21960185
GEGAJ ANTON	37038 N 109TH ST	SCOTTSDALE	AZ	85262	USA	21960791
GEORGE AND LUZ CHURCH TRUST	37070 N 109TH ST	SCOTTSDALE	AZ	85262	USA	21960790
GILBERT FAMILY TRUST	6102 W MICHELLE DR	GLENDALE	AZ	85308	USA	21960777
GORDON PETER S/WENDY A	4 BATTERY WHARF UNIT 4404	BOSTON	MA	2109	USA	21960354
GREENLAND JOHN W/ROSEMARIE M	10775 E VIA CORTANA RD	SCOTTSDALE	AZ	85262	USA	21960517
GREER ROBERT F/BERNADETTE F	6246 E BENT TREE DR	SCOTTSDALE	AZ	85266	USA	21960184
GREG AND KATHIE TANNER REVOCABLE TRUST	10844 E VOLTERRA CT	SCOTTSDALE	AZ	85262	USA	21960531
GROSE DENNIS R/GERALDINE M	10952 E LOFTY POINT RD	SCOTTSDALE	AZ	85262	USA	21960822
GUADAGNI BROTHERS LLP	4955 N BANNOCK ST	DENVER	CO	80216	USA	21960549
HAGGERTY JOHN J/KATHRYN L	4460 DORAL DR	AVON	OH	44011	USA	21960514
HAHN STEVEN L/CAROLYN G	10917 E ADDY WAY	SCOTTSDALE	AZ	85262	USA	21960802
HARROWER DOUGLAS/LYNN F	36739 N PORTA NUOVA RD	SCOTTSDALE	AZ	85262	USA	21960552
HASELHORST BEVERLY A TR	6331 IL RT 26N	FREEDPORT	IL	61032	USA	21960789
HASSENGER MARK R	36974 N 109TH ST	SCOTTSDALE	AZ	85262	USA	21960793
HOON DONALD CLAYTON	450 S MERRITT RANCH RD	CORNVILLE	AZ	86325	USA	21911451A
HOPKINS JAMES D/DONNA J	10999 E LOFTY POINT RD	SCOTTSDALE	AZ	85262	USA	21960829
HULBERT TRUST	10879 E ADDY WY	SCOTTSDALE	AZ	85262	USA	21960787
JEFFREY E MOBERG TR/ELIZABETH A MOBERG TR	16716 JONES CIR	OMAHA	NE	68118	USA	21960828
JEWKES ROGER/LAURIE TR	4510 VIA CLARICE	SANTA BARBARA	CA	93111	USA	21960795
JOHN GALT PROPERTIES LLC	20677 W FOUNDER CIR	BUCKEYE	AZ	85396	USA	21960562
JOHN J HENNESSY LIVING TR	35131 SE CENTER STREET	SNOQUALMIE	WA	98065	USA	21960564
JOHN J HENNESSY LIVING TRUST	35131 SE CENTER ST	SNOQUALMIE	WA	98065	USA	21960537

JOHNSON DALE/DAWN	134 BRIGHT RIDGE DR	SCHAUMBURG	IL	60194	USA	21960532
JOYNER CRAIG E/LAURIE L TR	10734 E CETONA CIR	SCOTTSDALE	AZ	85262	USA	21960472
KATHLEEN R HASTINGS TRUST	36738 N MONTALCINO RD	SCOTTSDALE	AZ	85262	USA	21960477
KEEFER ANNE M TR	36642 N MONTALCINO RD	SCOTTSDALE	AZ	85262	USA	21960479
KELLY MICHAEL T/JENNIFER C	10873 E VIA CORTANA RD	SCOTTSDALE	AZ	85262	USA	21960529
KRESS RYAN E/BIANCA B	10903 E ADDY WAY	SCOTTSDALE	AZ	85262	USA	21960801
KRIEL KEVIN/KIMBERLY	36701 N PORTA NUOVA RD	SCOTTSDALE	AZ	85262	USA	21960551
KRONING JEFFREY E/MARGARET A	10660 E WILDCAT HILL RD	SCOTTSDALE	AZ	85262	USA	21960352
LARUSSO GERALD/JOANN	10842 ADDY WAY	SCOTTSDALE	AZ	85262	USA	21960780
LEONE DIANE M TR	5867 BRAVO CT	ORCHARD LAKE	MI	48324	USA	21960826
LEWIS ROBERT S/JANICE M TR	25 RUE CANNES	NEWPORT BEACH	CA	92660	USA	21911450A
LIAKHOVICH SIARHEI/IRINA	10902 E LAVERNA WY	SCOTTSDALE	AZ	85262	USA	21960900A
LISI MICHAEL/BEATRICE	117 WILLOW OAKS LN	MULLICA HILL	NJ	8062	USA	21960558
	10040 E HAPPY VALLEY RD					
LONE MTN DDMJ LLC	NO 480	SCOTTSDALE	AZ	85255	USA	21911344
LYON TRUST	36643 N MONTALCINO RD	SCOTTSDALE	AZ	85262	USA	21960522
MALCOLM AND BURMEISTER LLC	8595 E DAVENPORT DR	SCOTTSDALE	AZ	85260	USA	21960547
MARSHALL ROBERT J/DESIREE J	10904 E SIENA WY	SCOTTSDALE	AZ	85262	USA	21960902
MARSHALL ROBERT J/DESIREE J TR	10904 E SIENA WY	SCOTTSDALE	AZ	85262	USA	21960560A
MCDOLE KAROL/MICHAEL	36690 N MONTALCINO RD	SCOTTSDALE	AZ	85262	USA	21960478
MCDONALD FAMILY TRUST	36511 N PORTA NUOVA RD	SCOTTSDALE	AZ	85262	USA	21960546
MCGANNON DAVID J/GAIL L	PO BOX 3663	MILFORD	CT	6461	USA	21960778
MIRABEL COMMUNITY ASSOCIATION INC	4645 E COTTON GIN LOOP	PHOENIX	AZ	85040	USA	21960391
MIRABEL COMMUNITY ASSOCIATION INC	4645 E COTTON GIN LOOP	PHOENIX	AZ	85040	USA	21911008J
MIRABEL COMMUNITY ASSOCIATION INC	4645 E COTTON GIN LOOP	PHOENIX	AZ	85040	USA	21960390
MIRABEL COMMUNITY ASSOCIATION INC	4645 E COTTON GIN LOOP	PHOENIX	AZ	85040	USA	21960024A

MIRABEL COMMUNITY ASSOCIATION INC	4645 E COTTON GIN LOOP	PHOENIX	AZ	85040	USA	21960389
MIRABEL COMMUNITY ASSOCIATION INC	4645 E COTTON GIN LOOP	PHOENIX	AZ	85040	USA	21960387
MIRABEL GOLF CLUB INC	37100 N MIRABEL CLUB DR	SCOTTSDALE	AZ	85262	USA	21960349
MIRABEL GOLF CLUB INC	37100 N MIRABEL CLUB DR	SCOTTSDALE	AZ	85262	USA	21960343
MONTEREY AT MIRABEL VILLAGE COMMUNITY ASSOC	1600 W BROADWAY RD STE 200	TEMPE	AZ	85282	USA	21960850
MONTEREY AT MIRABEL VILLAGE COMMUNITY ASSOC	1600 W BROADWAY RD STE 200	TEMPE	AZ	85282	USA	21960811
MONTEREY AT MIRABEL VILLAGE COMMUNITY ASSOC	1600 W BROADWAY RD STE 200	TEMPE	AZ	85282	USA	21960807
MONTEREY AT MIRABEL VILLAGE COMMUNITY ASSOC	1600 W BROADWAY RD STE 200	TEMPE	AZ	85282	USA	21960806
MONTEREY AT MIRABEL VILLAGE COMMUNITY ASSOC	1600 W BROADWAY RD STE 200	TEMPE	AZ	85282	USA	21960809
MONTEREY AT MIRABEL VILLAGE COMMUNITY ASSOC	1600 W BROADWAY RD STE 200	TEMPE	AZ	85282	USA	21960808
MONTEREY AT MIRABEL VILLAGE COMMUNITY ASSOC	1600 W BROADWAY RD STE 200	TEMPE	AZ	85282	USA	21960810
MONTEREY AT MIRABEL VILLAGE COMMUNITY ASSOC	1600 W BROADWAY RD STE 200	TEMPE	AZ	85282	USA	21960851
MONTEREY AT MIRABEL VILLAGE COMMUNITY ASSOC	1600 W BROADWAY RD STE 200	TEMPE	AZ	85282	USA	21960848
PAJOR EDWARD J/LOUISE C	37042 N 109TH WAY	SCOTTSDALE	AZ	85262	USA	21960817
PALERMO JOSEPH JR/JOYCE	PO BOX 387	KINGSTON	WA	98346	USA	21960782
PATTERSON DENNIS						
RALPH/LUCILLE	10938 E SIENA WY	SCOTTSDALE	AZ	85262	USA	21960559
PINEAU DAVID/BROUWER ANNETTE	630 HOWATT DR	EDMONTON	AB	T6W2T6	CANADA	21960820
PIVAR BRIAN/MICHELE	10923 E LOFTY POINT RD	SCOTTSDALE	AZ	85262	USA	21960824
PRECHTL FAMILY TRUST	36432 N PORTA NUOVA RD	SCOTTSDALE	AZ	85262	USA	21960535
RENAUD RONALD K/JEANISE	36942 N 109TH ST	SCOTTSDALE	AZ	85262	USA	21960794
REUTER JEFFREY S/KRISTIN D	10815 E ADDY WY	SCOTTSDALE	AZ	85262	USA	21960783

RICHER JC/BAVIERA MONICA	7120 E OAK ST	SCOTTSDALE	AZ	85257	USA	21960805
RUBINO SALVATORE/NANCY	10872 E VIA COTANA RD	SCOTTSDALE	AZ	85262	USA	21960565
RUCKENBROD RICHARD	9393 W DRIFTWOOD DR	COUER D LENE	ID	83814	USA	21960474B
RUCKER JOSEPH W	3221 STEIN BLVD STE 2	EAU CLAIRE	WI	54701	USA	21960358
SCOTTSDALE BOULDER HEIGHTS LLC	1269 FONTAINBLEU AVE	MILPITAS	CA	95035	USA	21960171
SCOTTSDALE BOULDER HEIGHTS LLC	1269 FONTAINBLEU AVE	MILPITAS	CA	95035	USA	21960170
SHAH JATIN B/RAMILA J	15227 N 15TH DR	PHOENIX	AZ	85023	USA	21960353
SHEPARD JAMES/KIMBERLY D	10941 E LOFTY POINT RD	SCOTTSDALE	AZ	85262	USA	21960825
SIN SUNG HO/SOO HWAN	10856 E ADDY WY	SCOTTSDALE	AZ	85262	USA	21960779
SIROTA ANDREW T/CYNTHIA C	37004 N 109TH WY	SCOTTSDALE	AZ	85262	USA	21960818
SMITH ROBERT L/SAYER KAREN E	36786 N MONTALCINO RD	SCOTTSDALE	AZ	85262	USA	21960476
SPOSI JOSEPH CHARLES	10766 E CETONA CIR	SCOTTSDALE	AZ	85262	USA	21960471
SSJ REAL ESTATE LLC	28580 N 92ND PL	SCOTTSDALE	AZ	85262	USA	21960544
STADELI FAMILY TRUST	36399 N LIVORNO WAY	SCOTTSDALE	AZ	85262	USA	21960513
STANZ RAYMOND G	10893 E ADDY WAY	SCOTTSDALE	AZ	85262	USA	21960788
STERBA KEVIN S/RAQUEL R	10898 E ADDY WY	SCOTTSDALE	AZ	85262	USA	21960776
STURTZ JOEL/KATHLEEN TR	36802 N VASARI DR	SCOTTSDALE	AZ	85262	USA	21960483
SUTTON STEPHEN C/ILYNN H	10828 E ADDY WAY	SCOTTSDALE	AZ	85262	USA	21960781
SWANSON JAMES A JR/KIMBERLY J TR	216 EASTBANK CT N	HUDSON	WI	54016	USA	21960821
SWENSON BRETT E/DIANA TRAN	36587 N PORTA NUOVA RD	SCOTTSDALE	AZ	85262	USA	21960548
SWENSON NEIL/DIANE H	4608 SEDA COVE	SAN DIEGO	CA	92121	USA	21960473
SWIFT DIRK E/MINDY A	37071 N 109TH ST	SCOTTSDALE	AZ	85262	USA	21960799
SWINFORD SCOTT/MARY	10876 E VOLTERRA CT	SCOTTSDALE	AZ	85262	USA	21960530
TANNER G/K/YOUNG M/K/FERNANDES L/T	10844 E VOLTERRA CRT	SCOTTSDALE	AZ	85262	USA	21960169
THELEN MICHAEL J/SUSAN D	7837 MARY ELLEN PL	MILWAUKEE	WI	53213	USA	21960534
TODD RICHARD M/REID-TODD						
JOANN F	37007 N 109TH ST	SCOTTSDALE	AZ	85262	USA	21960797
TRAYNOR PETER J/JUDITH M	10934 E LA VERNA WY	SCOTTSDALE	AZ	85262	USA	21960555

TREVISO COMMUNITY ASSOCIATION	3200 N CENTRAL AVE	STE 2300	PHOENIX	AZ	85012	USA	21960580
TREVISO COMMUNITY ASSOCIATION	3200 N CENTRAL AVE	STE 2300	PHOENIX	AZ	85012	USA	21960583
TREVISO COMMUNITY ASSOCIATION	3200 N CENTRAL AVE	STE 2300	PHOENIX	AZ	85012	USA	21960572
TREVISO COMMUNITY ASSOCIATION	3200 N CENTRAL AVE	STE 2300	PHOENIX	AZ	85012	USA	21960579
TREVISO COMMUNITY ASSOCIATION	3200 N CENTRAL AVE	STE 2300	PHOENIX	AZ	85012	USA	21960573
TREVISO COMMUNITY ASSOCIATION	3200 N CENTRAL AVE	STE 2300	PHOENIX	AZ	85012	USA	21960568
TREVISO COMMUNITY ASSOCIATION	3200 N CENTRAL AVE	STE 2300	PHOENIX	AZ	85012	USA	21960590
TREVISO COMMUNITY ASSOCIATION	3200 N CENTRAL AVE	STE 2300	PHOENIX	AZ	85012	USA	21960594
TREVISO COMMUNITY ASSOCIATION	3200 N CENTRAL AVE	STE 2300	PHOENIX	AZ	85012	USA	21960586
TREVISO COMMUNITY ASSOCIATION	3200 N CENTRAL AVE	STE 2300	PHOENIX	AZ	85012	USA	21960581
TREVISO COMMUNITY ASSOCIATION	9000 E PIMA CTR PKWY 300		SCOTTSDALE	AZ	85258	USA	21960576
TREVISO COMMUNITY ASSOCIATION	3200 N CENTRAL AVE	STE 2300	PHOENIX	AZ	85012	USA	21960574
TREVISO COMMUNITY ASSOCIATION	3200 N CENTRAL AVE	STE 2300	PHOENIX	AZ	85012	USA	21960571
TREVISO COMMUNITY ASSOCIATION	3200 N CENTRAL AVE	STE 2300	PHOENIX	AZ	85012	USA	21960569
TREVISO COMMUNITY ASSOCIATION	3200 N CENTRAL AVE	STE 2300	PHOENIX	AZ	85012	USA	21960587
TREVISO COMMUNITY ASSOCIATION	3200 N CENTRAL AVE	STE 2300	PHOENIX	AZ	85012	USA	21960584
TREVISO COMMUNITY ASSOCIATION	3200 N CENTRAL AVE	STE 2300	PHOENIX	AZ	85012	USA	21960582

TYSDAL FAMILY LIVING TRUST	10732 E WILDCAT HILL RD	SCOTTSDALE	AZ	85262	USA	21960355
VENTURE 36 LLC	37039 N 109TH ST	SCOTTSDALE	AZ	85262	USA	21960798
WILSON ROBERT JR/CATHY L	37103 N 109TH ST	SCOTTSDALE	AZ	85262	USA	21960800
WNOROWSKI FAMILY LIVING TRUST	36473 N PORTA NUOVA RD	SCOTTSDALE	AZ	85262	USA	21960545



WRITTEN COMMENTS

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) SAL RUBINO MEETING DATE 10/6/16

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 10872 E VIA CORTANA RD ZIP 85262

HOME PHONE 480 361 8978 WORK PHONE _____

E-MAIL ADDRESS(optional) S

AGENDA ITEM # 4 ☐ SUPPORT ☒ OPPOSE MOV (Eg)

COMMENTS (additional space is provided on the back) _____

See Attached

Perone, Steve

From: Tessier, Meredith
Sent: Thursday, October 06, 2016 3:51 PM
To: Perone, Steve
Subject: FW: summarizing my concerns

Thank you,
Meredith Tessier, Planner
Planning & Development Services
P: 480/312-4211



From: sal [<mailto:srubino2@cox.net>]
Sent: Thursday, October 06, 2016 10:39 AM
To: Tessier, Meredith
Subject: summarizing my concerns

Here's my position and concerns.

1. Why should Board approve waivers
2. Despite the similarity in standards between Treviso and Cielo, the Treviso community as constructed, far exceeds any of the established standards both amended and normal, while Cielo will build under the standards to raise more houses.
3. Results is to increase the density of our community, possibly resulting in depleting native and environmentally sensitive areas, increasing waste and runoff, increasing noise pollution, increasing light exposure to night skies.

Keep in mind, Cielo is not being gracious by giving up 8+ acres to NAOS, the land with its hills and washes eliminate the 8 acres. I am sure that they would not be so generous if the land was buildable.

4. If in fact, CIELO breeches established Scottsdale standards, we will have given up a very variable resource, uncommon to many parts of the country.

I implore you not to waiver.

Thank you.

Salvatore (Sal) Rubino
10872 E Via Cortana Rd
Scottsdale, AZ 85262
480-361-8978
Srubino2@cox.net



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

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

ss

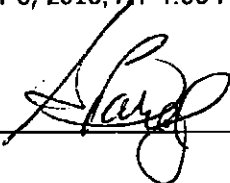
I, Sita Barge, being first duly sworn, depose and say:

That on September 19, 2016, I posted notification poster(s) for the properties indicated below.

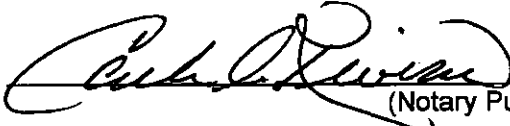
Site(s) must be posted on or before: September 28, 2016

Case No.	Description and Location of Project	No. of Signs	Date Posted
3-PP-2016	Cielo Stellato, 36755 N Lone Mountain Py	2	9-19-16

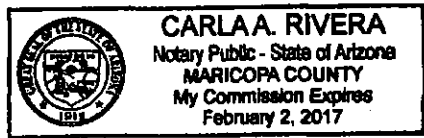
Date of Development Review Board Public Meeting: October 6, 2016, AT 1:00 P.M. IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.


(Signature)

Acknowledged this 27th day of September 2016.


(Notary Public)

My commission expires February 2, 2017



PUBLIC HEARING NOTICE

REQUEST:

Approval of the following: 1) a preliminary plat for a 10.48 single-family residential subdivision on a +/- 20-acre parcel; 2) Amended standards for a reduction of lot area, lot width, and setbacks located at the intersection of Standing Stones Rd. and N. Lone Mountain Parkway with Single-Family Residential Environmentally Sensitive Lands (R1-48 ESSL) zoning district.

CASE#: 3-PP-2016

DATE: October 6, 2016

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



480-312-7000

9-19-16

ALL CITY ORDINANCES APPLICABLE TO
PUBLIC HEARINGS ARE POSTED AT:

EXEMPTED CITY ORDINANCES ARE:

EXEMPTED CITY ORDINANCES ARE:

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EXEMPTED CITY ORDINANCES ARE:

EXEMPTED CITY ORDINANCES ARE:

Perone, Steve

From: Tessier, Meredith
Sent: Wednesday, June 15, 2016 10:12 AM
To: 'jsbonelli@comcast.net'
Cc: Perone, Steve
Subject: 3-PP-2016 Cielo Stellato

Jessica:

Thank you for contacting the City of Scottsdale regarding the applicants request for amended development standards and a 14-lot subdivision. Per your request, attached is the Case information sheet to view the applicants submittal. Please click on the "Applicants Submittal" PDF link to view their narrative, site plan, and landscape plans.

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/46264>

Thank you,
Meredith Tessier, Planner
Planning & Development Services
P: 480/312-4211





Preliminary Plat Notification Affidavit

I, Andrew Jupp, acting on behalf of
PINNACLE DEVELOPMENT, LLC, hereby affirm that a copy of the
preliminary plat of CIELO STELLATO
subdivision has been delivered to the following agencies for their review.

AGENCY

DATE NOTIFIED

<input checked="" type="checkbox"/>	SALT RIVER PROJECT...(2).....	6/2/2016
<input checked="" type="checkbox"/>	ARIZONA PUBLIC SERVICE	↓
<input checked="" type="checkbox"/>	SOUTHWEST GAS CORPORATION.....	
<input checked="" type="checkbox"/>	ARIZONA DEPARTMENT OF TRANSPORTATION.....	
<input checked="" type="checkbox"/>	MARICOPA COUNTY ENVIRONMENTAL SERVICES.....	
<input checked="" type="checkbox"/>	MARICOPA COUNTY PLANNING DEPARTMENT.....	
<input checked="" type="checkbox"/>	MARICOPA COUNTY FLOOD CONTROL DISTRICT.....	
<input checked="" type="checkbox"/>	SCOTTSDALE POSTMASTER.....	
<input checked="" type="checkbox"/>	SCOTTSDALE SCHOOL DISTRICT.....	
<input checked="" type="checkbox"/>	CAVE CREEK SCHOOL DISTRICT.....	
<input checked="" type="checkbox"/>	PARADISE VALLEY SCHOOL DISTRICT.....	
<input checked="" type="checkbox"/>	CENTRAL ARIZONA WATER CONSERVATION DISTRICT..	
<input checked="" type="checkbox"/>	CENTURY LINK.....	
<input type="checkbox"/>	OTHER.....	


Signature

6/2/2016

Date

7740 N. 16TH STREET, SUITE 300, PHOENIX, AZ 85020

Address

602-944-5500

Phone



Planning, Neighborhood & Transportation Division

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



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

Development Review Board Meeting Memorandum

Item No. 4
Topic: Cielo Stellato (3-PP-2016)
Meeting Date: October 6, 2016
From: Meredith Tessier, Planner 
Through: Steve Venker, Development Review Board Coordinator 

Summary:

Attached are comments that City staff has received from one (1) neighbor that is opposing the proposed amended development standards.

Tessier, Meredith

From: Tessier, Meredith
Sent: Thursday, October 06, 2016 8:51 AM
To: 'sal'
Cc: 'Lee Ann Morlan'; Perone, Steve
Subject: RE: 3-pp-2016

Sal, thank you for the e-mail. I will include a copy of this correspondence on the dais for the Development Review Board members.

To clarify, this parcel is located outside of the Treviso Subdivision and in doing research on the Treviso subdivision (formerly Stagecoach Pass), amended development standards were approved by the Development Review Board in 2000. Please refer to the attached Treviso amended standards-a reduction in lot size, lot width front yard, side yard and distance between main building on adjacent lots. Please let me know if you have any questions.

SUBDIVISION NAME Stage Coach Pass Estates

CASE # 13-PP-00 Q.S. MAP _____

ZONING RL-43 PCD ☐ PRD ☐ ESL ☒

	ORDINANCE REQUIREMENTS	AMENDED STANDARDS	MAXIMUM ESLO REDUCTION %
A. <u>MIN. LOT AREA-</u>	<u>43,000 sf</u>	<u>30,100sf.</u>	<u>30</u>
B. <u>MIN. LOT WIDTH</u>			
1. Standard Lot-	<u>150'</u>	<u>113</u>	<u>25</u>
2. Flag Lot-	_____	_____	_____
C. <u>MAXIMUM BUILDING HEIGHT-</u>	<u>30'</u>	_____	_____
D. <u>MIN. YARD SETBACKS-</u>			
1. <u>FRONT YARD-</u>			
a. FRONT (to face of building)-	<u>40'</u>	<u>30'</u>	<u>25</u>
b. FRONT (to face of garage)-	<u>40'</u>	<u>30'</u>	<u>25</u>
c. FRONT (corner lot, side street)	<u>40'</u>	<u>30'</u>	<u>25</u>
d. FRONT (corner lot, adjacent to key lot, side street)-	<u>40'</u>	<u>30'</u>	<u>25</u>
e. FRONT (double frontage)	<u>40'</u>	<u>30'</u>	<u>25</u>
2. <u>SIDE YARD-</u>			
a. Minimum-	<u>20'</u>	<u>15'</u>	<u>25</u>
b. Minimum aggregate-	<u>40'</u>	<u>30'</u>	_____
3. <u>REAR YARD-</u>			
a. Standard Depth	<u>35'</u>	_____	_____
b. Min. Depth (% of difference which can be occupied)	_____	_____	_____
E. <u>DISTANCE BETWEEN BUILDINGS (MIN)-</u>			
a. Accessory & Main-	<u>10'</u>	_____	_____
b. Main buildings/adjacent lots	<u>40'</u>	<u>30'</u>	<u>25</u>
F. <u>MAXIMUM WALL HEIGHT-</u>			
a. FRONT	<u>3'</u>	_____	_____
b. SIDE	<u>8'</u>	_____	_____
c. REAR	<u>8'</u>	_____	_____
d. Corner side not next to key lot	<u>8' on FL</u>	_____	_____
f. Corral fence height (on prop line)	<u>6' on FL</u>	_____	_____
G. <u>DEVELOPMENT PERIMETER SETBACKS-</u>	_____	_____	_____
H. <u>APPLICABLE ZONING CASES-</u>	_____	_____	_____

13-PP-00

Thank you,
Meredith Tessier, Planner
Planning & Development Services



From: sal [mailto:srubino2@cox.net]

Sent: Wednesday, October 05, 2016 1:19 PM

To: Tessier, Meredith

Cc: 'Lee Ann Morlan'

Subject: RE: 3-pp-2016

Meredith thank you for the clarification. I've read all of the documents. I probably will only 50% of it.

I have several concerns, most of which I expressed in my email. Clearly, the owner has a right to build on the land. They have one goal and that is to maximize profits. Unfortunately, to do that they are asking the Treviso community and DRB to sacrifice our commitment to follow standards. These standards were designed to maintain the integrity of our neighborhood and protect as much of the flora and fauna that remains.

In addition they told us that they would meet with us to discuss the proposal. According to our HOA Management team:

"No, We have not met with anyone since February when they were still in the beginning of escrow and in their Due Diligence period. We were told they would eventually, maybe within a year, start wanting to develop the area. But, at that time, they were doing their "Due Diligence" on the property before purchasing."

What does that tell you about the process?

They have proposed a number of waivers to the standards set by Scottsdale. I'm using your table to summarize the standards that are troublesome. I'm not always clear if I'm reading the reductions correctly, e.g. "Maximum Reduction Allowed" and "Proposed Reduction."

1. Lot Area
2. Lot Width
3. Front Yard- necessary if they're going to build 14 houses.
4. Distance Between Builds – 30 feet sound like I moved back to Queens, NY
5. Wall Heights – apparently that's to be determined.

Bottom-line is that by reducing your (our) standards they are limiting their own attractiveness and appeal to high-end buyers. Wants to spend a million and up for housing that they may left back home.

My proposal is for the owner to live by the standards. By eliminating house #14, they could spread the land between house 13 (they actual have a house 13) and house #12 or throughout the east side. In so doing, the might be able to meet, lot area, lot width, and side- by-side standards.

Tessier, Meredith

From: sal <srubino2@cox.net>
Sent: Wednesday, October 05, 2016 1:56 PM
To: Tessier, Meredith
Subject: RE: 3-pp-2016
Attachments: P6180003.jpg

Just to give a flavor of house 20 feet apart:

Do they really want to do that?

From: Tessier, Meredith [mailto:MTessier@ScottsdaleAz.Gov]
Sent: Tuesday, October 4, 2016 2:25 PM
To: 'sal' <srubino2@cox.net>
Cc: Perone, Steve <SPerone@Scottsdaleaz.gov>; Perone, Steve <SPerone@Scottsdaleaz.gov>
Subject: RE: 3-pp-2016

Sal,

Yes, there is an agenda. Please click on the following link to view the October 6, 2016 Development Review Board Agenda: http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Boards/Development/agendas-minutes/2016-agendas/10-06-16_Agenda.pdf

To clarify the excerpt in your e-mail, The Development Review Board has the power to approve development applications. Staff only makes a recommendation to the Development Review Board.

Thank you,
Meredith Tessier, Planner
Planning & Development Services
P: 480/312-4211



From: sal [mailto:srubino2@cox.net]
Sent: Tuesday, October 04, 2016 12:12 PM
To: Tessier, Meredith
Cc: Perone, Steve; Perone, Steve
Subject: RE: 3-pp-2016

Meredith,

Is there an agenda for this meeting?

I read your application results"

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve the proposed Preliminary Plat, per the attached stipulations, finding that the provisions of the Development Review Board criteria have been met.

So what is the purpose of the meeting?

Salvatore (Sal) Rubino
10872 E Via Cortana Rd
Scottsdale, AZ 85262
480-361-8978
Srubino2@cox.net

From: Tessier, Meredith [<mailto:MTessier@ScottsdaleAz.Gov>]
Sent: Monday, October 3, 2016 6:22 PM
To: 'srubino2@cox.net' <srubino2@cox.net>
Cc:
Subject: FW: 3-pp-2016

Mr. Rubino,

Thank you for contacting the City of Scottsdale Planning Department regarding the applicants request to the Development Review Board for approval of a 14-lot Preliminary Plat with amended development standards.

This case is scheduled for the October 6, 2016 Development Review Board Hearing at 1 p.m. and is open to the public for comments. Please contact me if you have any additional questions.

Please click on the following link to view the Development Review Board Report:
http://eservices.scottsdaleaz.gov/planning/projectsummary/dr_reports/DR_3_PP_2016.pdf

Thank you,
Meredith Tessier, Planner
Planning & Development Services
P: 480/312-4211



From: srubino2@cox.net [<mailto:srubino2@cox.net>]
Sent: Monday, October 03, 2016 12:41 PM
To: Perone, Steve
Subject: 3-pp-2016



Is it save to say that you already approved the owner's plan as submit on 7/29/2016? If so, what is the purpose of the public hearing on Thursday 6/7/2016? It should also be noted that i did not meet with the owner because, in my opinion, they would not be adding further information. Their email of 9/16/2016 where they stated "I wanted to let you know that our development standards for future homes and lots will be either equal or better than those approved for the Treviso community." -- sent by Salvatore Rubino (case# 3-PP-2016)



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Tessier, Meredith

From: sal <srubino2@cox.net>
Sent: Thursday, October 06, 2016 8:54 AM
To: 'Alisse Caton'
Cc: 'Alex Stedman'; Tessier, Meredith
Subject: RE: LVA Lone Mountain & Via Cortana Phone Call Follow Up

In reviewing the amendments to the Treviso Plan you sent me, I now understand why you say your current proposal is equal to or better than Treviso's plan. In reality, it's the outcome that matters to me. The following URL is a google map of our current community.

<https://www.google.com/maps/@33.8169714,-111.8459602,821m/data=!3m1!1e3?hl=en-US>

I think you will agree that you would be hard-pressed to find a plot is less than an acre, a lot width is less than 115' further the a distance between buildings is way greater than the 40' standard (most have at minimum of 100').

Bottom-line is that by reducing adherence to the standards you may be limiting your own attractiveness and appeal to high-end buyers. Who wants to spend a million dollars and up for housing plots that they may left back home.

Sal

From: Alisse Caton [<mailto:acaton@lvadesign.com>]
Sent: Wednesday, October 5, 2016 4:56 PM
To: sal <srubino2@cox.net>
Subject: Re: LVA Lone Mountain & Via Cortana Phone Call Follow Up

Hi Sal,

I'm not sure what you mean by "dug down?" If you are concerned about building height, the proposed community meets the building height standard of R1-43 (Max. 30'). If grading or drainage is your concern, the site plan has been reviewed by City of Scottsdale engineers and meets those engineering standards.

I've also attached Treviso's development standards and an except from the Cielo Stellato's narrative addressing the development standards to this email. I'm thinking this may be a good way to compare the two communities and their very similar amended development standards. Feel free to contact for explanation or more questions.

Thanks!

On Wed, Oct 5, 2016 at 4:39 PM, sal <srubino2@cox.net> wrote:

Thank You. Could add the following to my questions: are the sites going to be dug down?

Sal

From: Alisse Caton [mailto:acaton@lvadesign.com]
Sent: Wednesday, October 5, 2016 3:41 PM
To: srubino2@cox.net
Cc: Alex Stedman <astedman@lvadesign.com>
Subject: LVA Lone Mountain & Via Cortana Phone Call Follow Up

Mr. Salvatore,

Per our phone conversation this afternoon, please see the attached notification boundary map/list of property owners within 750' feet that were notified by mail and a current site plan. I show a letter was sent to you and the Treviso Community Association on June 2, 2016. Please note that the site plan attached to the original mail out was changed in response to comments regarding the development standards. The attached site plan and the site plan that appears in the DRB packet is current.

I hope I addressed all of your questions and concerns regarding wildlife corridors, property values, notification timelines, and number of residents informed. As mentioned on the phone, Alex will call you tomorrow morning. If you have any questions in the meantime feel free to reach out.

Thank you!

Alisse Caton

--

Alisse Caton, associate planner
LVA urban design studio
acaton@lvadesign.com · [480.994.0994](tel:480.994.0994)