

Neighborhood Notification
Open House Information
Citizen Comments
Affidavit of Posting
Site Sign
Legal Protest



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: 11-ZN-2016

Project Name: _____

Location: 3114 N 70th St

Site Posting Date: Original Post 7/28/16; CC dates added 9/16/16

Applicant Name: Steven Bruckal

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

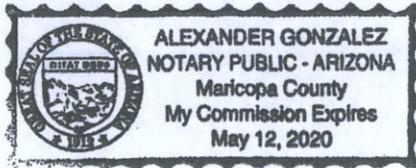
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Meghan Reggitt
Applicant Signature

9/16/16
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 16 day of September 2016



A Gonzalez
Notary Public

My commission expires: May 12, 2020

City of Scottsdale -- Current Planning Division

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



City of Scottsdale
PUBLIC NOTICE

ZONING/PUBLIC HEARINGS

City Hall
3939 N. Drinkwater Boulevard
<https://eservices.scottsdaleaz.gov/eServices/Cases/>

PLANNING COMMISSION: 5:00 P.M., 8/24/2016

CITY COUNCIL: 5:00 P.M., 10/10/2016

REQUEST: by owner for a Zoning District Map Amendment from Single-family Residential (R1-7) zoning to Medium Density Residential (R-3) zoning on a 0.47+/- acre site.

LOCATION: 3114 N. 70th Street

Case Number: 11-ZN-2016

Applicant/Contact: Steven Bruckal

Phone Number: 480-309-4163

Email Address: stevebruckal@gmail.com

Posting
Date:
7/28/16

Case File Available at City of Scottsdale 480-312-7000

Project information may be researched at: <https://eservices.scottsdaleaz.gov/eServices/Cases/>

9/16/16 12:20:49

Community Classified

6830 Public Notices 6830 Public Notices



NOTICE OF CITY COUNCIL HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Scottsdale, Arizona, will hold a public hearing on October 10, 2016, at 5:00 P.M. in the City Hall Kiva, 3939 N. Drinkwater Boulevard, Scottsdale, Arizona, for the purpose of hearing all persons who wish to comment on the following:

111-ZN-2016 (70th & Earl Townhomes) Request by owner for a Zoning District Map Amendment from Single-family Residential (R1-7) zoning to Medium Density Residential (R-3) zoning on a +/- 0.47-acre site located at 3114 N. 70th Street. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is Steven Bruckal, 480-309-4163.

7-GP-2016 (Skye on McDowell - Phase II) Request by owner for a non-major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Mixed Use Neighborhoods to Urban Neighborhoods on a +/- 3.2-acre site located at 6801 E. McDowell Road. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is John Berry, 480-395-2727.

16-ZN-2016 (Skye on McDowell - Phase II) Request by owner for a Zoning District Map Amendment from Highway Commercial (C-3) to Multi-Family Residential (R-5) zoning on a +/- 3.2-acre site located at 6801 E. McDowell Road. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is John Berry, 480-385-2753.

3-ZN-2016 (70th Street Lofts) Request by owner for a Zoning District Map Amendment from Highway Commercial, Downtown Overlay (C-3/DO) zoning to Downtown/Downtown Multiple Use - Type 2 Downtown Overlay (D/DMU-2/DO) zoning on a +/- 0.4-acre site located at the southeast corner of E. 6th Avenue and N. 70th Street (3425 N. 70th Street and 7002, 7004, 7006 E. 6th Avenue). Staff contact person is Dan Symer, AICP, 480-312-4218. Applicant contact person is Lance D. Baker, 480-948-9766.

42-UP-2011#3 (Boondocks Patio & Grill) Request by owner for a Conditional Use Permit for Live Entertainment on an existing +/- 9,609-square foot establishment with Downtown/Office Residential Type 2 Downtown Overlay (D/OR-2 DO) zoning located at 4341 N. 75th Street. Staff contact person is Dan Symer, AICP, 480-312-4218. Applicant contact person is Jacob Kory, 480-949-8454.

A case file on the subject properties is on file at 7447 E. Indian School Road, Suite 105, where it may be viewed by any interested person.

A COPY OF A FULL AGENDA, INCLUDING ITEMS CONTINUED FROM PREVIOUS MEETINGS IS AVAILABLE AT LEAST 24 HOURS PRIOR TO THE MEETING AT THE FOLLOWING

City Hall, 3939 N. Drinkwater Boulevard

ALL INTERESTED PARTIES ARE INVITED TO ATTEND.

ALL NON-REMOTE SITE PUBLIC HEARINGS ARE HELD IN THE COUNCIL CHAMBERS, SCOTTSDALE CITY HALL, 3939 N. DRINKWATER BOULEVARD, SCOTTSDALE, ARIZONA. CITY COUNCIL

Attest
Alex Acevedo
Planning Specialist

For additional information visit our web site at www.scottsdaleaz.gov

PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING ALEX ACEVEDO (480-312-2542). REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT ALEX ACEVEDO (480-312-2542).



Project Name: Skye on McDowell - Phase II
Case Numbers: 7-GP-2016
Location: 6801 E. McDowell Road
Purpose: Request by owner for a non-major General Plan amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Mixed Use Neighborhoods to Urban Neighborhoods on a +/- 3.2-acre site located at 6801 E. McDowell Road.

Applicant/Staff contact: Greg Bloemberg, 480-312-4306
Email – gbloemberg@scottsdaleaz.gov

A copy of the proposed amendments is available for review in Suite 105, 7447 East Indian School Road, Scottsdale, Arizona.

For more information, call 480-312-7000 or enter case number at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases>

NOTICE IS HEREBY GIVEN that the City Council of the City of Scottsdale, Arizona, will hear public comment regarding these cases at the hearing listed below:

Hearing Date: October 10, 2016 @ 5 P.M.
Location: City Hall Kiva, 3939 N. Drinkwater Blvd

Attest
Alex Acevedo
Planning Specialist

Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting Alex Acevedo at 480-312-2542. Requests should be made as early as possible to allow time to arrange accommodation

Your n



On myneighborhood home on the map to community! More c

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BOTANICAL GARDEN BY DAY.

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From local optio eve

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Check out the new CareerBuilder.com.



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Recommended: E-mail copy to your project coordinator.

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Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

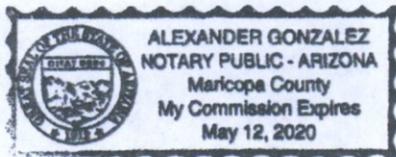
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Meghan Reggitt
Applicant Signature

9/16/16
Date

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Acknowledged before me this the 16 day of September 2016



A Gonzalez
Notary Public

My commission expires: May 12, 2020

City of Scottsdale -- Current Planning Division

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



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Phone Number: 480-309-4163

Email Address: stevebruckal@gmail.com

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Date:
7/28/16

Case File Available at City of Scottsdale 480-312-7000

Project information may be researched at: <https://eservices.scottsdaleaz.gov/eServices/Cases/>

9/16/16 12:20:49

Neighborhood Notification Report

Methods of Contact

- Neighbors within 750 feet of the project site were sent notification letters on April 25th, 2016 of an open house held on May 5, 2016.
- The Scottsdale Unified School District was mailed a letter describing the proposed project on April 25th, 2016.
- Three owners in the neighborhood contacted the applicant, Steven Bruckal, early in May 2016. One was by phone and two by email and all feedback was positive support.
- The site sign posting was erected on April 27th, 2016.

Comments Received

- To date two emails in support and one phone call expressing support have been received. Updates will be provided as comments are received.

Attachments

The following are attachments of materials used in the Neighborhood Notification and Review process:

- A. Letter sent to neighboring property owners within 750 feet of the property.
- B. List of the owner names and addresses letters were sent to.
- C. List of attendees at the open house
- D. Written comments received at the open house
- E. Summary of responses and comments received at the open house.
- F. Letter sent to the Scottsdale Unified School District
- G. Other correspondence received regarding the proposal.
- H. Photographs of the sign posted at the property.

Attachment A. Letter to Property Owners Within 750 Feet

April 15, 2016

To: Neighbors of 70th St & Earll Dr Project

Dear Neighbor:

I am seeking to redevelop the properties located at 3106 and 3114 N 70th Street into a ten unit townhouse neighborhood. In order to accomplish this I will be submitting to the city a group of requests, including: a) rezoning the northern property from R1-7 (Single Family) to R-3 (Medium Density Residential); b) achieving a variance for the rear yard setback on the southern property; and c) the site plan, landscape plan and building elevations.

On Thursday evening May 5 from 6:00 to 7:00 PM we will be holding an open house meeting at the Paiute Community Center Building 7 Room 1 (in the center of the campus at 6535 E Osborn Road) for nearby property owners to see our plans and provide input on what we are proposing to build. We would appreciate your thoughts and ideas regarding our proposal either at this open house or by e-mail or letter. If you want to find out more about the development group you can visit www.bruckalgroup.com.

You may contact myself at stevebruckal@gmail.com or my planning consultant at dhadder85@gmail.com / donh1211@cox.net / 8232 E. San Miguel, Scottsdale, AZ, 85250.

You may also send e-mails or letters to our planning coordinator at the City of Scottsdale – Brad Carr at bcarr@scottsdaleaz.gov / 7447 E Indian School Rd. Ste 105; Scottsdale, AZ, 85251.

Respectfully,

Steve Bruckal

(Attachments: Location Map, Proposed Site Plan)

Attachment B. Names and Addresses of Owners Within 750 Feet

Jeffery Moore
7021 E. Earll Dr Unit 221
Scottsdale, AZ 85251

Colonial Realty Ltd Partnership
6584 Poplar Ave
Memphis, TN 38138

William Hurst
7021 E. Earll Dr Unit 102
Scottsdale, AZ 85251

Diane/John Gehres
4533 E. Rancho Laredo Dr
Phoenix, AZ 85331

Charlyn Ross
7021 E. Earll Dr Unit 224
Scottsdale, AZ 85251

Laura/David Los
18209 29th Drive SE
Bothell WA 98012

Anthony & Nellie Conte Trust
21234 Darby Ct
Bend, OR 97702

David Shinkle
7021 E. Earll Dr Unit 206
Scottsdale, AZ 85251

Deanne Taylor
1687 Lake Blaine Rd
Kalispell, MT 59903

Aerium Encore LLC
301 1103 – 95 St SW
Edmonton, AB, Canada
T6X 0P8

Ludger Boeckmann
Rosengarten 5
Cloppenburg, Germany
49661

Kent Eger
7021 E. Earll Dr Unit 123
Scottsdale, AZ 85251

Kathlene Rogers & Jeffery Hicks
7021 E. Earll Dr Unit 107
Scottsdale, AZ 85251

Joann Tanner
688 Echo Lake Rd
Bisfork, MT 59911

Stacey Timbo
7021 E. Earll Dr
Scottsdale, AZ 85251

Betty/Monte Coffman
3445 Comstock Dr
Reno, NV 89512

James Hinckley
7580 E. Earll Dr Unit 83
Scottsdale, AZ 85251

Michael Bouscher
7047 E. Earll Dr Unit 1008
Scottsdale, AZ 85251

Susan Fawcett
7021 E. Earll Dr Unit 118
Scottsdale, AZ 85251

Duke Residence 1002 LLC
5910 E. Sentinel Rock Rd
Cave Creek, AZ 85331

CRLP 2929 Phoenix LLC
6584 Poplar Ave
Memphis, TN 38138

Robert/Shawna Nunes
2522 Iowa Ave
Modesto, CA 95358

Howard/Judith Jackson
107 Silverstone RD NW
Calgary, AB Canada
T3B 4Y6

Inglish Family Trust
7021 E. Earll Dr Unit 109
Scottsdale, AZ 85251

2012 Evans Family Trust
2231 Francisco St
San Francisco, CA 94123

Drewson Properties LLC
10869 N. Scottsdale Rd
Scottsdale, AZ 85254

Lorraine Hausmann Ellis Family Trust
626 S. Lake Ave
Pasadena, CA 91106

Wilkinson Family Trust
600 S. Creekside Dr
Show Low, AZ 85901

D Holdings LLC
635 S. 850 E.
Orem, UT 84097

Michael/Lorraine Anderson
7021 E. Earll Dr Unit 216
Scottsdale, AZ 85251

Toby/Isis Messrie
187 Kelly Blvd
Staten Island, NY 10314

Crahan Properties LLC
3636 E. Highland Ave
Phoenix, AZ 85018

Barbara Flynn
7021 E. Earll Dr Unit 111
Scottsdale, AZ 85251

Storage Equities/PS Partners
PO Box 25025
Glendale, CA 91201

Elena/Pavei Kondrashov
PO Box 3880
Gilbert, AZ 85299

Auristela Oliveira
6911 E. Monterey WY
Scottsdale, AZ 85251

Bralu LLC
6632 N. 66th PL
Paradise Valley, AZ 85253

Tom/Eve Gramer
1092 Whittington CT
Gurnee, IL 60031

Pasley CO
11429 E. Le Marche Dr
Scottsdale, AZ 85251

Joel and Jolene Tornabeni Family Trust
9812 E. Granite Peak Trl
Scottsdale, AZ 85262

Alessandro/Kelle Gottardi
7021 E. Earll Dr Unit 210
Scottsdale, AZ 85251

Alexandra Dammen
7021 E. Earll Dr Unit 223
Scottsdale, AZ 85251

Mae J Thornburg Living Trust
416 Hillcrest Dr
Prescott, AZ 86303

Elizabeth A Lay
6842 E Earll Dr
Scottsdale, AZ 85251

Joyce A Hunter
6901 E Monterey Way
Scottsdale, AZ 85251

Anthony Calescibetta
6923 E Monterey Way
Scottsdale, AZ 85251

Rodney H & John Rodney Schrengohst
6838 E Earll Dr
Scottsdale, AZ 85251

Shawn M Beck & Maria G Flores Beck
6957 E Osborn Rd
Scottsdale, AZ 85251

Bozidar & Nada Pesakovic
2231 W Lobo Cir
Mesa, AZ 85202

Brian R, Jeffrey J & James E Simonitsch
6961 E Osborn Rd
Scottsdale, AZ 85251

Neil & Caroline Donnelly
104 Beechfern Dr
Stittsville, ON Canada
K25 1E3

Tina M Witcher
6943 E Earll Dr
Scottsdale, AZ 85251

Dillon R Matheny
P.O. Box 30913
Phoenix, AZ 85046

Alicia Austin
6902 E Cheery Lynn Rd
Scottsdale, AZ 85251

Chew Family Trust
35 W Main St
Mesa, AZ 85201

Sandra L Simonds
6828 E Earll Dr
Scottsdale, AZ 85251

Auristela A Oliveira
6911 E Monterey Way
Scottsdale, AZ 85251

Elizabeth Peterson
3231 N 69th Pl
Scottsdale, AZ 85251

Joseph P Wilson
6924 E Earll Dr
Scottsdale, AZ 85251

Daniel W Bruening
6957 E Osborn Rd Unit E
Scottsdale, AZ 85251

Julia E Wood
6943 E Earll Dr No. 6
Scottsdale, AZ 85251

Dolores M Van Nutt
6932 E Earll Dr
Scottsdale, AZ 85251

David & Leslie Canham
6803 E Main Unit 5509
Scottsdale, AZ 85251

Drewson Properties LLC
10869 N Scottsdale Rd
Scottsdale, AZ 85254

Meredith Howe & Jeremy Mooney
6908 E Cheery Lynn Rd
Scottsdale, AZ 85251

Samuel L & Laci Delp
8008 E Del Mercurio Dr
Scottsdale, AZ 85258

Heather & Peter Maurer
6943 E Earll Dr Unit 10
Scottsdale, AZ 85251

Dexter 627 LLC
P.O. Box 80064
Phoenix, AZ 85060

Joseph J Messany Jr
2055 E Broadway Unit 305
Long Beach, CA 90803

Ruth Outcalt
3225 N 69th Pl
Scottsdale, AZ 85251

Melanie A Lincoln
6957 E Osborn Rd G
Scottsdale, AZ 85251

Theresa McBreen
6943 E Earll Dr No. 3
Scottsdale, AZ 85251

Drew C & Crystal T Rivers
6836 E Cheery Lynn Rd
Scottsdale, AZ 85251

Jayne Beaupied
6913 E Cheery Lynn Rd
Scottsdale, AZ 85251

Mountainside Condos LLC
9733 E Clinton Ave
Scottsdale, AZ 85260

Mario P Jiannino
6961 E Osborn Rd Unit E
Scottsdale, AZ 85251

Jean E Vanderwilligen
6829 E Cheery Lynn Rd
Scottsdale, AZ 85251

Aaron J Empie
6961 E Osborn Rd Unit F
Scottsdale, AZ 85251

Lynn R Evans
1271 Ridgeview Dr
Ukiah, CA 95482

Aimee Edgington
6961 E Osborn Unit G
Scottsdale, AZ 85251

Alexis Williams
5831 E Orange Blossom Ln
Phoenix, AZ 85018

Arnulfo N Bolanos
6918 E Monterey Way
Scottsdale, AZ 85251

Rubicon Holdings LLC
P.O. Box 26763
Scottsdale, AZ 85255

Katherine M B Baron
3126 N 70th St
Scottsdale, AZ 85251

Shirley Hervatin
6902 E Earll Dr
Scottsdale, AZ 85251

Charles R O'Malley
6918 E Earll Dr
Scottsdale, AZ 85251

Janice L Jones
5646 E Claire Dr
Scottsdale, AZ 85254

Daniel R Buros
6917 E Monterey Way
Scottsdale, AZ 85251

Sharat & Chava B Kanaka
6031 E Paradise Dr
Scottsdale, AZ 85254

Robert A Reymont
P.O. Box 42277
Mesa, AZ 85274

Hillwood Healthcare Defined Benefit Plan
7600 N 16th St Ste 140
Phoenix, AZ 85020

Randall J Balmer
6957 E Osborn Rd C
Scottsdale, AZ 85251

William R & Eleanor J King
6907 E Monterey Way
Scottsdale, AZ 85251

Brian M Fredrickson
3201 N 69th Pl
Scottsdale, AZ 85251

Chapman Lam Revocable Trust
5257 N Woodmere Fairway
Scottsdale, AZ 85250

Deborah H Keahn
6919 E Cheery Lynn Rd
Scottsdale, AZ 85251

Dolores A Roeper
6835 E Cheery Lynn Rd
Scottsdale, AZ 85251

Marilyn Hart
6943 E Earll Dr No. 4
Scottsdale, AZ 85251

Douglas P Avakian
1402 W Doe Cir
Payson, AZ 85541

Daniel Newton
6908 E Earll Dr
Scottsdale, AZ 85251

Oral F Broadbent
6943 E Earll Dr No. 1
Scottsdale, AZ 85251

Arnulfo & Santana C Neria
6918 E Monterey Way
Scottsdale, AZ 85251

Ryan & Ericka L Wood
6901 E Cheery Lynn Rd
Scottsdale, AZ 85251

Casa Granada Townhouses Corp
4645 E Cotton Gin Loop
Phoenix, AZ 85285

Jah Holdings LLC; Logan Spirit2; Etal
5083 E Pinnacle Pl
Chandler, AZ 85249

Jose M A & Silvia R Piseno
2906 W Heatherbrae Dr
Phoenix, AZ 85017

Donald J Gentile
P.O. Box 6184
Scottsdale, AZ 85261

Aeries LLC
301 1003 95 ST SW Suite 407
Edmonton, AB, Canada
T6X 0P8

Annimarie Wasielewski & John C Kline
17310 Morningview Ct
Brookfield, WI 53045

Leah Miller
6917 E Pinchot Ave
Scottsdale, AZ 85251

Camwood Group LLC
9550 S Eastern Ave Ste. 253
Las Vegas, NV 89123

Rosalva B Conrad
3002 N 70th St Unit 207
Scottsdale, AZ 85251

Oriana Whitehouse
2507 E Manhattan Dr
Tempe, AZ 85282

Juana Bernabe
6901 E Pinchot Ave
Scottsdale, AZ 85251

Patricia Bezunarte; Lydia Holmes; Etal
8314 E Bonnie Rose Ave
Scottsdale, AZ 85250

Terry L Erickson
6918 E Pinchot Ave
Scottsdale, AZ 85251

William Puggini & Anne E Gatz
6918 E Avalon Dr
Scottsdale, AZ 85251

John T & Sheryl I Clark
21822 34th Ave South
SeaTac, WA 98198

William & Colleen Skufca
3002 N 70th St 202
Scottsdale, AZ 85251

Bruce Elwood Fischer Living Trust
3002 N 70th St No. 239
Scottsdale, AZ 85251

Nahal Dousti
16208 88th Ave NE
Kenmore, WA 98028

Doug H Cox
1326 W Marshall Ave
Phoenix, AZ 85013

Sara L Hakim
6911 E Earll Dr
Scottsdale, AZ 85251

Dennis K & Deborah N Baldwin
6901 E Avalon Dr
Scottsdale, AZ 85251

Mary De Chesnay
145 143rd Pl NE
Bellvue, WA 98007

Eric Weinbrenner
2200 E Camelback Rd Ste 216
Phoenix, AZ 85016

Frank C Stickle
3002 N 70th St Unit 247
Scottsdale, AZ 85251

Bryce Garner
6845 E Earll Dr
Scottsdale, AZ 85251

Russell S Adams
3002 N 70th St No. 112
Scottsdale, AZ 85251

Tomas C Braeger
3002 N 70th St No. 113
Scottsdale, AZ 85251

Sylvia Greenwalt Bushell Revocable Trust
6912 E Avalon Dr
Scottsdale, AZ 85251

AZ Fine Enterprises LLC
P.O. Box 1136
Cornville, AZ 86325

Andrew F Mansor
6911 E Pinchot Ave
Scottsdale, AZ 85251

Ann Palumbo
3002 N 70th St #105
Scottsdale, AZ 85251

John G Zoukis
3002 N 70th St #237
Scottsdale, AZ 85251

Beno L & Max A Thomas
6901 E Earll Dr
Scottsdale, AZ 85251

Camwood Group LLC
9550 S Eastern Ave Ste 253
Las Vegas, NV 89123

C & G Holdings LLC
6002 Landmark Pl
Brentwood, TN 37027

Linda L Stacy
6846 E Avalon Dr
Scottsdale, AZ 85251

Douglas B Ward
28742 Drakes Bay
Laguna Niguel, CA 92677

Mason A Amberson & Nancy C Loftin
3391 S Walkup Dr
Flagstaff, AZ 86001

Sunbelt I
7426 E Berridge Ln
Scottsdale, AZ 85250

Joyce L & Jim H Stieglitz
6916 E Earll Dr
Scottsdale, AZ 85251

Olaf W Olson Living Trust; Etal
P.O. Box 902
Pine, AZ 85544

Danielle Coletto
P.O. Box 2121
Scottsdale, AZ 85252

Jared R Nietz & Deidra A Grzelak
6925 E Pinchot Ave
Scottsdale, AZ 85251

Nang Tip & Sai K Mwe
6835 E Earll Dr
Scottsdale, AZ 85251

Daphne Fleming
6830 E Avalon Dr
Scottsdale, AZ 85251

Eric Palmer
6902 E Avalon Dr
Scottsdale, AZ 85251

Craig T Ponczak
2936 N 70th St
Scottsdale, AZ 85251

Kristen C & Adam Luikens
6924 E Pinchot Ave
Scottsdale, AZ 85251

David R & Jean A Faust
6907 E Pinchot Ave
Scottsdale, AZ 85251

John Newark & Brenda J Moore
6575 Lambert Crescent
Delta, BC
V4E 1R9 Canada

Fortune Finders Investing LLC
16208 88th Ave NE
Kenmore, WA 98028

Beverly R Cole
6840 E Pinchot Ave
Scottsdale, AZ 85251

Peter Jew & Ting M P Chau
1750 S Los Feliz Dr No. 111
Tempe, AZ 85281

Stephen J & Elizabeth D Tansley
6923 E Earll Dr
Scottsdale, AZ 85251

Brian & Jennifer Quinn
6829 E Avalon Dr
Scottsdale, AZ 85251

Community Housing Partnership Inc
609 N 9th St
Phoenix, AZ 85006

Leah Leininger
6925 E Avalon Dr
Scottsdale, AZ 85251

Kimberly A MacDonald
3002 N 70th St No. 140
Scottsdale, AZ 85251

Dylan Marsh
6938 E Pinchot Ave
Scottsdale, AZ 85251

Heath H & Desirae A Manering
6829 E Earll Dr
Scottsdale, AZ 85251

Kay V Braun
3002 N 70th St No. 209
Scottsdale, AZ 85251

Walker Russell Weed Trust
41405 N Echo Canyon Dr
Cave Creek, AZ 85331

Dora H Y N Zhang
32033 Sea Ridge Cir
Rancho Palos Verdes, CA 90275

Robert J Mill
6937 E Pinchot Ave
Scottsdale, AZ 85251

Elise A Stueland
6924 E Avalon Dr
Scottsdale, AZ 85251

Wayne C & Ann E Worthington
8424 E Angus Dr
Scottsdale, AZ 85251

William R McKinley & Eileen V Frere
4225 Palos Verdes Dr S
Rancho Palos Verdes, CA 90275

Elsie Humphries
6911 E Avalon Dr
Scottsdale, AZ 85251

Ahmad & Mahvash Zahiri
9729 E Gelding Dr
Scottsdale, AZ 85260

Erin E Howell
6846 E Pinchot Ave
Scottsdale, AZ 85251

Allen R Stanton
3002 N 70th St #104
Scottsdale, AZ 85251

Kenneth & Catherine Renworth
43 Senior Ave
Berkley, CA 94708

Christopher B Karch
3002 N 70th St #215
Scottsdale, AZ 85251

Kyle R Larson
6839 E Pinchot Ave
Scottsdale, AZ 85251

James R Day Jr
3002 N 70th St Unit 141
Scottsdale, AZ 85251

Bernard & Nancy Mitchell
6902 E Pinchot Ave
Scottsdale, AZ 85251

Levi Gelbstane
6930 E Pinchot Ave
Scottsdale, AZ 85251

Daniel M Robescu
7364 W Banff Ln
Peoria, AZ 85381

Barbara Fanning
3002 N 70th St 143
Scottsdale, AZ 85251

Jack B Morrison & Thomas B Lee
22609 12th Ave South
Seattle, WA 98198

Connie M Smith
13023 111th Pl NE
Kirkland, WA 98034

Maytal Wolkis
532 W Silver Creek Rd
Gilbert, AZ 85233

Harold H & Frances Rowland
6917 E Avalon Dr
Scottsdale, AZ 85251

Thomas J Bruya
6907 E Avalon
Scottsdale, AZ 85251

James E & Margaret A Duffala
1607 171st St
Hammond, IN 46324

Donald F & Marilyn A Stickles
3002 N 70th St #243
Scottsdale, AZ 85251

Michael D Coontz & Patricia F Azar
6111 E Friess Dr
Scottsdale, AZ 85254

David & Nancy Villemez
4807 N 29th Pl
Phoenix, AZ 85016

Brian Maddock
3002 N 70th St No. 139
Scottsdale, AZ 85251

Kennith & Sandra E Boston
2289 Flowering Crab East
Lafayette, IN 47905

Business System Technology LLC
11001 N 99th Ave Ste 116-321
Peoria, AZ 85345

Natalie R Puchalski
6912 E Pinchot Ave
Scottsdale, AZ 85251

Stephan Residential LLC
1006 W Adams St
Phoenix, AZ 85007

Gil & Dana Katz
1651 Samedra St
Sunnyvale, CA 94087

E Earll Drive 1 LLC
3423 N Kalarama
Scottsdale, AZ 85251

Michael D Baldonado
3002 N 70th St Unit 211
Scottsdale, AZ 85251

Monica M Erion
3002 N 70th St Unit 106
Scottsdale, AZ 85251

Mary Ann May Trust
3002 N 70th St No. 206
Scottsdale, AZ 85251

Lorin D Kramer
6839 E Avalon Dr
Scottsdale, AZ 85251

Russell & Jennie S Stacey
6845 E Pinchot Ave
Scottsdale, AZ 85251

Brooke Sterling
6908 E Avalon Dr
Scottsdale, AZ 85251

Elaine M McKee
6908 E Pinchot Ave
Scottsdale, AZ 85251

Michael Bolerjack
P.O. Box 1417
Scottsdale, AZ 85252

Joseph E & Debra S McMorris
6836 E Avalon Dr
Scottsdale, AZ 85251

Rafid Yonadim
1943 Fraser Ave
Port Coquitla, BC
V3b 1N4 Canada

Alexandra/Rebecca Curtis
7047 E Earll Dr Unit 1003
Scottsdale, AZ 85251

Earll Street Property LLC
15241 N. 60th St
Scottsdale, 85254

Earll Street Properties Scottsdale LLC/Francis Etal
5827 E. Waltann Ln
Scottsdale, AZ 85254

Joseph Mantoine
59 Princess Ln
West Seneca, NY 14224

Earll Dr Property LLC
7102 E. Earll Dr
Scottsdale, AZ 85251

Jonathan Fox
5114 E. Karen Dr
Scottsdale, AZ 85254

Kenneth Prosser/Julie Prosser-Lind
30226 N. 172nd St
Rio Verde, AZ 85263

Paula/Daniel Green
3732 E. Pomegranate St
Mesa, AZ 85215

Robin James & Lucile Joan Caldwell
688 Echo Lake Rd
Big Fork, MT 59911

Jacqueline Duhamel
7047 E. Earll Dr Unit 1005
Scottsdale, AZ 85251

Susan Hull
11517 N. 131st Way
Scottsdale, AZ 85259

Youngho Kim
7047 E. Earll Dr Unit 1005
Scottsdale, AZ 85251

Brian White
7021 E. Earll Dr Unit 209
Scottsdale, AZ 85251

Pueblo Verde 114 LLC
53 N. Country Club Dr
Phoenix, AZ 85014

RKR Investments LLC
12705 31st Ave North
Plymouth, MN 55441

Sara/Avraham Ardman Living Trust
26 Fredmir
Dollard-Des-Ormeaux, Quebec, Canada
H9A 2R2

Second Amended And Restated Doerzbacher Revocable
Trust
PO Box 802
Solana Beach, CA 92075

Kazuo Takenaka
7855 S River Pkwy Ste. 115
Tempe, AZ 85284

Darren Elder
7021 E Earll Dr No 212
Scottsdale, AZ 85257

Lawrence/Margaret Lewis
7021 E Earll Dr
Scottsdale, AZ 85251

Jason Mang
7021 E Earll Dr No 202
Scottsdale, AZ 85251

Howard/Judith Jackson
107 Silverstone Rd NW
Calgary, AB T3B4Y6 Canada

Sharon Hix
7021 E Earll Dr No 119
Scottsdale, AZ 85251

Juan Scheib/Juliana Jaramillo
3686 Paseo Torinere
Monterey, NM 64926

Attachment C. Open House Attendees

Attachment D. Written Comments Received at Open House

Attachment E. Summary of Comments From Open House

Attachment F. Letter to Scottsdale Unified School District

April 15, 2016

Scottsdale Unified School District

7575 E Main Street

Scottsdale, AZ 85251

To Whom It May Concern:

Bruckal Developments Inc. is proposing to submit to the City of Scottsdale two cases regarding a proposed housing development at 3106 and 3114 N 70th St. Currently there is a duplex and a single family house on the two properties. In order to move forward, we are seeking to rezone the northern parcel from R1-7 (Single Family) to R-3 (Medium Density Residential) as well as seeking a variance on the rear yard setback. The proposal would result in the ability to build 10 townhome type units on the two properties of slightly over 26,000 square feet in area.

Our planning coordinator at the City of Scottsdale is Brad Carr (bcarr@scottsdaleaz.gov / 480-312-7713 / 7447 E Indian School Rd Ste 105, Scottsdale, AZ, 85251).

You may contact either myself at Stevebruckal@gmail.com or 480-309-4163 or my planning consultant Donald Hadder, Sr at dhadder85@gmail.com; donh1211@cox.net; 480-945-3114; or 8232 E San Miguel, Scottsdale, AZ, 85250.

Respectfully,

Steve Bruckal

(Attachments: Location Map and Proposed Site Plan)

Attachment G. Other Correspondence



Steven Bruckal <stevebruckal@gmail.com>

70th Street

4 Messages

Ken Renworth <renworth@yahoo.com>
Reply-To: Ken Renworth <renworth@yahoo.com>
To: "stevebruckal@gmail.com" <stevebruckal@gmail.com>

Wed, May 4, 2016 at 10:17 AM

Steve,
Good luck with your project on 70th Street.
We are owners of a condo at 3002 N 70th Street,
and might be interested in buying one of your units.
Please let us know when more information is available.
Ken & Catherine Renworth

Steven Bruckal <stevebruckal@gmail.com>
To: Ken Renworth <renworth@yahoo.com>

Wed, May 4, 2016 at 11:39 AM

Hi Ken,

Thanks for the support! We've got a while to go with rezoning and design approval with the City, but we're excited about the project and have only received positive feedback thus far. Are you going to make it to our meeting tomorrow night? It would be great to get some feedback from potential buyers on what is important early on in the design process so we can try to incorporate as much as we can. Thanks again!

Steve Bruckal
[Quoted text hidden]

Ken Renworth <renworth@yahoo.com>
Reply-To: Ken Renworth <renworth@yahoo.com>
To: Steven Bruckal <stevebruckal@gmail.com>

Wed, May 4, 2016 at 3:31 PM

Steve,
I'm on the way to Europe, so I won't make it.
Good Luck.
Ken

From: Steven Bruckal <stevebruckal@gmail.com>
To: Ken Renworth <renworth@yahoo.com>
Sent: Wednesday, May 4, 2016 11:39 AM
Subject: Re: 70th Street
[Quoted text hidden]

Steven Bruckal <stevebruckal@gmail.com>
To: Ken Renworth <renworth@yahoo.com>

Wed, May 4, 2016 at 3:39 PM

Thanks, enjoy the trip and those strong US dollars in Europe!



Steven Bruckal <stevebruckal@gmail.com>

70th St

2 messages

D Cox <coachcox@gmail.com>
To: stevebruckal@gmail.com

Thu, Apr 28, 2016 at 11:44 AM

Steve-

I received your letter and reviewed your proposal and just wanted to say that I fully support the project! I think it'll be great for 70th St. and the continued development of that area of Scottsdale.

I e-mailed my input to the City of Scottsdale as well.

Respectfully,

Doug Cox
Property owner of 3026 N. 70th St.

Steven Bruckal <stevebruckal@gmail.com>
To: D Cox <coachcox@gmail.com>

Thu, Apr 28, 2016 at 11:47 AM

Terrific, thanks for the support Doug!

Steve

[Quoted text hidden]

Attachment H. Site Posting



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: 1120-PA-2015

Project Name: _____

Location: 3114 N. 70th St.

Site Posting Date: April 27, 2016

Applicant Name: Bruckal Development

Sign Company Name: Dynamite Signs, Inc.

Phone Number: 480-585-3031

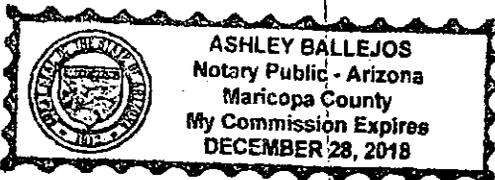
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Pamela Wang
Applicant Signature

4-27-17
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 27 day of April 2016



Larry Bullock
Notary Public
My commission expires: 12-28-2018

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: May 5, 2016
Time: 6:00 pm - 7:00 pm
Location: Paiute Community Center, Bldg 7, Room 1
6535 E. Osborn Road, Scottsdale, AZ 85251

Site Address: 3114 N. 70th Street, Scottsdale, AZ 85251

Project Overview:

- Description of Request: Rezone from R1-7 to R3
- Description of Project and Proposed Use: 10 Unit Townhouse Project
- Site Acreage: 0.39 Acres
- Site Zoning: R1-7

Applicant Contact:

Bruckal Developments 480-309-4163
stevebruckal@gmail.com

City Contact:

Brad Carr 480-312-7000
bcarr@scottsdaleaz.gov

Pre-Application #: 1120-PA-2015 Available at City of Scottsdale: 480-312-7000

Project information may be researched at:
<http://www.scottsdaleaz.gov/projects/>

Posting Date: 4/27/16

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



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
- Zoning Stipulation Amendments
- City Council Approved Amended Development Standards
- 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:

<p>Provide information by:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> 1st Class Letter or Postcard <input type="checkbox"/> In Person <input type="checkbox"/> Phone call <input type="checkbox"/> Certified Mail <input type="checkbox"/> Door Hangers/Flyers 	<p>To:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> All property owners and HOAs within proposed area <input type="checkbox"/> Property owners and HOAs within 750' <input type="checkbox"/> School District(s)* <input type="checkbox"/> Interested Party list (provided by Project Coordinator) <input type="checkbox"/> 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, application type (e.g. Zoning District Map Amendment) existing and proposed site zoning district,
- 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
- Any additional information indicated on Project Under Consideration Sign Posting Requirements

Planning and Development Services Division

**11-ZN-2016
04/19/16**

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
- Application type (e.g. Zoning District Map Amendment)
- Existing and proposed site zoning district
- 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 related resources)
- 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 and Development Services Division

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