

**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:

362-PA-2017

11/2/2017

Project Name:

Location:

7676 E Pinnacle Peak Rd

Site Posting Date:

Orig. post 5/25/17; updated 8/21/17

Applicant Name:

Nick Wood, Esq.- Snell and Wilmer L.L.P.

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.

Applicant Signature

Date

8/21/17

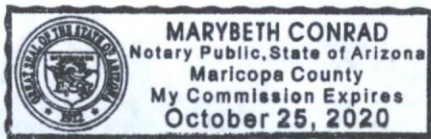
Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the

21st

day of

August 20 17



Notary Public

My commission expires:

10.25.20

**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

## Second Neighborhood Open House Meeting:

Date: Wednesday, September 6, 2017  
Time: 6:00 P.M.  
Location: Training Room  
7676 E Pinnacle Peak Rd, Scottsdale, AZ 85255

Site Address: 7676 E. Pinnacle Peak Rd, Scottsdale, AZ 85255

### Project Overview:

- Description of Request: A Major General Plan Amendment and a request to rezone the subject property from S-R ESL to R1-10 ESL
- Description of Project and Proposed Use: Change the City of Scottsdale General Plan Land Use Map from "Office" to "Suburban Neighborhoods" to support future rezoning request for an R1-10 single-family home subdivision. The Proposal would create a +/- 50-lot single family residential community
- Site Acreage: 19.7 +/- Acres
- Site Zoning: S-R/ESL - Service-Residential with Environmentally Sensitive Lands Overlay

### Applicant Contact:

Nick Wood, Esq. - Snell and Wilmer L.L.P.  
nwood@swlaw.com 602-382-6000  
Pre-Application #: 362-PA-2017

### City Contact:

Taylor Reynolds 480-312-7924  
treynolds@ScottsdaleAZ.gov  
Available at City of Scottsdale: 480-312-7000

Updated  
Posting  
Date:  
5/25/17  
5/26/17  
8/21/17

After submittal, project information is available at: <http://www.scottsdaleaz.gov/projects/ProjectsInProcess>  
-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal

8/21/17 08:28:41

# Early Notification of Project Under Consideration

## Second Neighborhood Open House Meeting:

Date: Wednesday, September 6, 2017  
Time: 6:00 P.M.  
Location: Training Room  
7676 E Pinnacle Peak Rd, Scottsdale, AZ 85255

Site Address: 7676 E. Pinnacle Peak Rd, Scottsdale, AZ 85255

### Project Overview:

- Description of Request: A Major General Plan Amendment and a request to rezone the subject property from S-R ESL to R1-10 ESL
- Description of Project and Proposed Use: Change the City of Scottsdale General Plan Land Use Map from "Office" to "Suburban Neighborhoods" to support future rezoning request for an R1-10 single-family home subdivision. The Proposal would create a +/- 50-lot single family residential community
- Site Acreage: 19.7 +/- Acres
- Site Zoning: S-R/ESL - Service-Residential with Environmentally Sensitive Lands Overlay

### Applicant Contact:

Nick Wood, Esq. - Snell and Wilmer L.L.P.  
nwood@swlaw.com 602-382-6000  
Pre-Application #: 362-PA-2017

### City Contact:

Taylor Reynolds 480-312-7924  
treynolds@ScottsdaleAZ.gov  
Available at City of Scottsdale: 480-312-7000

Updated  
Posting  
Date:  
5/25/17  
5/26/17  
8/21/17

After submittal, project information is available at: <http://www.scottsdaleaz.gov/projects/ProjectsInProcess>  
-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal

8/21/17 10:50:35



# Community Classified

## Public Notices

Public notices  
line please visit  
azcentral.com

ing A  
rdle?

your ad  
W!

nes.  
ays.  
23

IFIED  
444-4444  
that works

FINDING WORK SHOULDN'T BE WORK.  
**the job network**  
Get started by visiting [jobs.usatoday.com](http://jobs.usatoday.com)

6840	State Agency Public Notices	6830	Public Notices	6830	Public Notices	6830	Public Notices
------	--------------------------------	------	----------------	------	----------------	------	----------------

**NOTICE OF PUBLIC HEARING**  
**TOWN OF PARADISE VALLEY**  
Notice is hereby given that the Town of Paradise Valley Board of Adjustment will hold a public hearing at 5:30 p.m. on Wednesday, December 6, 2017, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for: **PUBLIC HEARING:** Consideration of a variance from the Zoning Ordinance, Article XXII, Hillside Development Regulations, to allow development for a new single family residence to exceed the allowable amount of disturbed area and to encroach into the allowable height limit. The property is located at 7480 N. 58th Place (Assessor's Parcel Number 169-02-031). If you have questions about this application, please call the Planning Department at (480) 348-3692.  
The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 483-1811 (TDD) to request accommodation. For further information about any of these matters please contact the Planning Department, 6401 E. Lincoln Drive, Paradise Valley, Arizona, 480-348-3692. All agendas are subject to change.  
Pub: Nov. 18, 2017



### 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 December 04, 2017, at 5:00 PM 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:

- 1-GP-2017** (Siena Estates) Request by owner for a major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Rural Neighborhoods to Suburban Neighborhoods on a +/- 3.8-acre site located at 5814 N. Cattletrack Road, 5811 and 5805 N. Sundown Drive. Staff contact person is Taylor Reynolds, 480-312-7924. Applicant contact person is Stephen Adams, 480-244-2557.
- 10-ZN-2017** (Siena Estates) Request by owner for a Zoning District Map Amendment from Single-family Residential (R1-43) zoning district to Single-family Residential, Planned Residential District (R1-18/PRD) zoning district, with a Development Plan and Amended Development Standards, located on a +/- 3.8-acre site, at 5814 N. Cattletrack Road, and at 5811 and 5805 N. Sundown Drive. Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is Stephen Adams, 480-244-2557.
- 11-ZN-2017** (7676 E Pinnacle Peak) Request by owner for a Zoning District Map Amendment from Service Residential, Environmentally Sensitive Lands (S-R ESL) zoning district, to Single-family Residential, Planned Residential District, Environmentally Sensitive Lands (R1-10 PRD ESL) zoning district, with a Development Plan and amended development Standards, on a +/- 19.7-acre site, located at 7676 E. Pinnacle Peak Road (includes parcels 212-04-001B, 212-04-001C, 212-04-001D, and 212-04-001E). Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is Nick Wood, 602-382-6269.
- 3-GP-2017** (7676 E Pinnacle Peak) Request by owner for a major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Office to Suburban Neighborhoods on a +/- 19.7-acre site located at 7676 E. Pinnacle Peak Road. Staff contact person is Taylor Reynolds, 480-312-7924. Applicant contact person is Nick Wood, 602-382-6269.
- 4-GP-2017** (Bell Group Self Storage) Request by owner for a major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Rural Neighborhoods to Commercial on +/- 2.8-acres of a +/- 4.6-acre site located at the southeast corner of Shea Blvd and 116th St. Staff contact person is Taylor Reynolds, 480-312-7924. Applicant contact person is Jordan Rose, 480-505-3939.
- 9-ZN-2017** (Bell Group Self Storage) Request by owner for a Zoning District Map Amendment from Service Residential/Planned Community District (S-RV PCD) zoning to Neighborhood Commercial (C-1) zoning on a 4.6-acre site, located at the southeast corner of Shea Blvd, and 116th St. Staff contact person is Bryan Cluff, 480-312-2258. Applicant contact person is Jordan Rose, 480-505-3939.

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.

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.

CHAIRMAN

Attest

ALEX ACEVEDO

For additional information visit our web site at [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov)

PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING THE CLERK'S OFFICE AT (480-312-2412). 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 THE CLERK'S OFFICE AT (480-312-2412).



### 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 December 05, 2017, at 5:00 PM 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:

- 2-TA-2017** (Care Homes/Group Homes Text Amendment) Request by City of Scottsdale to amend the Zoning Ordinance (Ord. No. 455); specifically, Sec. 1.202 (Interpretations and Decisions), Sec. 1.801 (Powers of the Board of Adjustment), Sec. 1.1304 (Enlargement, extension, reconstruction or structural alteration of nonconforming structure; enlargement of nonconforming use), Sec. 3.100 (Definitions), Sec. 5.010 (Single-family Residential (R1-190)), Sec. 5.012 (Use Regulations), Sec. 5.100 (Single-family Residential (R1-43)), Sec. 5.102 (Use Regulations), which affects all other Single-family Residential and Two-Family Residential districts (R1-130, R1-70, R1-35, R1-18, R1-10, R1-7, R1-5 and R-2), Sec. 5.700 (Medium-Density Residential (R-3)), Sec. 5.703 (Use Regulations), Sec. 5.800 (Townhouse Residential (R-4)), Sec. 5.803 (Use Regulations), Sec. 5.900 (Resort/Townhouse Residential (R-4R)), Sec. 5.903 (Use Regulations), Sec. 5.1001 (Multiple-family Residential (R-5)), and Sec. 5.1003 (Use Regulations), add new Sec. 1.806 (Disability Accommodation), and add new Sec. 1.920 (Request for Disability Accommodation) to address various types of care homes and group homes in residential zoning districts. Staff/Applicant contact person is Greg Bloemberg, 480-312-4306.
  - 3-TA-2017** (Legal Protest Text Amendment) Request by City of Scottsdale to amend the City of Scottsdale Zoning Ordinance (Ordinance No. 455) for the purpose of amending Section 1.102 (Severability), Section 1.706 (Legal protest by property owners), Section 3.100 of Article III (Definitions), Section 4.100 (Division of City into Districts: Enumeration), and Section 4.201. (Rules where uncertainty may arise) to update the legal protest provisions, consistent with State of Arizona House Bill 2116. Staff/Applicant contact person is Brad Carr, AICP, 480-312-7713.
  - 4-AB-2017** (Storyrock Abandonment) Request by owner to abandon the eastern 20 feet of the 55-foot N. 128th Street right-of-way located north of E. Ranch Gate Road approximately 1,300 feet to the north (217-01-001U, 217-01-001S, 217-01-001C), the eastern 15 feet of the 55-foot N. 128th Street right-of-way located (approximately 1,300 feet south of E. Ranch Gate Road) at the E. Juan Tabo alignment south for approximately 2,632 feet (217-01-007G, 217-01-007F, 217-01-004G), to abandon 20 feet of right-of-way on E. Happy Valley Road from N. 130th Street east to N. 132nd Street approximately 1,323 feet (217-01-009T, 217-01-009U, 217-01-009V), to abandon 20 feet of right-of-way on N. 130th Street and N. 132nd Street (approximately 1,284 feet) between E. Happy Valley Road and E. Juan Tabo alignment, to abandon 20 feet of right-of-way on E. Juan Tabo alignment from N. 130th Street east to N. 134 Street (approximately 2,254 feet), to abandon the eastern 20 feet on N. 132nd Street from the E. Juan Tabo alignment north approximately 641 feet (217-01-009Y and 217-01-009X) and to abandon 40 feet of right-of-way on N. 134th Street (north of the E. Juan Tabo alignment) to the north approximately 376 feet including the cul-de-sac (217-01-009R, 217-01-107, 217-01-108) within the proposed Storyrock subdivision with Single-Family Residential, Planned Community District, Environmentally Sensitive Lands (R1-43 PCD ESL, R1-35 PCD ESL, R1-70 PCD ESL, and R1-18 PCD ESL) zoning. Staff contact person is Doris McClay, 480-312-4214. Applicant contact person is Keith Nichter, 480-994-0994.
  - 6-AB-2017** (Gustafson Abandonment) Request by owner to abandon portions of a 33-foot of GLO easement, located along the eastern boundary of parcel 216-67-160 (N. 71st Street alignment), with Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-70/ESL/FD) zoning, located at 7077 E. Wildcat Drive. Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is Josh G. Funkhouser, 480-506-3398.
  - 5-GP-2017** (North 70) 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 Urban Neighborhoods to Suburban Neighborhoods on the eastern +/- 5-acres (Parcel #129-12-005A) of a +/- 9.9-acre site located at 7010 E. Continental Drive. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is Keith Nichter, 480-994-0994.
  - 12-ZN-2017** (North 70) Request by owner for a Zoning District Map Amendment from Manufactured Home (M-H) to Multiple-family Residential (R-5) zoning on a +/- 9.9-acre site located at 7010 E. Continental Drive. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is Keith Nichter, 480-994-0994.
  - 9-GP-2016** (Rose Lane Commercial Parcel) 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 Resort/Tourism to Neighborhood Commercial on a +/- 2.6-acre site located at 6160 N. Scottsdale Road. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is John Berry, 480-385-2727.
  - 22-ZN-2016** (Rose Lane Commercial Parcel) Request by owner for a Zoning District Map Amendment from Resort/Townhouse Residential (R4-R) to Neighborhood Commercial (C-1) on a +/- 2.6-acre site located at 6160 N. Scottsdale Rd. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is John Berry, 480-385-2727.
- 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.
- CHAIRMAN
- Attest
- ALEX ACEVEDO
- For additional information visit our web site at [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov)
- PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING THE CLERK'S OFFICE AT (480-312-2412). 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 THE CLERK'S OFFICE AT (480-312-2412).





# 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: 362-PA-2017

Project Name: \_\_\_\_\_

Location: 7676 E Pinnacle Peak Rd

Site Posting Date: orig post 5/25/17; Updated 8/29/17

Applicant Name: Nick Wood, Esq.- Snell and Wilmer L.L.P.

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

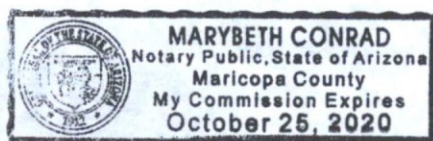
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Meghan Higgett  
Applicant Signature

8/29/17  
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 29<sup>th</sup> day of August 20 17



Marybeth Conrad  
Notary Public

My commission expires: 10-25-20

**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

## Second Neighborhood Open House Meeting:

Date: Wednesday, September 13, 2017  
Time: 6:00 P.M.  
Location: Training Room  
7676 E Pinnacle Peak Rd, Scottsdale, AZ 85255

Site Address: 7676 E. Pinnacle Peak Rd, Scottsdale, AZ 85255

### Project Overview:

- Description of Request: A Major General Plan Amendment and a request to rezone the subject property from S-R ESL to R1-10 ESL
- Description of Project and Proposed Use: Change the City of Scottsdale General Plan Land Use Map from "Office" to "Suburban Neighborhoods" to support future rezoning request for an R1-10 single-family home subdivision. The Proposal would create a +/- 50-lot single family residential community
- Site Acreage: 19.7 +/- Acres
- Site Zoning: S-R/ESL - Service-Residential with Environmentally Sensitive Lands Overlay

### Applicant Contact:

Nick Wood, Esq. - Snell and Wilmer L.L.P.  
nwood@swlaw.com 602-382-6000

### City Contact:

Taylor Reynolds 480-312-7924  
treynolds@ScottsdaleAZ.gov

Pre-Application #: 362-PA-2017

Available at City of Scottsdale: 480-312-7000

Updated  
Posting  
Date:  
5/25/17  
5/26/17  
8/21/17  
8/29/17

After submittal, project information is available at: <http://www.scottsdaleaz.gov/projects/ProjectsInProcess>  
-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal

8/23/17 17:08:36

# Early Notification of Project Under Consideration

## Second Neighborhood Open House Meeting:

Date: Wednesday, September 13, 2017  
Time: 6:00 P.M.  
Location: Training Room  
7676 E Pinnacle Peak Rd, Scottsdale, AZ 85255

Site Address: 7676 E. Pinnacle Peak Rd, Scottsdale, AZ 85255

### Project Overview:

- Description of Request: A Major General Plan Amendment and a request to rezone the subject property from S-R ESL to R1-10 ESL
- Description of Project and Proposed Use: Change the City of Scottsdale General Plan Land Use Map from "Office" to "Suburban Neighborhoods" to support future rezoning request for an R1-10 single-family home subdivision. The Proposal would create a +/- 50-lot single family residential community
- Site Acreage: 19.7 +/- Acres
- Site Zoning: S-R/ESL - Service-Residential with Environmentally Sensitive Lands Overlay

### Applicant Contact:

Nick Wood, Esq. - Snell and Wilmer L.L.P.  
nwood@swlaw.com 602-382-6000

### City Contact:

Taylor Reynolds 480-312-7924  
treynolds@ScottsdaleAZ.gov

Pre-Application #: 362-PA-2017

Available at City of Scottsdale: 480-312-7000

Updated  
Posting  
Date:  
5/25/17  
5/26/17  
8/21/17  
8/29/17

After submittal, project information is available at: <http://www.scottsdaleaz.gov/projects/ProjectsInProcess>  
-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal

8/23/17 17:12:04





# 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: 3-GP-2017

Project Name: \_\_\_\_\_

Location: 7676 E. Pinnacle Peak Rd

Site Posting Date: 10/4/17

Applicant Name: Nick Wood

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 Riggett  
Applicant Signature

11/16/17  
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 16<sup>th</sup> day of November 2017



MaryBeth Conrad  
Notary Public

My commission expires: 10-25-20

## City of Scottsdale -- Current Planning Division

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





# 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-2017

Project Name: \_\_\_\_\_

Location: 7676 E Pinnacle Peak

Site Posting Date: 10/4/17

Applicant Name: Nick Wood

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 Huggitt  
Applicant Signature

11/16/17  
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 16th day of November 2017



Marybeth Conrad  
Notary Public

My commission expires: 10-25-20

**City of Scottsdale -- Current Planning Division**

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











**Order #102218129**

Order Date: November 13, 2017

Account: Scottsdale

**Order Total: \$657.29****Billing Address**

Mr. Casey Steinke  
 City of Scottsdale  
 PO Box 1000  
 Scottsdale AZ 85252-1000  
 United States  
 T: 480-312-2611

**Payment Method**

**Credit Card**  
**Credit Card Type:**  
 MasterCard  
**Credit Card Number:**  
 XXXX-2659



Complete



In progress



Attention

Job ID: 1703861

Requested Fulfillment Date: 11/14/2017

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
<b>Postcard - 4.25 x 6 - Single Side</b> Product SKU: PC21-P  <i>Product Type: Postcard 4.25 X 6</i> <i>Paper Type: White Matte With Gloss UV Finish</i> <i>Print Color: Full Color</i> <i>Print Options: Printing Both Sides</i> <i>Mail Class: First Class</i> <i>Production Time: Next Day</i> <i>Base Document Name: Siena Estates_CCP</i> <i>Job Address List Name: Siena Estates_LABELS</i>  Production Cost for 175 Pieces: \$63.00 First Class Automated card Postage for 167 Pieces: \$45.76 First Class Unsorted card Postage for 4 Pieces: \$1.36 First Class International Card Postage for 4 Pieces: \$3.40		175	\$113.52	
<b>Order Sub Total: \$113.52</b>				

Job ID: 1703877


Requested Fulfillment Date: 11/14/2017

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
<b>Postcard - 4.25 x 6 - Single Side</b> Product SKU: PC21-P  <i>Product Type: Postcard 4.25 X 6</i> <i>Paper Type: White Matte With Gloss UV Finish</i> <i>Print Color: Full Color</i> <i>Print Options: Printing Both Sides</i> <i>Mail Class: First Class</i> <i>Production Time: Next Day</i> <i>Base Document Name: Bell Group_CCP</i> <i>Job Address List Name: Bell_750_list</i>  Production Cost for 542 Pieces: \$175.61 First Class Automated card Postage for 503 Pieces: \$137.82 First Class Unsorted card Postage for 10 Pieces: \$3.40 First Class International Card Postage for 29 Pieces: \$24.65		542	\$341.48	
<b>Order Sub Total: \$341.48</b>				



Job ID: 1703880

Requested Fulfillment Date: 11/14/2017

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
<b>Postcard - 4.25 x 6 - Single Side</b> Product SKU: PC21-P  <i>Product Type: Postcard 4.25 X 6</i> <i>Paper Type: White Matte With Gloss UV Finish</i> <i>Print Color: Full Color</i> <i>Print Options: Printing Both Sides</i> <i>Mail Class: First Class</i> <i>Production Time: Next Day</i> <i>Base Document Name: 7676 E Pinnacle Peak_CCP</i> <i>Job Address List Name: 7676_LABEL</i>  Production Cost for 313 Pieces:\$112.68 First Class Automated card Postage for 301 Pieces: \$82.47 First Class Unsorted card Postage for 6 Pieces: \$2.04 First Class International Card Postage for 6 Pieces: \$5.10		313	\$202.29	
<b>Order Sub Total: \$202.29</b>				
<b>Invoice Subtotal: \$657.29</b>				
<b>Total Invoice: \$657.29</b>				





**Community & Economic Development Division  
Planning and Development Services**

7447 East Indian School Road, Suite 105  
Scottsdale, Arizona 85251

**To: Planning Commission**  
**From: Sara Javoronok, Bryan Cluff**  
**Through: Tim Curtis**  
**CC:**  
**Date: 10/25/17**  
**Re: 4-GP-2017 & 9-ZN-2017 Additional Information - Neighborhood**

Dear Commissioners,

Attached is additional correspondence received from the neighborhood regarding Bell Group Self-Storage, cases 4-GP-2017 & 9-ZN-2017.

Thank you.



**Javoronok, Sara**

---

**From:** Brent Taylor <btaylor@f3az.com>  
**Sent:** Friday, October 20, 2017 8:52 AM  
**To:** Lane, Jim; Klapp, Suzanne; Korte, Virginia; Smith, Dan - 1237; Littlefield, Kathy; Phillips, Guy; Milhaven, Linda; Curtis, Tim; Grant, Randy; Cluff, Bryan; Javoronok, Sara  
**Subject:** Mirage Crossing Office Condominium Association Letter in Support of Storage at Shea (4-GP-2017 and 9-ZN-2017)  
**Attachments:** 10-20-17 letter from Association to City of Scottsdale.pdf

Please see the attached letter regarding the above referenced matter.

Regards,

**Brent Taylor**

Fenix Financial Forensics LLC ("F3")  
Office - 480-717-6710  
Fax - 480-717-6752  
Cell - 602-391-9566  
[btaylor@f3az.com](mailto:btaylor@f3az.com)

10565 North 114th Street  
Suite 100  
Scottsdale, Arizona 85259

Confidentiality Notice - This email and any attachments may be confidential and protected by legal privilege. If you are not the intended recipient, any copying, disclosure, distribution or use of this email or any attachment is prohibited. If you have received this email in error, please notify us immediately by replying to the sender and deleting this email from your system.



## MIRAGE CROSSING OFFICE CONDOMINIUM ASSOCIATION

10575 N. 114<sup>TH</sup> St., Suite 115  
Scottsdale, AZ 85259

---

October 20, 2017

City of Scottsdale Counsel, Planning Commissioners and City Staff  
(via email to: [jlane@scottsdaleaz.gov](mailto:jlane@scottsdaleaz.gov); [sklapp@scottsdaleaz.gov](mailto:sklapp@scottsdaleaz.gov); [vkorte@scottsdaleaz.gov](mailto:vkorte@scottsdaleaz.gov);  
[dsmith@scottsdaleaz.gov](mailto:dsmith@scottsdaleaz.gov); [klittlefield@scottsdaleaz.gov](mailto:klittlefield@scottsdaleaz.gov); [gphillips@scottsdaleaz.gov](mailto:gphillips@scottsdaleaz.gov);  
[lmilhaven@scottsdaleaz.gov](mailto:lmilhaven@scottsdaleaz.gov); [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov); [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov);  
[bcluff@scottsdaleaz.gov](mailto:bcluff@scottsdaleaz.gov); [Slavoronok@Scottsdaleaz.gov](mailto:Slavoronok@Scottsdaleaz.gov))

***RE: Storage at Shea (4-GP-2017 and 9-ZN-2017)***

Dear Mayor Lane, City Councilmembers, Planning Commissioners and City Staff,

Mirage Crossing Office Condominium Association represents the owners of the office condominium development adjacent to and directly west of the proposed area which is the subject of certain planning and zoning approvals in the referenced matter. On behalf of the Mirage Crossing Office Condominium Association please accept this letter in support of the Storage at Shea project proposed on the vacant infill parcels located at the southeast corner of 116<sup>th</sup> Street and Shea Boulevard. These parcels were originally a planned part of the Mirage Crossing Office project that was approved back in 1999; however, they have remained vacant for 18 years. We can only assume that there has been no interest in developing this land due to its location under three massive transmission towers with numerous lines which likely limit the area for development.

Members of our Board have taken the time to sit down and meet with the Applicant, Mr. George Bell, to better understand his motivation and intentions for this vacant property. We are pleased with the Applicant's proposed use as a completely enclosed, temperature controlled storage facility as this use will generate minimal traffic compared to additional offices, specifically through the parking area we own east of 116<sup>th</sup> street currently designated for the Arizona Culinary Institute students. Any other use including those permitted under the S-R zoning category will generate significantly more traffic and congestion on 116<sup>th</sup> Street. Additionally, the proposed use will not compete with our owners existing leasable office space and would complement any storage needs by our owners. Our Board has committed to work with the Applicant in order to make this project seamlessly integrate with the surrounding businesses, tenants and neighbors. Furthermore, we are extremely pleased with Mr. Bell's decision to



architecturally design the building to blend with our existing offices along the west side and the rooftops to the east. It is evident that the Applicant has put a lot of thought into this proposal to be a considerate and minimally invasive new neighbor.

In summary, the Mirage Crossing Office Condominium Board Association supports the rezoning of this property to allow the operation of an internalized storage facility and respectfully requests that the Planning Commission and City Council approve the above referenced requests.

Sincerely yours,

**MIRAGE CROSSING OFFICE CONDOMINIUM ASSOCIATION.**

BY: \_\_\_\_\_

A handwritten signature in dark ink, appearing to be 'Brent Taylor', written over a horizontal line.

Brent Taylor  
Its President



## Javoronok, Sara

---

**From:** Carol Samsky <carol.samsky@gmail.com>  
**Sent:** Monday, October 23, 2017 7:32 PM  
**To:** Javoronok, Sara  
**Subject:** Oct 25 meeting re: #9-ZN-2017 and 4-GP-2017  
**Attachments:** Untitled document-3.pdf; Shea 116th exhibits.pdf; Shea 116th exhibits 2.pdf; Shea116th 3.pdf; Shea 116th exhibits 4.pdf; Shea 116th exhibits 5.pdf

Hi Sara,

As we discussed over the phone, I'm unable to attend the meeting on October 25th. Please admit the following to the file.

If you have any questions let me know.

Thank you,  
Carol Samsky



For meeting on October 25  
Opposition to 9-ZN-2017 and 4-GP-2017

I am currently out of town and unable to attend this meeting. My purpose in writing is to document my strong opposition to The General Plan amendment and rezoning of the 116th and Shea parcel.

My name is Carol Samsky and my address is 10450 N 117th Place. My husband and I purchased this lot in 1998 and built our home there in 1999. My husband did much of the construction himself. Our property borders the end of the huge 24 foot tall side of the proposed 700 unit storage facility.

When purchasing our property, we were aware of the zoning and land use of the property behind our home. We watched the development of the Mirage Crossing condominiums and one story offices. We had no issues with this development as it met the zoning requirements for the property.

We do not take issue with the land being developed as it is currently zoned.

Following are reasons I oppose the rezoning and land use changes:

1) I strongly oppose the Shea/116th St parcel being rezoned and the land use changed so that a developer can construct a 700 unit storage facility. It seems like a classic example of robbing Peter to pay Paul. Property value and lifestyle enjoyment would be taken from zoning abiding citizens in exchange for a developer being given an unfair advantage to make money. In order to accomplish this the General Plan would need to be amended and the parcel rezoned. My guess is that buying a rural neighborhood parcel instead of a commercial property is resulting in great savings to the developer. If his plan fails or if he changes his mind before the project is completed, the result would be an eyesore for the neighborhood. It would also open the property up for all types of commercial development.

2) The applicant repeatedly states a rationale for constructing this 3 story 700 unit storage facility is the difficulty of developing the land under its current zoning. Why would this add any justification in changing the zoning and general plan? There are multiple commercial lots located across the street from the proposed site. The applicant's representative has repeatedly stated that the residential neighbors (of which I am one) don't want anything developed on this parcel. This is not true, we want the proposed owner of this property to be held to the current general plan and zoning for this property so that all participants are treated fairly.

3) A commercial zoning allows for 36' tall structures. The current zoning allows for 18' tall structures. A tall commercial building would adversely affect the surrounding property. It would be awkward for a tall 2 story building to be butted up against one story residential homes to the



east and one story office buildings to the west. This proposed building is not an appropriate scale for the neighborhood.

4) There are many storage facilities in close proximity to the proposed site. Two facilities are less than one half a mile away. Both facilities have vacant units. There is another storage unit at Shea and 101 which also has vacant units. The Scottsdale airpark has multiple additional storage facilities. Has the developer accessed the need for a 700 unit facility across the street from 2 storage facilities with vacancies? This project fails to prove that it is providing needed goods and services. See exhibits A-E attached

5) There are many available undeveloped commercial lots located directly across Shea Boulevard. Why would the general plan need to be amended when there are existing parcels very close by that have been part of the general plan for a long time? Neighboring businesses and residential areas were populated by people knowing what could be built on these parcels. The proposed parcels are not in the appropriate location.

6) Typically a commercial area allows for multiple commercial businesses. However this site only provides one business. Therefore it is not appropriate for an area located between one story offices and one story homes. Directly across from this site are undeveloped commercial lots with other established commercial businesses (including 2 storage facilities)

7) The proposed storage facility decreases open space. The only open space in the design is under the power lines which would remain open under any development. Also the large set back from Shea is required by the scenic Shea plans and would be required of any development. The only area the developer could have increased open space is on the east side of the building. However he choose to locate a huge 24' tall building the length of 2 large backyards only 50 feet away from existing residential neighbors.

8) A typical office building constructed within the current zoning criteria would include a handful of tenants. Hours of operation for offices are usually weekday- closed at night and on weekends. A commercial property could be open all hours of the morning, evening, night and weekends. It would also greatly increase traffic. This is not conducive to residential neighbors located 50 feet from the facility. It is not an appropriate location for such a zoning.

9) Economic vitality. There are empty commercially zoned lots across from this rural neighborhood parcel. There are also multiple storage units with vacancies within 1/2 mile of this proposed 700 unit storage facility. This seems like a formula for disaster. What will happen to this building if it fails and becomes empty or if the developer loses the ability to complete the project? Is this worth the unfair treatment to all adjoining neighbors who have lived next to this parcel for 20 years? If the developer believed in the viability of this property wouldn't he already own it?



10)The applicant states the facility will blend into existing area and will not have any adverse impact on surrounding residential tenants. As a surrounding residential tenant I can guarantee this will have a tremendous adverse impact on me. The structure is located so close to the single family tenants that it will take up their entire view. It will decrease the value of my property. Again, if the property were currently zoned commercial I could not justifiably complain. However, this property is classified rural neighborhood (one home per acre) and is zoned office- this is vastly different from a commercial zoning.

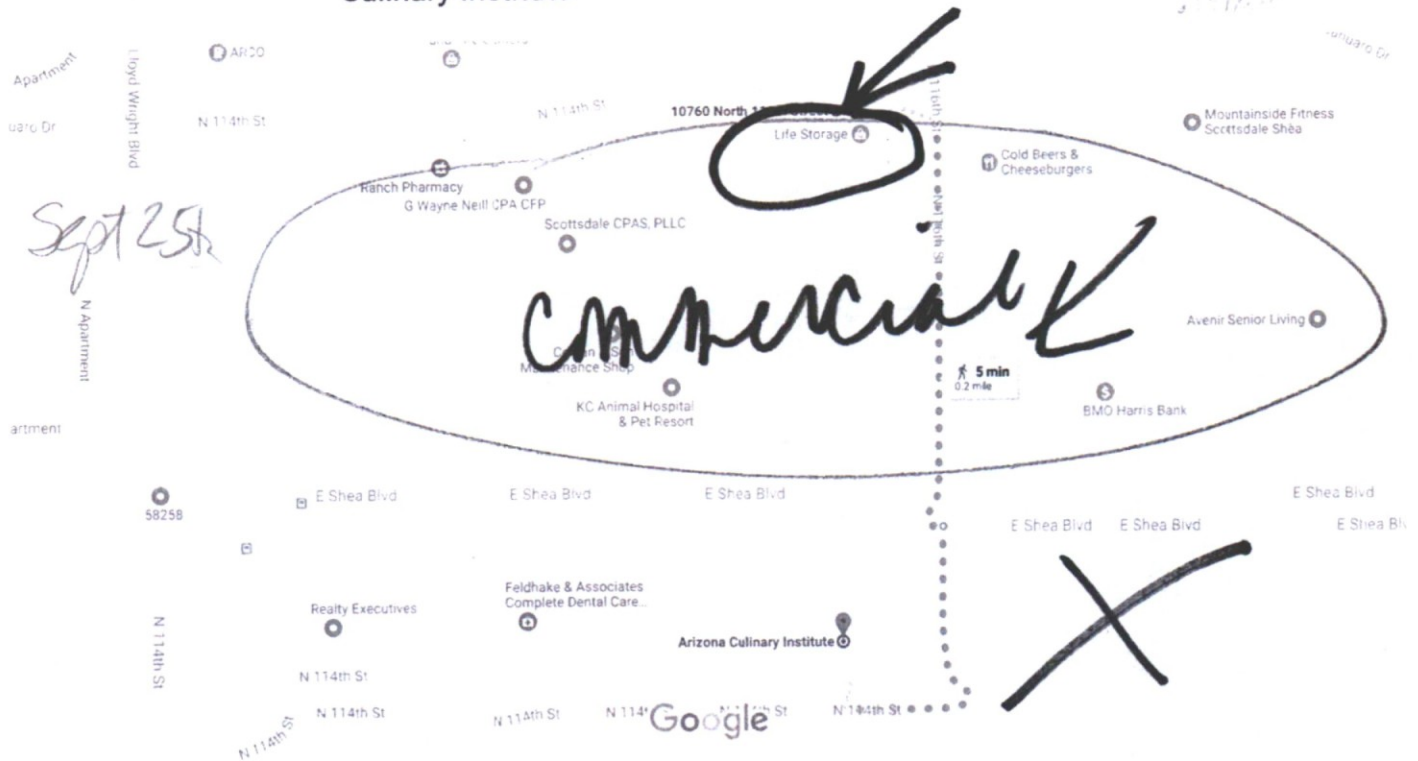
11)The applicant states the building will appear one story. This may be true for cars driving down Shea Boulevard but it is not the case with the single family residential properties directly to the east. Their view will be a straight up 24' wall- a 2 story structure located 50 feet from a them.

12) Employment opportunities- A storage unit requires minimal employees.

Because of the above reasons, I strongly request you not grant the amendment to the general plan AND the rezoning request.

Thank you,  
Carol Samsky  
[carolsamsky@gmail.com](mailto:carolsamsky@gmail.com)





#1 Internal storage facility  
5 minute WALK from proposed development

Exhibit A

Access

own + operate

appraisal of ~~the~~ property w/ wto

18ft setback

CI - more setback

neigh restriction

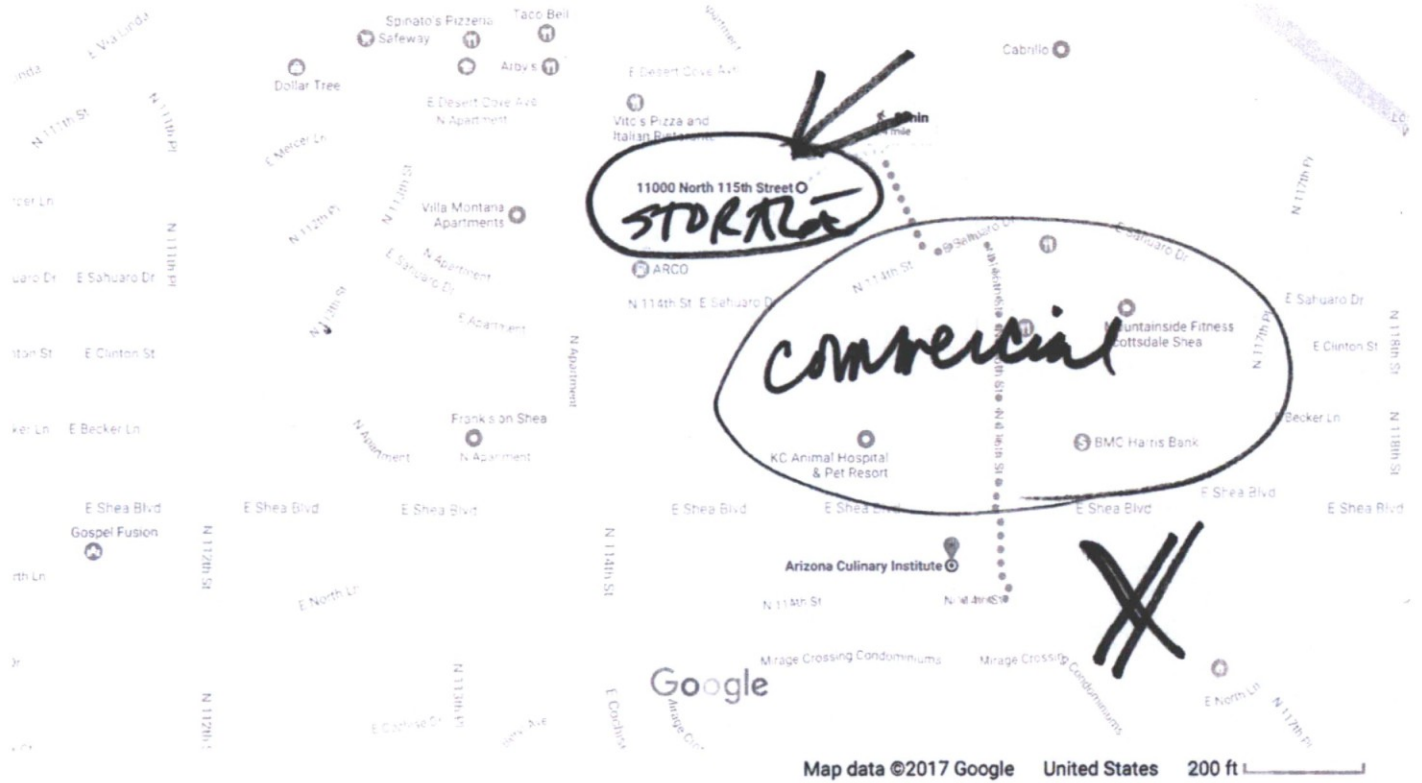
SR w/ rural res



Google Maps

11000 North 115th Street, Scottsdale, AZ to Arizona Culinary Institute

Walk 0.4 mile, 8 min



via N 116th St  
Mostly flat

8 min

0.4 mile

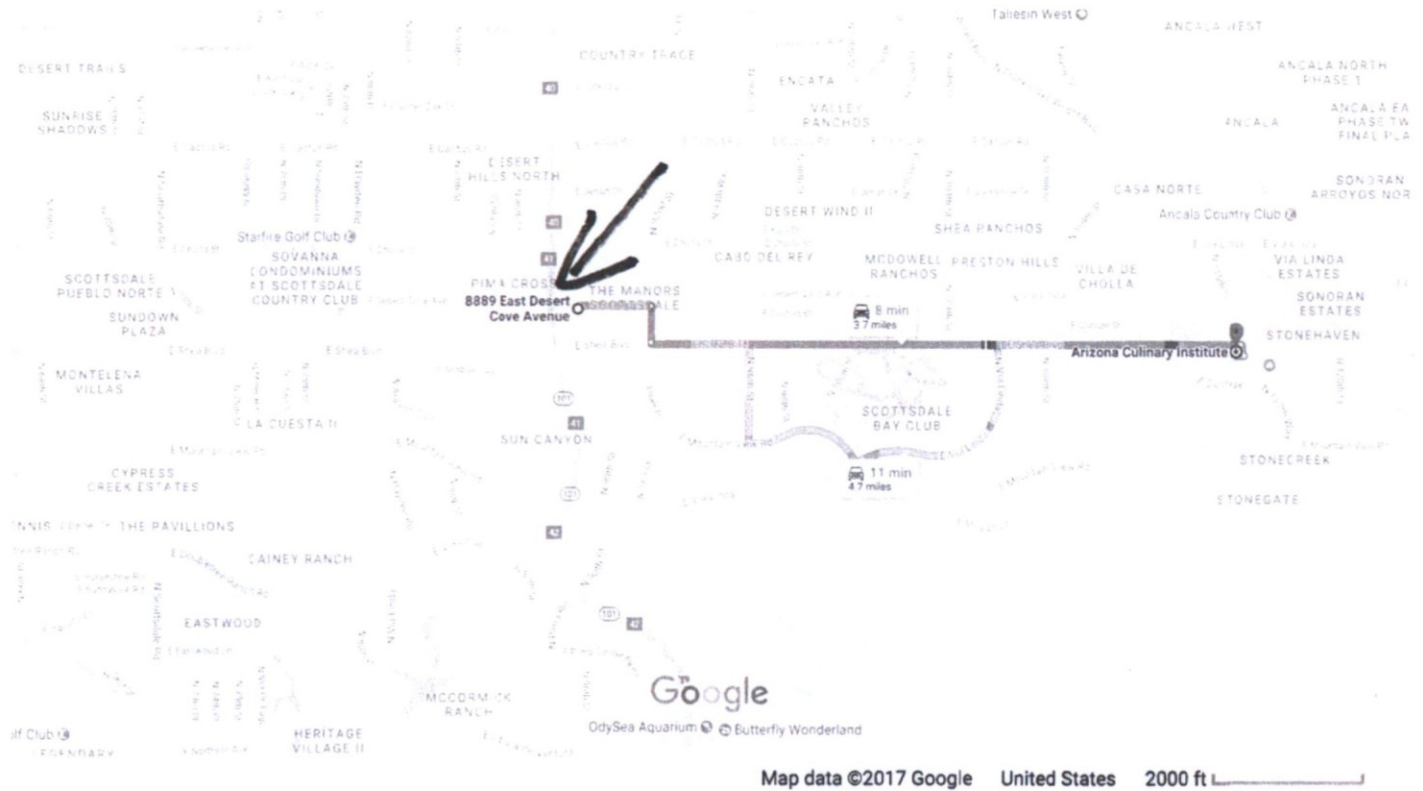
#2 Storage facility -

8 minute <sup>+70 airpail</sup> WALK from proposed facility

VACANCIES  
EXHIBIT B

Google Maps

8889 E Desert Cove Ave to Arizona Culinary Institute Drive 3.7 miles, 8 min



#3 - Internal storage  
4.7 miles  
Vacuuming

EXHIBIT C



Google Maps

9383 E Bell Rd, Scottsdale, AZ 85260 to Arizona  
Culinary Institute

Drive 6.7 miles, 15 min



~~#4~~ Bell Road Storage

6.7 miles

Vacancy

~~#4~~ BIT D

**Public Storage**

Ad 4 9 (121) Self-Storage Facility  
6889 E Desert Cove Ave  
(480) 447-2378  
Open until 6:00 PM

**CubeSmart Self Storage**

Ad 4 7 (54) Self-Storage Facility  
11000 N 115th St  
(480) 314-2100  
Open until 6:00 PM

**Storage West**

5 0 (2) Self-Storage Facility  
13851 N 73rd St  
(480) 991-5600  
Open until 6:00 PM

**Public Storage**

4 9 (105) Self-Storage Facility  
14401 N Hayden Rd  
(480) 447-2425  
Open until 6:00 PM

**CubeSmart Self Storage**

4 7 (54) Self-Storage Facility  
11000 N 115th St  
(480) 314-2100  
Open until 6:00 PM

**Life Storage**

4 8 (18) Self-Storage Facility  
10456 N 74th St  
(480) 666-7526  
Open until 6:00 PM

**Life Storage**

4 9 (8) Self-Storage Facility  
10760 North 116th Street  
(480) 666-7438  
Open until 6:00 PM

**Life Storage**

4 5 (10) Self-Storage Facility  
9383 E Bell Rd  
(480) 666-7440  
Open until 6:00 PM

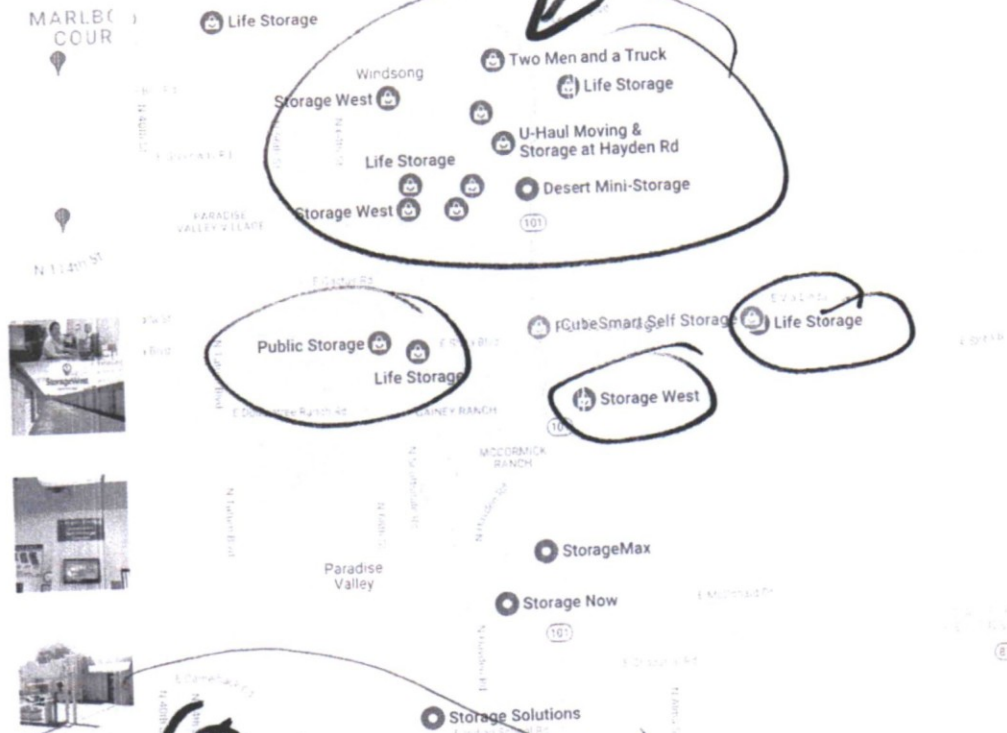
**U-Haul Moving & Storage at Hayden Rd**

3 5 (55) Self-Storage Facility  
15455 N 84th St  
(480) 991-8948  
Open until 7:00 PM

**Storage West**

5 0 (27) Self-Storage Facility  
7007 E Bell Rd  
(480) 443-9502  
Open until 6:00 PM

**Public Storage**



(5) Multiple storage facilities

interests space available

spaces available

EXHIBIT

mileage - 116th St & 10760 N 116th St  
+ 11000 N 115th St  
+ 9383 E Bell Rd



## Javoronok, Sara

---

**From:** D F <dfalen2@cox.net>  
**Sent:** Tuesday, October 24, 2017 3:17 AM  
**To:** Javoronok, Sara; Grant, Randy  
**Cc:** Planning Commission; City Council  
**Subject:** Please respond: 4-GP-2017 & 9-ZN-2017

To City Planners,

I want to bring to your attention some errors, mistakes and information left out of the October 4, 2017 Remote Planning Commission Meeting that was posted online. The minutes were approved on October 11, 2017 at the City Planning Commission W/S Session that we attended. Those in attendance continue to be opposed to the above named cases. I was told at the Planning Commission W/S meeting that we would be able to view the October 4, 2017 meeting information & comments within 24 hours. The information wasn't available for another 10 days. Please correct the information to the site and kindly let me know when completed. Hopefully today so that the Planning Commission will have accurate data as well as the rest of us before the meeting on October 25.

1) There is now a list of Storage Facilities within 5 miles of the site by name and address. That is nothing more than a phone book directory. Please update the entire list with each storage facility sf and site size.

2) Last week I requested data within a 3 block radius of the site for all storage facilities. We want to make sure you include the CubeSmart Storage Facility as I believe it's actually 2 blocks from the proposed site, and Life Storage is directly across the street, less than 1 block away. I haven't received a response. Please make sure you include the current storage facilities sf/site size and ALL planned/approved facilities sf/site size and corresponding population data for the 3 block radius.

These Storage Facilities were approved by the Development Review board on October 9, 2017 but were left off the list:

- a) 120,000 sf WentPro Storage Facility on an 11 acre site at 17492 N 91st St
- b) 55,800 sf added new building for CubeSmart Storage Facility on a 6.82 acre site at 11000 N 115th St.

2) Pages 130, 131, 132 are incorrect. Somehow the sign up sheet for the September 14, 2017 meeting that our Montana Ranch Homeowners didn't receive notice of was put in instead of the October 4, 2017 meeting sign up sheets. Please delete Sept 14 and replace with October 4, 2017.

3) Was there a sign up sheet for the large opposition crowd that attended the October 11, 2017 meeting?

Thank you.

Vickie Falen

Sent from my iPad

To the Mayor, City Council, and Planning Commission of the City of Scottsdale:

My name is Quentin Smith. I live in Montana Ranch at 10361 North 117<sup>th</sup> Place.

My business was the 3<sup>rd</sup> company recruited to the Valley by the Greater Phoenix Economic Council in 1988/89. After we sold the company, my family chose to move to Scottsdale over Santa Barbara and Santa Rosa, CA in 1992. We did so because I was impressed by Herb Drinkwater's vision for Scottsdale and how he managed its growth as Mayor. When it came time to find a place to live, we decided to build a home in Montana Ranch in 1993. But before we signed our construction contract, I was assured that the zoning that was in place for the parcel being considered for the new self-storage facility would not change. Had I known that the City of Scottsdale would agree to change the zoning to accommodate a commercial building materially higher than the original zoning permitted, I would have never built my house in Montana Ranch.

With the above in mind, not only would it be financially damaging to all of the homeowners in Montana Ranch if a higher profile building than expected was permitted to be built, it would be even more damaging to the City of Scottsdale's economic development plan. Specifically, if it is known to businesses that want to move to or decide to expand in Scottsdale that the City's word/commitment regarding zoning means nothing and the City can be easily swayed by influential developers, no business in their right mind will want to subject their employees to the potential type of zoning change that the good citizens of Montana Ranch are facing.

Please do the right thing and disallow the developer's petition to change the zoning height restriction.

Quentin P. Smith, Jr.



## Javoronok, Sara

---

**From:** Castro, Lorraine  
**Sent:** Tuesday, October 24, 2017 12:53 PM  
**To:** Javoronok, Sara; Cluff, Bryan  
**Subject:** FW: OPPOSITION to 4-GP-2017 & 9-ZN-2017

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

---

**From:** D F [<mailto:dfalen2@cox.net>]  
**Sent:** Tuesday, October 24, 2017 12:46 AM  
**To:** Planning Commission  
**Subject:** OPPOSITION to 4-GP-2017 & 9-ZN-2017

### **Subject: OPPOSITION to 4-GP-2017 & 9-ZN-2017**

I am opposed to the proposed changes to the Major General Plan and Zoning cases. You took an oath. Just like we were promised to have zoning in place when we bought our lots and built our homes. It was based on trust. It's Scottsdale. Most people I know in this beautiful City go out of their way to do what's right based on facts. With your position on this Planning Commission we trust you will do what's right, based on facts. You choose this position to represent the City of Scottsdale, residents and homeowners and to make decisions based on standards that include the City of Scottsdale Major General Plan, Scenic Shea Corridor, Sustainable City and other guidelines that have made Scottsdale what it is today. There is NOT one Storage Facility butted up next to luxury homes in Scottsdale. There has NEVER been a Major General Plan Amendment that changed the zoning from Rural Neighborhood/Service Residential to Commercial, ever. There's a reason for that. It doesn't fit. It doesn't fit the General Plan and it doesn't fit in the Montana Ranch luxury home neighborhood.

We're a unique city full of Southwestern history, mountain views, desert scenery and beautiful Sunsets. Not one of the webpages associated with the City of Scottsdale, Experience Scottsdale or even "un-named law firms and public relations firms" mention that Storage Facilities butted up next to luxury home neighborhoods is what everyone needs or wants. No, not one. The webpages show Sunsets, desert vistas and mountains.

I have taken a statistical equivalent straw poll to show the popular opinion on the proposed Storage Facility as it relates to the above named cases.

The Poll was conducted October 5, 2017 to October 23, 2017 with the following simple question asked:

- 1) Would you want a Commercial Storage Facility in your backyard or within 1 foot to 1 mile of your home in Scottsdale?
- 2) Of the the 97 general population that answered the poll, all 97 said NO. Not one person supported the idea. The idiom may allude to a straw (thin plant stalk) held up to see what direction the wind blows, in this case, the wind of group opinion.

Best regards,

Dana & Vickie Falen

Homeowners along the Scenic Shea Corridor

Sent from my iPad



## Javoronok, Sara

---

**From:** D F <dfalen2@cox.net>  
**Sent:** Wednesday, October 25, 2017 8:44 AM  
**To:** Javoronok, Sara  
**Cc:** Grant, Randy; Planning Commission; City Council  
**Subject:** City Planners

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I have made numerous requests by email and phone calls to update and correct the case information for 4-GP-2017 and 9-ZN-2017. I assume the City Planning Commission and City Council relies on the online agenda and case information. The sign-in sheets from concerned homeowners who took time out their busy schedules to attend the October 4, 2017 Remote City Planning Commission meeting are not attached along with other substantial case information. I respectfully request this information be updated before noon today.

Vickie Falen  
Scottsdale Homeowner

Sent from my iPad

## Javoronok, Sara

---

**From:** Castro, Lorraine  
**Sent:** Wednesday, October 25, 2017 10:01 AM  
**To:** Javoronok, Sara; Cluff, Bryan  
**Subject:** FW: Major General Amendment Case 4 GP 2017 and Zoning Case 9 ZN 2017 Developer George H. Bell or The Bell Group LLC  
**Attachments:** Rezoning Opposition Letter.docx  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

-----Original Message-----

From: [dacre@cox.net](mailto:dacre@cox.net) [mailto:[dacre@cox.net](mailto:dacre@cox.net)]  
Sent: Tuesday, October 24, 2017 4:33 PM  
To: Planning Commission; City Council  
Cc: [marlene@kwss.org](mailto:marlene@kwss.org)  
Subject: Major General Amendment Case 4 GP 2017 and Zoning Case 9 ZN 2017 Developer George H. Bell or The Bell Group LLC

(A copy of this letter is also attached to this email)

To the Mayor, City Council, and Planning Commission of the City of Scottsdale:

My name is Marlene Magarelli, I am writing on behalf of my husband Frank Magarelli and myself in opposition of the proposed rezoning of the land adjacent to the community of Montana Ranch neighborhood. We live at 10480 N. 117th Place in Montana Ranch. We moved to Arizona in 1998 relocating from San Jose California to build our dream home. Selling our home in California and leaving family and friends of 20 years was not an easy decision. However the idyllic location and beauty of Scottsdale helped us to realize that Scottsdale, and specifically Montana Ranch, would become a beautiful home for us and our immediate family in such a scenic setting. Our vision was to find a lot with beautiful mountain views we can enjoy for years to come. We found the perfect lot in Montana Ranch and we were assured at purchase that the land would remain rural or low density. This is why the purchase was made, based on this very assurance to us. If we knew the property would be rezoned commercial we would never have purchased this lot. Our home backs to this area and this would impact our view and home value. We are a couple in our 70's and we created a home for our entire family to enjoy based on the location of this special lot in a wonderful neighborhood. It would be financially damaging to all of the homeowners in Montana Ranch if a higher profile building than expected was permitted to be built. It would also be damaging to the City of Scottsdale's economic development plan because if it is known to businesses that want to move to or decide to expand in Scottsdale that the City's commitment regarding zoning means nothing and the City can be easily swayed by influential developers. Please do the right thing for the good families of Montana Ranch and disallow the developer's petition to change the zoning height restriction.

Thank You,  
Marlene and Frank Magarelli



To the Mayor, City Council, and Planning Commission of the City of Scottsdale:

My name is Marlene Magarelli, I am writing on behalf of my husband Frank Magarelli and myself in opposition of the proposed rezoning of the land adjacent to the community of Montana Ranch neighborhood. We live at 10480 N. 117<sup>th</sup> Place in Montana Ranch. We moved to Arizona in 1998 relocating from San Jose California to build our dream home. Selling our home in California and leaving family and friends of 20 years was not an easy decision. However the idyllic location and beauty of Scottsdale helped us to realize that Scottsdale, and specifically Montana Ranch, would become a beautiful home for us and our immediate family in such a scenic setting. Our vision was to find a lot with beautiful mountain views we can enjoy for years to come. We found the perfect lot in Montana Ranch and we were assured at purchase that the land would remain rural or low density. This is why the purchase was made, based on this very assurance to us. If we knew the property would be rezoned commercial we would never have purchased this lot. Our home backs to this area and this would impact our view and home value. We are a couple in our 70's and we created a home for our entire family to enjoy based on the location of this special lot in a wonderful neighborhood. It would be financially damaging to all of the homeowners in Montana Ranch if a higher profile building than expected was permitted to be built. It would also be damaging to the City of Scottsdale's economic development plan because if it is known to businesses that want to move to or decide to expand in Scottsdale that the City's commitment regarding zoning means nothing and the City can be easily swayed by influential developers. Please do the right thing for the good families of Montana Ranch and disallow the developer's petition to change the zoning height restriction.

Marlene and Frank Magarelli

October 23, 2017

On behalf of the Montaña Ranch Homeowners Association:

The Montana Ranch Homeowners Association would like to go on record that we are in opposition to the City of Scottsdale Major General Plan Amendment 4-GP-2107 and the Re-Zoning Case 9-ZN-2017.

The Major General Plan Amendment Impact Analysis states that "the site and scale of neighborhood commercial centers should be compatible with surrounding residential uses and care must be taken to avoid undesirable impacts on surrounding areas." Such a zoning change would have an "undesirable impact" on the immediately adjacent residential neighborhood of Montana Ranch as well as on the other residential developments in that part of the Shea Corridor. The south side of the Shea Corridor in the surrounding area is almost exclusively residential for miles in either direction.

The Major General Plan Amendment proposed by the Bell Group states that "...in 2001 the City adopted a new General Plan Land Use Map which re-designated the vacant subject parcels with a combination of Cultural/Institutional and Public Use and Rural Neighborhoods even though the property was still zoned for future office uses..." and that this "error" was not discovered until "...after the filing of this initial application...", yet there is no evidence provided that this was indeed an error. If one views the Proposed General Plan map, it is obvious that the City leaders determined to keep the South side of the Shea Corridor between 96<sup>th</sup> and Fountain Hills primarily residential and reserved the North side for mixed-use purposes, thus protecting the corridor from over commercialization and keeping Scottsdale a special place to live.

The Bell Group Self Storage proposal also claims that the applicant/developers have "...dedicated a lot of time and resources to seeing what would be the highest and best use of this land...", yet no documentation has been provided that their proposed development is the highest and best use. In our view, this is simply not an appropriate conclusion from a community perspective.

The applicant also has failed to explain why a third storage unit provider is even needed in this location, since there are already two other storage providers across Shea in the immediate vicinity: Cube Smart on 11000 N 115<sup>th</sup>, which was just approved to add two more stories of additional space, and Life Storage at 10760 N. 116<sup>th</sup>.

Finally, how does a 106,244 square foot storage building contribute to "...preserving meaningful Open Space..." as claimed by the applicant? In fact, it does exactly the opposite. The area residents currently enjoy the open spaces that exist in this area, both from what it adds to the view shed and the opportunity for walking and hiking.

We would argue that the Scottsdale City forefathers did not make a mistake in the past, but they truly believed in preserving the beauty and uniqueness of the Shea Corridor.





**CARPENTER HAZLEWOOD**  
Carpenter, Hazlewood, Delgado & Bolen, LLP  
ATTORNEYS AT LAW

PHOENIX  
1400 East Southern Avenue, Suite 400  
Tempe, Arizona 85282-5691  
T 480-427-2800  
F 480-427-2801

**Mark K. Sahl, Esq.**  
*Licensed in Arizona*  
e-mail: marks@carpenterhazlewood.com  
direct: 480-427-2859

October 23, 2017

**SENT VIA E-MAIL ONLY**

Bryan Cluff  
City of Scottsdale  
Senior Planner  
[bcluff@ScottsdaleAZ.gov](mailto:bcluff@ScottsdaleAZ.gov)

Sara Javoronok  
City of Scottsdale  
Project Coordination Liaison  
[sjavoronok@Scottsdaleaz.gov](mailto:sjavoronok@Scottsdaleaz.gov)

Jennifer Hall  
Rose Law Group P.C.  
[jhall@roselawgroup.com](mailto:jhall@roselawgroup.com)

Re: **Bell Group Self Storage**  
Case No.: 4-GP-2017; 9-ZN-2017

Dear Members of the Planning Commission:

We are the attorneys that represent the Montana Ranch Homeowners Association ("Association"). This letter concerns the Bell Group Self Storage's request for a Major Amendment to the General Plan Land Use Map and the Zoning District Map Amendment from Service Residential/Planned Community District (S-R/PCD) zoning to Neighborhood Commercial (C-1) zoning. *The Association requests that the Planning Commission recommend the denial of the requested Major Amendment to the General Plan Land Use Map and the Zoning District Map Amendment as the Association believes that the requested amendments would negatively impact and be incompatible with the residential use of the Association and other surrounding communities.*

The Association is comprised of single family homes adjacently located to the east of the proposed site. Pursuant to the current S-R zoning limitations, any construction at this site has a height restriction of eighteen feet as the site is intended primarily for residential scale offices that would serve the neighboring communities, including the Association. Self-storage facilities are **not** permitted in S-R zoning districts and were never intended to be permitted at this site. Despite this fact, the Bell Group seeks to amend the zoning district to permit C-1 zoning and the construction of a two-story self-storage facility with a basement.

ALBUQUERQUE • AUSTIN • DALLAS • DURANGO • PHOENIX • PRESCOTT  
SALT LAKE CITY • SAN ANTONIO • SAN DIEGO • SANTA FE • TUCSON

CARPENTERHAZLEWOOD.COM  
NATIONWIDE T 800-743-9324 • F 800-743-0494



The Association is very concerned that the installation of a self-storage facility will negatively impact its members' property values. The purchasers of property within the Association were under no impression that a self-storage facility would be permitted on the adjacent lot based on its zoning limitations. The Association's members should be entitled to rely on those representations that were made when they purchased their properties. Although the Association appreciates the efforts on behalf of the Bell Group to design a self-storage facility that they believe is not in the same kind as other facilities with plain block construction, the design does not negate the incompatibility of another self-storage facility so proximal to this Association.

More importantly, the proposed new C-1 zoning designation would allow building construction **up to thirty-six feet**, by far exceeding the current 18' height restriction that was anticipated by the Association during its development. As a result, the viewpoints that were developed on several lots within the Association in reliance on the 18' height restrictions on the adjacent property will be significantly impaired by the proposed rezoning. Commercial buildings cannot be allowed to tower over the Association's members, their views, and the homes. Building-mounted lighting on the proposed self-storage facility alone is proposed to be twelve feet in height with pole mounted lighting to extend up to eighteen feet in height, which will have significant and lasting negative impacts on the Association's members, specifically those homes that share a wall with the proposed site.

Although the Bell group claims, without any support, that the construction will not have any negative impacts on the surrounding use, the proximity alone makes it evident that their claim cannot be true. Accordingly, the Association asks that the Planning Commission pay particular attention to the type, height, design, and intensity of proposed lighting on the site as the Association believes the proposal is inconsistent with the intent and limits of the zoning ordinance and incompatible with the use of the surrounding properties. ***Accordingly, the Association respectfully requests that the Planning Committee recommend the denial of the Major Amendment to the General Plan Land Use Map and the Zoning District Map Amendment.***

Please contact the Association's Community Manager, Ellen Hornacek at (480) 551-4300 or email at [Ellen.Hornacek@fsresidential.com](mailto:Ellen.Hornacek@fsresidential.com) if you have any additional questions regarding the Association's position with respect to this issue.

Sincerely,

Mark K. Sahl, Esq.  
for

CARPENTER, HAZLEWOOD, DELGADO & BOLEN, LLP



**Javoronok, Sara**

---

**From:** Tamara Zhilyaev <Tamara.Zhilyaev@carpenterhazlewood.com>  
**Sent:** Wednesday, October 25, 2017 11:13 AM  
**To:** Cluff, Bryan; Javoronok, Sara; jhall@roselawgroup.com  
**Cc:** Mark Sahl; Jonathan Ebertshauser  
**Subject:** Bell Group Self Storage Case No.: 4-GP-2017; 9-ZN-2017  
**Attachments:** letter re Bell Group Self Storage.pdf

Members of the Planning Commission:

Please see the attached correspondence from Mark Sahl regarding the above referenced matter for your consideration.



**Tamara Zhilyaev, Litigation Paralegal**

Direct Line: 480.427.2883

[Tamara.Zhilyaev@carpenterhazlewood.com](mailto:Tamara.Zhilyaev@carpenterhazlewood.com)

**CARPENTER, HAZLEWOOD, DELGADO & BOLEN, LLP**

Phoenix, 480-427-2800, 1400 East Southern Ave, Suite 400, Tempe, Arizona 85282

Tucson, 520-744-9480, 333 North Wilmot Rd, Suite 180, Tucson, Arizona 85711

Prescott, 928-443-0775, 1550 Plaza West Dr, Prescott, Arizona 86303



The information in this e-mail is ATTORNEY-CLIENT PRIVILEGED AND CONFIDENTIAL and is intended solely for the use by the individual or entity named above. If you believe that it has been sent to you in error, do not read it. Please reply to the sender that you have received the message in error, then delete it.

This firm is a debt collector. Any information obtained will be used for that purpose.



**CARPENTER HAZLEWOOD**  
Carpenter, Hazlewood, Delgado & Bolen, LLP  
ATTORNEYS AT LAW

PHOENIX  
1400 East Southern Avenue, Suite 400  
Tempe, Arizona 85282-5691  
T 480-427-2800  
F 480-427-2801

**Mark K. Sahl, Esq.**  
*Licensed in Arizona*  
e-mail: [marks@carpenterhazlewood.com](mailto:marks@carpenterhazlewood.com)  
direct: 480-427-2859

October 25, 2017

**SENT VIA E-MAIL ONLY**

Bryan Cluff  
City of Scottsdale  
Senior Planner  
[bcluff@ScottsdaleAZ.gov](mailto:bcluff@ScottsdaleAZ.gov)

Sara Javoronok  
City of Scottsdale  
Project Coordination Liaison  
[sjavoronok@Scottsdaleaz.gov](mailto:sjavoronok@Scottsdaleaz.gov)

Jennifer Hall  
Rose Law Group P.C.  
[jhall@roselawgroup.com](mailto:jhall@roselawgroup.com)

Re: **Bell Group Self Storage**  
Case No.: 4-GP-2017; 9-ZN-2017

Dear Members of the Planning Commission:

We are the attorneys that represent the Montana Ranch Homeowners Association ("Association"). This letter concerns the Bell Group Self Storage's request for a Major Amendment to the General Plan Land Use Map and the Zoning District Map Amendment from Service Residential/Planned Community District (S-R/PCD) zoning to Neighborhood Commercial (C-1) zoning. *The Association requests that the Planning Commission recommend the denial of the requested Major Amendment to the General Plan Land Use Map and the Zoning District Map Amendment as the Association believes that the requested amendments would negatively impact and be incompatible with the residential use of the Association and other surrounding communities.*

The Association is comprised of single family homes adjacently located to the east of the proposed site. Pursuant to the current S-R zoning limitations, any construction at this site has a height restriction of eighteen feet as the site is intended primarily for residential scale offices that would serve the neighboring communities, including the Association. Self-storage facilities are **not** permitted in S-R zoning districts and were never intended to be permitted at this site. Despite this fact, the Bell Group seeks to amend the zoning district to permit C-1 zoning and the construction of a two-story self-storage facility with a basement.

ALBUQUERQUE • AUSTIN • DALLAS • DURANGO • PHOENIX • PRESCOTT  
SALT LAKE CITY • SAN ANTONIO • SAN DIEGO • SANTA FE • TUCSON

CARPENTERHAZLEWOOD.COM  
NATIONWIDE T 800-743-9324 • F 800-743-0494



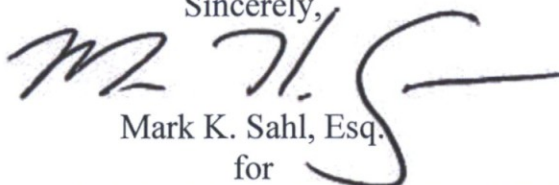
The Association is very concerned that the installation of a self-storage facility will negatively impact its members' property values. The purchasers of property within the Association were under no impression that a self-storage facility would be permitted on the adjacent lot based on its zoning limitations. The Association's members should be entitled to rely on those representations that were made when they purchased their properties. Although the Association appreciates the efforts on behalf of the Bell Group to design a self-storage facility that they believe is not in the same kind as other facilities with plain block construction, the design does not negate the incompatibility of another self-storage facility so proximal to this Association.

More importantly, the proposed new C-1 zoning designation would allow building construction up to thirty-six feet, by far exceeding the current 18' height restriction that was anticipated by the Association during its development. As a result, the viewpoints that were developed on several lots within the Association in reliance on the 18' height restrictions on the adjacent property will be significantly impaired by the proposed rezoning. Commercial buildings cannot be allowed to tower over the Association's members, their views, and the homes. Building-mounted lighting on the proposed self-storage facility alone is proposed to be twelve feet in height with pole mounted lighting to extend up to eighteen feet in height, which will have significant and lasting negative impacts on the Association's members, specifically those homes that share a wall with the proposed site.

Although the Bell group claims, without any support, that the construction will not have any negative impacts on the surrounding use, the proximity alone makes it evident that their claim cannot be true. Accordingly, the Association asks that the Planning Commission pay particular attention to the type, height, design, and intensity of proposed lighting on the site as the Association believes the proposal is inconsistent with the intent and limits of the zoning ordinance and incompatible with the use of the surrounding properties. ***Accordingly, the Association respectfully requests that the Planning Committee recommend the denial of the Major Amendment to the General Plan Land Use Map and the Zoning District Map Amendment.***

Please contact the Association's Community Manager, Ellen Hornacek at (480) 551-4300 or email at [Ellen.Hornacek@fsresidential.com](mailto:Ellen.Hornacek@fsresidential.com) if you have any additional questions regarding the Association's position with respect to this issue.

Sincerely,

A handwritten signature in black ink, appearing to read "M K Sahl", with a long horizontal line extending to the right.

Mark K. Sahl, Esq.  
for

CARPENTER, HAZLEWOOD, DELGADO & BOLEN, LLP



# 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 Department at 480-312-7000.*

This application is for:

- |  |  |
|--|--|
| <input type="checkbox"/> Rezoning                      | <input type="checkbox"/> City Council Approved Amended Development Standards |
| <input type="checkbox"/> Zoning Stipulation Amendments | <input type="checkbox"/> City Council Site Plan Approvals                    |

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

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

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

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

**Provide information by:**

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

**To:**

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

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

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

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

- Project Overview: description of request, proposed use, site acreage, 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 website address: [www.ScottsdaleAZ.gov/projects/ProjectsInProgress](http://www.ScottsdaleAZ.gov/projects/ProjectsInProgress)
- Sign posting date
- Any additional information indicated on Project Under Consideration Sign Posting Requirements

## Planning and Development Services

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's website 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](mailto: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:

- |  |  |
|--|--|
| <input type="checkbox"/> Project Under Consideration Sign Posting Requirements | <input type="checkbox"/> Affidavit of Posting                          |
| <input type="checkbox"/> Public Hearing Sign Posting                           | <input type="checkbox"/> Collaborative City and School Planning packet |

## Planning and Development Services

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



June 1, 2017

Superintendent  
Paradise Valley School District  
15002 N. 32<sup>nd</sup> Street  
Phoenix, AZ 85032


Dear Madam or Sir,

This letter is being sent to you pursuant to City of Scottsdale Zoning Code (Ordinance No. 455), Article 1, Administration and Procedures, Section a.a500, Collaborative City and School Planning.

Please be advised that we are applying for a Major General Plan Amendment and Rezoning application that will seek to modify the zoning on a 20 acre property, resulting in a greater residential density allowed on the subject property. The property is currently zoned as S-R ESL (Service Residential). Our application to amend this designation to R1-10 ESL will result in a total of 48 units

Enclosed please find a location map, site plan, and Determination Form required by the City per the above Ordinance. If you would like to schedule a meeting to discuss the proposal I can be reached by the below contact information.

Sincerely,



Alex Stedman  
LVA Urban Design Studio  
Email: [astedman@lvadesign.com](mailto:astedman@lvadesign.com)





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

## PINNACLE PEAK RD. & MILLER RD.

### CONCEPTUAL SITE PLAN - OPTION A

APPROX. SCALE: 1"=60'  
NORTH  
1731 DRAWN BY: JF, BH 5/21/17

FOR INFORMATION ONLY - NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.  
This document, together with the concepts and designs presented herein, is an intended service, intended only for the specific project and site shown hereon. It is not to be used for any other project or site without the written consent of LVA Urban Design Studio, L.L.C. All rights reserved. LVA Urban Design Studio, L.L.C. shall not be held responsible for any errors or omissions in this document. May 21, 2017





## SCHOOL DISTRICT

### Determination of Adequate Facilities

City of Scottsdale Project Number: 356 -PA- 2017

Project name: Pinnacle Peak Rd. & Miller Rd.

Project Location 7676 E. Pinnacle Peak Rd. Scottsdale, AZ 85255

Applicant Name: Nick Wood Phone: 602-382-6269

Applicant E-mail: nwood@swlaw.com

Fax: \_\_\_\_\_

School District: Paradise Valley Unified School District

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

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

Attached are the following documents supporting the above certification:

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

Or;

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

\_\_\_\_\_  
Superintendent or Designee

\_\_\_\_\_  
Date

### Planning and Development Services Department

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



U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)™.

PHOENIX, AZ 85032

Certified Mail Fee \$3.35  
 Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.49  
 Total Postage and Fees \$3.84

0820  
 09

Postmark  
 Here

06/01/2017

Sent To Paradise Valley School  
15002 N. 32nd St.  
Phoenix, AZ 85032

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

TEMPE RETAIL STORE  
 500 S MILL AVE  
 TEMPE  
 AZ

85281-9997  
 0384380820

06/01/2017 (800)275-8777 12:43 PM

Product Description	Sale Qty	Final Price
---------------------	----------	-------------

First-Class Mail Letter	1	\$0.49
-------------------------	---	--------

(Domestic)  
 (PHOENIX, AZ 85032)  
 (Weight: 0 Lb 0.80 Oz)  
 (Expected Delivery Day)  
 (Saturday 06/03/2017)  
 Certified 1 \$3.35  
 (@@USPS Certified Mail #)  
 (70151520000091323504)

Total	\$3.84
-------	--------

Credit Card Remitd \$3.84  
 (Card Name: VISA)  
 (Account #: XXXXXXXXXX6777)  
 (Approval #: 09676I)  
 (Transaction #: 952)

\*\*\*\*\*  
 BRIGHTEN SOMEONE'S MAILBOX. Greeting cards available for purchase at select Post Offices.  
 \*\*\*\*\*

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit [USPS.com](http://USPS.com) USPS Tracking or call 1-800-222-1811.

Order stamps at [usps.com/show](http://usps.com/show) or call





# 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:** 362-PA-2017

**Project Name:** \_\_\_\_\_

**Location:** 7676 E Pinnacle Peak Rd

**Site Posting Date:** Orig. Posted 5/25/17; Updated 5/26/17

**Applicant Name:** Nick Wood, Esq.- Snell and Wilmer L.L.P.

**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 Piggott  
Applicant Signature

5/26/17  
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 26th day of May 2017



Marybeth Conrad  
Notary Public

My commission expires: 10-25-20

**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: Wednesday, June 7, 2017  
Time: 6:00 P.M.  
Location: Training Room  
7676 E Pinnacle Peak Rd, Scottsdale, AZ 85255

Site Address: 7676 E. Pinnacle Peak Rd, Scottsdale, AZ 85255  
Project Overview:

- Description of Request: A Major General Plan Amendment and a request to rezone the subject property from S-R ESL to R1-10 ESL
- Description of Project and Proposed Use: Change the City of Scottsdale General Plan Land Use Map from "Office" to "Suburban Neighborhoods" to support future rezoning request for an R1-10 single-family home subdivision. The Proposal would create a +/- 50-lot single family residential community
- Site Acreage: 19.7 +/- Acres
- Site Zoning: S-R/ESL - Service-Residential with Environmentally Sensitive Lands Overlay

#### Applicant Contact:

Nick Wood, Esq. - Snell and Wilmer L.L.P.  
nwood@swlaw.com 602-382-6000

Pre-Application #: 362-PA-2017

#### City Contact:

Taylor Reynolds 480-312-7924  
treynolds@ScottsdaleAZ.gov

Available at City of Scottsdale: 480-312-7000

Posting  
Date:  
5/25/17  
Updated  
5/26/17

After submittal, project information is available at: <http://www.scottsdaleaz.gov/projects/ProjectInfoProcess>  
-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal

5/26/17 11:53:41

## Early Notification of Project Under Consideration

### Neighborhood Open House Meeting:

Date: Wednesday, June 7, 2017  
Time: 6:00 P.M.  
Location: Training Room  
7676 E Pinnacle Peak Rd, Scottsdale, AZ 85255

Site Address: 7676 E. Pinnacle Peak Rd, Scottsdale, AZ 85255  
Project Overview:

- Description of Request: A Major General Plan Amendment and a request to rezone the subject property from S-R ESL to R1-10 ESL
- Description of Project and Proposed Use: Change the City of Scottsdale General Plan Land Use Map from "Office" to "Suburban Neighborhoods" to support future rezoning request for an R1-10 single-family home subdivision. The Proposal would create a +/- 50-lot single family residential community
- Site Acreage: 19.7 +/- Acres
- Site Zoning: S-R/ESL - Service-Residential with Environmentally Sensitive Lands Overlay

#### Applicant Contact:

Nick Wood, Esq. - Snell and Wilmer L.L.P.  
nwood@swlaw.com 602-382-6000

Pre-Application #: 362-PA-2017

#### City Contact:

Taylor Reynolds 480-312-7924  
treynolds@ScottsdaleAZ.gov

Available at City of Scottsdale: 480-312-7000

Posting  
Date:  
5/25/17  
Updated  
5/26/17

After submittal, project information is available at: <http://www.scottsdaleaz.gov/projects/ProjectInfoProcess>  
-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal

5/26/17 11:57:00



## Watney, Stephanie

---

**From:** Perone, Steve <SPerone@Scottsdaleaz.gov>  
**Sent:** Tuesday, May 30, 2017 8:35 AM  
**To:** Griemsmann, Noel  
**Cc:** Kerns, Robyn; Reynolds, Taylor; Yaron, Adam  
**Subject:** RE: Major General Plan Amendment Follow Up  
**Attachments:** HOA Contacts.xlsx

Noel,

Attached please find the requested HOA contacts.

Thanks,

***Steve Perone***  
**Planning Assistant**  
480-312-2307  
[sperone@scottsdaleaz.gov](mailto:sperone@scottsdaleaz.gov)

Get informed!  
Subscribe to [Scottsdale P & Z Link](#) newsletter



twitter

---

**From:** Griemsmann, Noel [mailto:ngriemsmann@swlaw.com]  
**Sent:** Friday, May 26, 2017 1:39 PM  
**To:** Perone, Steve  
**Cc:** Kerns, Robyn; Reynolds, Taylor; Yaron, Adam  
**Subject:** RE: Major General Plan Amendment Follow Up



## City Provided Neighborhood Group Contact Information

Nbhd Name	Last Name	First Name	Title	Address	Unit Type	Unit Number	City	State	Zip
Bella Vista HOA	Reinesch	Holly	Property Manager	1600 W Broadway Rd		200	Tempe	AZ	85282
Greater Pinnacle Peak Assn	Conklin	Les	Board-Member	8711 E Pinnacle Peak Rd		123	Scottsdale	AZ	85255
Bella Vista HOA	Barrkman	Robbie	President	7702 Conquistadores Dr			Scottsdale	AZ	85255
Carefree Rolling Hills HOA	Lensing	Thomas	President	PO Box 2151			Carefree	AZ	85377
Sonoran Hills	Thomas	Robin	Property Manager	16441 N 91st St		104	Scottsdale	AZ	85260
Scottsdale Council of HOAs (SCOHA)	Ekmark	Curtis	President	6720 N Scottsdale Rd		261	Scottsdale	AZ	85253
La Vista at Pinnacle Peak HOA	Torres	John	Property Manager	7500 N Dobson Rd		150	Scottsdale	AZ	85256
Greater Pinnacle Peak Assn	Cappel	Bob	President	8711 E Pinnacle Peak Rd			Scottsdale	AZ	85255
Vista Monterey Owners' Assn	Nelson	Chris	Property Manager	17787 N Perimeter Dr		A-111	Scottsdale	AZ	85255
Los Portones Master & Townhome Assn	Giannini	Janet	Property Manager	PO Box 62073			Phoenix	AZ	85082
Scottsdale Council of HOAs (SCOHA)	Moscarello	Andrea	Secretary	6720 N Scottsdale Rd		261	Scottsdale	AZ	85253
Coalition of Pinnacle Peak	Viaro	Bob		10040 E Happy Valley Rd		451	Scottsdale	AZ	85255-2388

# UPDATED CITIZEN REVIEW PLAN

## **1. Citizen Review Plan**

In response to the applicant's inquiry regarding project timing, Adam Yaron, City of Scottsdale Citizen Liaison, provided detailed requirements and deadlines for the initial neighborhood open house in his e-mail dated May 12, 2017 (Exhibit A). The applicant met these deadlines, as further detailed in the citizen review report ("Citizen Review Report"), dated June 14, 2017 (Exhibit B).

Subsequent to that e-mail, the applicant also posted a "Project Under Consideration" sign in accordance with the Citizen Review Checklist (ZN) at the subject site on May 25, 2017. The sign detailed the initial neighborhood open house meeting details. Please see the Citizen Review Report for documentation of the posting, as evidenced by the Sign Posting Affidavit (updated on May 26, 2017).

A subsequent neighborhood meeting is scheduled for September 6, 2017 from 6:00 PM to 7:00 PM. The results from that meeting will be submitted, in accordance with the Citizen Review Checklist (ZN).

## **2. Project Under Consideration Sign**

As noted above, the subject site was posted with a "project under consideration" sign in accordance with the Citizen Review Checklist (ZN).

## **3. Notification Letters**

Notification letters for any applicant scheduled neighborhood open house meetings are sent in accordance with the Citizen Review Checklist (ZN) requirements. Please refer to the Citizen Review Report for copies of notification letters and mailing lists.

## **4. Open House Meeting**

Please refer to the Citizen Review Report for a copy of the neighborhood open house report. Copies of the sign-in sheets, comment sheets and a written summary of the neighborhood open house meeting are included.

## **5. Citizen Review Report**

The original Citizen Review Report was filed with the City of Scottsdale on June 21, 2017. An addendum to the Citizen Review Report will be submitted in accordance with the Citizen Review Checklist within five (5) days of the second neighborhood open house. Any additional correspondence that the applicant received from citizenry leading up to the second neighborhood open house will also be included in the addendum.



# EXHIBIT A

**Watney, Stephanie**

---

**From:** Yaron, Adam <AYaron@Scottsdaleaz.gov>  
**Sent:** Friday, May 12, 2017 10:36 AM  
**To:** Wood, Nick; Griemsmann, Noel  
**Cc:** Grant, Randy; Reynolds, Taylor  
**Subject:** Major General Plan Amendment Follow Up  
**Attachments:** 750BufferMailingList.xlsx; Major GP Amendment Checklist.pdf; InterestedParties\_Revised\_03142017.xls

Mr. Woods,

Great speaking with you this morning regarding your inquiry for submitting a Major General Plan Amendment. Please find attached a copy of the General Plan Amendment Checklist, our Interested Party List that will be used to notify interesting parties of Major Amendments filed this year, as well as the 750' buffer mailing list that was buffered from the sites 4 parcels.

Please note the deadline for this year's filing is May 19<sup>th</sup> (next Friday). To address your inquiry on having a lack of time to conduct adequate Citizen and Neighborhood Involvement prior to the May 19, 2017 submittal deadline for 2017 Major General Plan Amendments, staff will accept the following items as a provisional substitute to your required submittal documents on your coming submittal date:

1. Evidence of a notification letter was sent PRIOR to the submittal deadline (May 19<sup>th</sup>) to both property owners within a 750' buffer surrounding the subject property and all parties associated to the City's Interested Parties list. This letter will provide notice of the requested amendment as well as identify a date, time, and location of your planned meeting which is to occur within 3 weeks of your submittal (No later than June 9th, 2017); **and**
2. A commitment to provide an updated Citizen Involvement Report be provided to staff no later than Wednesday, June 14, 2017 so that we may provide adequate consideration to comments received within our initial review. The form requirements for this report can be found here:  
<http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Building/Neighborhood+Involvement+General+Plan+Checklist.pdf>

If you have any further questions or concerns please feel free to contact me at your earliest.

ADAM YARON | CITIZEN LIAISON

**CITY OF SCOTTSDALE**

Planning and Development Services  
Long Range Planning Services  
7447 E Indian School Rd STE 105 | Scottsdale, Arizona  
T: 480.-312-2761

# EXHIBIT B

Snell & Wilmer

LLP  
LAW OFFICES

One Arizona Center  
400 E. Van Buren, Suite 1900  
Phoenix, AZ 85004-2202  
602.382.6000  
602.382.6070 (Fax)  
www.swlaw.com

Noel J. Griemsmann  
602.382.6824  
ngriemsmann@swlaw.com

DENVER  
LAS VEGAS  
LOS ANGELES  
LOS CABOS  
ORANGE COUNTY  
PHOENIX  
RENO  
SALT LAKE CITY  
TUCSON

June 14, 2017

Taylor Reynolds  
Senior Planner - Long Range Planning  
Planning and Development Services  
Long Range Planning Services  
City of Scottsdale  
7447 E Indian School Rd STE 105  
Scottsdale, AZ

Re: Neighborhood Involvement Report for the 7676 East Pinnacle Peak Road Major  
General Plan Amendment Request (P.F. Chang's)

Dear Taylor:

On behalf of PFCCB Pinnacle Peak, LLC, which is a subsidiary of P.F. Chang's China Bistro, Inc, our firm filed a Major General Plan Amendment application for their property located at 7676 East Pinnacle Peak Road (P.F. Chang's Corporate Office) on May 19, 2017.

Subsequent to that filing, we held an open house meeting to review the request with neighboring property owners on June 7, 2017.

Enclosed please find the completed Neighborhood Involvement Report, which satisfies the neighborhood involvement requirements per the Neighborhood Involvement and General Plan Checklist.

As this case moves forward, we will continue to engage with project neighbors and stakeholders to answer questions, provide information and to work on addressing comments or concerns. We look forward to additional dialogue.

Respectfully submitted,

Snell & Wilmer

  
Noel J. Griemsmann, AICP



# INDEX

**TAB A** – 750' PROPERTY OWNER NOTIFICATION MAP

**TAB B** – NEIGHBORHOOD OPEN HOUSE NOTIFICATION LISTS  
(CITY PROVIDED)

TAB 1 – 750' PROPERTY OWNER LIST

TAB 2 – HOA CONTACT LIST

TAB 3 - INTERESTED PARTIES LIST

TAB 4 – ADJACENT JURISDICTION LIST

TAB 5 – GENERAL PLAN LIST

**TAB C** – DESCRIPTION OF NEIGHBORHOOD OPEN HOUSE  
NOTIFICATION/OUTREACH

**TAB D** – NEIGHBORHOOD OPEN HOUSE NOTIFICATION

TAB 1 – MAY 17, 2017 NOTIFICATION

TAB 2 – MAY 26, 2017 NOTIFICATION

**TAB E** – RECEIVED CORRESPONDENCE [TABS 1-7]

**TAB F** – SIGN POSTING AFFIDAVIT

**TAB G** – NEIGHBORHOOD OPEN HOUSE REPORT

TAB 1 – DISCUSSION ITEMS/RESPONSES

TAB 2 – SIGN-IN SHEETS

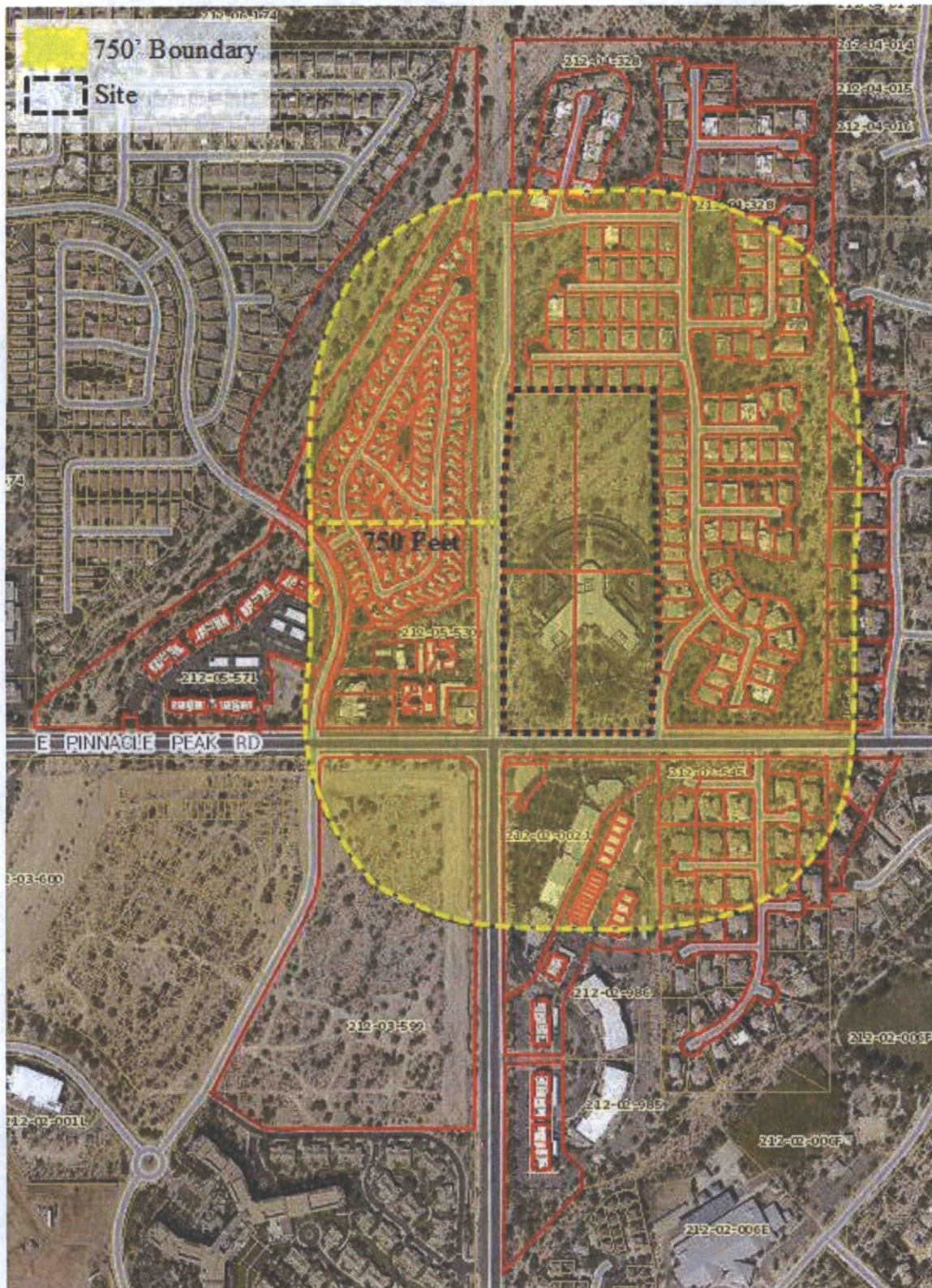
TAB 3 – RECEIVED COMMENT CARDS

**TAB H** – NEIGHBORHOOD INVOLVEMENT GENERAL PLAN  
CHECKLIST

**TAB A**



# 750 FOOT PROPERTY OWNER NOTIFICATION





SMITH PATRICIA L  
23798 N 75TH ST  
SCOTTSDALE, AZ 85255

PIGEON JACQUELYN  
23656 N 75TH ST  
SCOTTSDALE, AZ 85255

LINDAMOOD JO  
7533 E CAMINO REAL  
SCOTTSDALE, AZ 85255

SCHECK JUDY LYNN  
23830 N 75TH PL  
SCOTTSDALE, AZ 85255

NELSON PHILLIP R/  
BELT HEATHER HAUSER  
23920 N 75TH ST  
SCOTTSDALE, AZ 85255

NICHOLLS FAMILY TRUST  
23814 N 75TH ST  
SCOTTSDALE, AZ 85255

WILSON LARRY II/WILLAJEAN  
23845 N 75TH PL  
SCOTTSDALE, AZ 85255

MILLER-MOGLIANESI CARYN F  
8 PARTRIDGE RUN  
WARREN, NJ 07059

VPS2 LLC  
2264 MCGILCHRIST ST SE  
SALEM, OR 97302

PADDOCK FAMILY TRUST  
22896 N 93RD ST  
SCOTTSDALE, AZ 85255

LEONARD MILLMAN TRUST/ROCHELLE  
MILLMAN TRUST  
4174 TERRI LYN LN  
NORTHBROOK, IL 60062

TURID F SABIA LIVING TRUST  
23842 N 75TH ST  
SCOTTSDALE, AZ 85255

FULKS MERLYN S TR  
24000 N 75TH PL  
SCOTTSDALE, AZ 85260

ENGLER ALAN M/ELAYNE D  
18745 11TH AVE N  
PLYMOUTH, MN 55447

WHITESTONE SHOPS AT PINNACLE LLC  
2600 S GESSNER, STE 500  
HOUSTON, TX 77063

GREEN NANCY D  
23535 N 75TH PL  
SCOTTSDALE, AZ 85255

SCHNEIDER FRANK/VALERIE  
23660 N 75TH PL  
SCOTTSDALE, AZ 85255

TUCKER BARBARA J  
23570 N 75TH ST  
SCOTTSDALE, AZ 85255

PHILLIPS SHARON J TR  
23885 N 75TH ST  
SCOTTSDALE, AZ 85255

HOLTE NANCY CAROLYN  
23628 N 75TH ST  
SCOTTSDALE, AZ 85255

RUYLE JOAN E  
23895 N 75TH ST  
SCOTTSDALE, AZ 85255

ENGSTROM DAVID E/MICHELLE A  
7540 CAMINO REAL  
SCOTTSDALE, AZ 85255

KRAMER CHARLENA  
23528 N 75TH ST  
SCOTTSDALE, AZ 85255

EXCION CORPORATION  
4626 E SHEA BLVD, NO C-160  
PHOENIX, AZ 85028

MARK AND DIANE VILDOSOLA LIVING  
TRUST  
23640 N 75TH PLACE  
SCOTTSDALE, AZ 85255

PETERSON KATHERINE S  
23655 N 75TH PL  
SCOTTSDALE, AZ 85255

PINNACLE PEAK PROPERTY LLC  
740 N 52ND ST  
PHOENIX, AZ 85008

THOMAS DESIGN GROUP LLC  
7500 E PINNACLE PEAK RD, STE-H221  
SCOTTSDALE, AZ 85255

RELIANCE INTERNATIONAL GROUP LLC  
15013 S 6TH PL  
PHOENIX, AZ 85048

CAT HOLDINGS LLC  
7378 E SONORAN TRL  
SCOTTSDALE, AZ 85266



GREG A HEMSTREET REVOCABLE  
LIVING TRUST  
7440 E PINNACLE PEAK RD  
SCOTTSDALE, AZ 85255

RISING STAR TUTORING LLC  
7500 E PINNACLE PEAK RD, UNIT A109  
SCOTTSDALE, AZ 85255

PINNACLE PERIODONTIC REAL ESTATE  
LLC  
7500 E PINNACLE PEAK RD, STE A 200  
SCOTTSDALE, AZ 85255

ODELOT LLC  
8924 E PINNACLE PEAK RD, G5-426  
SCOTTSDALE, AZ 85255

TOLEDO B219 LLC  
7502 E PINNACLE PEAK RD, SUITE B219  
SCOTTSDALE, AZ 85255-6170

PHOENIX INCOME TAX INC  
9812 E LOFTY POINT RD  
SCOTTSDALE, AZ 85262

CHANDLER JARED M  
7502 E PINNACLE PEAK RD, UNIT B116  
SCOTTSDALE, AZ 85255

KFDT LLC  
7500 E PINNACLE PEAK RD, STE 100  
SCOTTSDALE, AZ 85255

B 216 PROPERTIES LLC  
7502 E PINNACLE PEAK RD  
SCOTTSDALE, AZ 85255

ATS HOLDING COMPANY LLC  
7500 E PINNACLE PEAK RD, UNIT 103  
SCOTTSDALE, AZ 85255

PINNACLE PERIODONTIC REAL ESTATE  
LLC  
10555 N TATUM BLVD, SUITE A106  
PARADISE VALLEY, AZ 85253

BIERL KEVIN A/MAYR-BIERL MARGARET  
PO BOX 3343  
CAREFREE, AZ 85377

DPLB INVESTMENTS LLC  
18835 N THOMPSON PEAK PKWY  
SUITE 206  
SCOTTSDALE, AZ 85255

ODELOT LLC  
7502 E PINNACLE PEAK RD, STE B 214  
SCOTTSDALE, AZ 85255

CRAIG MARGARET M TR  
5901 JACOBAN PL  
NEW MARKET, MD 21774

PINNACLE PROPERTY INVESTORS LLC  
9377 E BELL RD, SUITE 379  
SCOTTSDALE, AZ 85260-1505

PPOP LLC  
8707 E VISTA BONITA DR, STE 230  
SCOTTSDALE, AZ 85255

ODELOT LLC  
7502 E PINNACLE PEAK RD, STE G5-426  
SCOTTSDALE, AZ 85255

J MYREN III LLC  
7500 E PINNACLE PEAK RD, STE A209  
SCOTTSDALE, AZ 85255

KOCH STEVEN/SARA V  
2910 S GREENFIELD RD, NO 124  
GILBERT, AZ 85295

DUFF JACK L/DALE B  
26205 SHOWHORSE LN  
ARLEE, MT 59821

WAGNER SUZANNE D  
23835 N 75TH PL  
SCOTTSDALE, AZ 85255

JAMES A AND SHARON L ALTERGOTT  
TRUST  
1199 TRAILS END CT  
WINDSOR, CO 80550

MAZZIO PHILIP G SR  
23725 N 75TH PL  
SCOTTSDALE, AZ 85255

SONORAN DENTAL DESIGN BUILDING  
LLC  
7500 E PINNACLE PEAK RD, STE A204  
SCOTTSDALE, AZ 85255

LAURIA VINCENT/REBECCA  
23856 N 75TH ST  
SCOTTSDALE, AZ 85255

SWANSON KENNETH P  
23725 N 75TH ST  
SCOTTSDALE, AZ 85255

MICHAEL P SIMMONS REVOCABLE  
LIVING TRUST DATE  
4652 RFD  
LONG GROVE, IL 60047

SCOTTSDALE CITY OF  
7447 E INDIAN SCHOOL RD, STE 205  
SCOTTSDALE, AZ 85251

SIBBACH JEFFREY M/LYNN M  
23267 N 77TH WAY  
SCOTTSDALE, AZ 85255

DE CASTRO GUSTAVO AYRES/MARINHO  
VANESSA  
23315 N 77TH WAY  
SCOTTSDALE, AZ 85255

CHO YOUNGSOO/GEMA E FERNANDEZ  
23291 N 77TH WAY  
SCOTTSDALE, AZ 85255

NELSON KIRK/CHERYL A  
23339 N 77TH WAY  
SCOTTSDALE, AZ 85255-4128

ENYART PAULA J  
23980 N 75TH ST  
SCOTTSDALE, AZ 85255

BELLA VISTA HOMEOWNERS ASSOC INC  
2400 E ARIZONA BILTMORE CIR  
STE 1300  
PHOENIX, AZ 85016

NOTARO STELLA  
11 DORAL DR  
MANHASSET, NY 11030

SPER DEVIN/TANYA  
23595 N 75TH ST  
SCOTTSDALE, AZ 85255

FRENCH JOHN M/SHELLY E  
23302 SUNSHINE LN  
COUNCIL BLUFFS, IA 51503-7805

BROCKMAN MARY K  
23635 N 75TH PL  
SCOTTSDALE, AZ 85255

LARSEN MARK/GAYLE L TR  
5235 S 279TH ST  
AUBURN, WA 98001

STIPHO BASHAR/NAKASHA HALA  
23665 N 75TH PL  
SCOTTSDALE, AZ 85255

LABOWITCH MICHAEL R/DOLORES F TR  
23775 N 75TH PL  
SCOTTSDALE, AZ 85255

SILVERSTONE DEVELOPMENT INC  
PO BOX 16460  
PHOENIX, AZ 85011

REVOCABLE GRIFFITH FAMILY TRUST  
339 GOLDEN GRASS DR  
ALAMO, CA 94507

NAKHLA MEDHAT S TR  
7721 E VISTA BONITA DR  
SCOTTSDALE, AZ 85255

ROYBAL ANTHONY W/DANETTE  
7720 E CASITAS DEL RIO DR  
SCOTTSDALE, AZ 85255-4131

BARRKMAN ROBERT A/LISA K  
21438 N 7TH AVE  
PHOENIX, AZ 85027

DAVIS GLENDA R TR  
23735 N 75TH PL  
SCOTTSDALE, AZ 85255

FEFES FAMILY LIVING TRUST  
23575 N 75TH PLACE  
SCOTTSDALE, AZ 85255

FOSTER MORRIS/LINDA  
1301 FM 2685  
GLADWATER, TX 75647

STONEBURNER DEAN W/MARTHA G  
23542 N 75TH ST  
SCOTTSDALE, AZ 85285

WALSH MICHAEL J/VICTORIA T TR  
7838 E VISTA BONITA DR  
SCOTTSDALE, AZ 85255

WAGNER TERRI  
7520 E CAMINO REAL  
SCOTTSDALE, AZ 85255

WHITTINGTON THOMAS L/ASHLEY J  
POBOX 5827  
CAREFREE, AZ 85377

WOODALL BARBARA DIANE TR  
23575 N 75TH ST  
SCOTTSDALE, AZ 85255

101158713 SASKATCHEWAN LTD  
PO BOX 8522  
SAKATOON, SK S7K 6K7  
CANADA

JUNCK SUSAN L  
6112 LAFAYETTE LN  
COEUR D ALENE, ID 83815

BALLARD DAVID E/CONNIE R  
7703 E CASITAS DEL RIO DR  
SCOTTSDALE, AZ 85255

BADINER STEVE J/ARLENE S  
2210 ISENGARD ST  
MINNETONKA, MN 55305

MCENROE JOHN E JR/ LORETTA A  
7705 E VISTA BONITA DR  
SCOTTSDALE, AZ 85255



HERRING LAWRENCE S/MARY A TR  
7737 E VISTA BONITA DR  
SCOTTSDALE, AZ 85255-4129

WOOD JANEL MARIE  
23645 N 75TH ST  
SCOTTSDALE, AZ 85255

BARTER CHRIS L/CHERISE  
7734 E CONQUISTADORES DR  
SCOTTSDALE, AZ 85255

TOLLY DANIEL  
7846 E VISTA BONITA DR  
SCOTTSDALE, AZ 85255

SEIXAS HELGA TR  
23500 N 75TH PL  
SCOTTSDALE, AZ 85255

THOMPSON JAMES R/M ROXANNE  
21023 44TH AVE E  
SPANAWAY, WA 98387

KING JEFFREY M/LISA  
7719 E CASITA DE RIO DR  
SCOTTSDALE, AZ 85255

ERKKILA DANIEL J & SUSAN E  
6401 MUELLER LAKES LN  
LOVELAND, OH 45140-0000

SETH AND DANIELLE ELSE FAMILY  
TRUST  
7736 E CASITAS DEL RIO DR  
SCOTTSDALE, AZ 85255

BGY ASSOCIATES L C  
PO BOX 900580  
SANDY, UT 84090

DOMINICI JULIE A  
23505 N 75TH PL  
SCOTTSDALE, AZ 85255

MAZUREK ROBERT W/JANE C  
23540 NORTH 75TH PL  
SCOTTSDALE, AZ 85255

WALO DOUGLAS M/PATRICIA M  
23515 N 75TH PL  
SCOTTSDALE, AZ 85255

FOSS SANDRA LEE TR  
23705 N 75TH PL  
SCOTTSDALE, AZ 85255

BAREWIN ROBERT D/ARLENE I TR  
7515 E CAMINO REAL  
SCOTTSDALE, AZ 85255

NIELSEN MICHAEL/CAMILLE  
48 TIMBERLAKES  
HEBER CITY, UT 84032

TORKZADEH ALIREZA  
PO BOX 1601  
TOPANGA, CA 90290

TUTTLEMAN ETHEL LEAH  
23584 N 75TH ST  
SCOTTSDALE, AZ 85255

MCCABE ABE/LINDA  
1320 MARTHA WASHINGTON DR  
WAUWATOSA, WI 53213

TAMARA A MANERO LIVING TRUST/  
MANERO GARY J  
7704 E CASITAS DEL RIO DR  
SCOTTSDALE, AZ 85255

MARK AND JAMEY MACLEOD  
REVOCABLE LIVING TRUST  
7807 E SOFTWIND DR  
SCOTTSDALE, AZ 85255

DMEI MILLER LLC  
11606 E CHARTER OAK DR  
SCOTTSDALE, AZ 85259

MCDONALD MICHAEL J/TERRIE J  
7687 E SOFTWIND DR  
SCOTTSDALE, AZ 85255

JUHL ELIZABETH  
7642 E STARLA DR  
SCOTTSDALE, AZ 85255

VAN VALKENBURG LUCILLE L TR  
7643 E STARLA DR  
SCOTTSDALE, AZ 85255

FITZGERALD GARY A  
7688 E SOFTWIND DR  
SCOTTSDALE, AZ 85255

DI CHIARA JOSEPHINE TR  
23580 N 75TH PL  
SCOTTSDALE, AZ 85255

TSANG WAI KWONG/CHAN SUET MING  
2648 S WHETSTONE PL  
CHANDLER, AZ 85286

LI LEON M/JACKIE T  
7675 E SOFTWIND DR  
SCOTTSDALE, AZ 85255

SWEETSER PATRICK M/DANIELLE  
7654 E STARLA DR  
SCOTTSDALE, AZ 85255

SCHULER EDWIN F/JANET C  
708 NORTHBROOK DR  
LOMPOC, CA 93436

MCALISTER DANIEL/HONORIA M  
2413 HAWTHORNE DR  
YORKTOWN HTS, NY 10598-3718

LA VISTA AT PINNACLE PEAK  
HOMEOWNERS ASSOC  
7500 N DOBSON RD, STE 150  
SCOTTSDALE, AZ 85256

PODOL EDWARD METIN/CLAUDIA  
PATRICIA TR  
7693 E MARIPOSA GRANDE DR  
SCOTTSDALE, AZ 85255

MIAO FAMILY TRUST  
7774 E FLEDGLING DR  
SCOTTSDALE, AZ 85255

PLOTKIN ELLEN V TR  
1319 CHICAGO AVE 405  
EVANSTON, IL 60201

MURDY DUNCAN S/MOGEN JILL L  
23580 N 77TH ST  
SCOTTSDALE, AZ 85255

MCNEIL HOLDINGS LLC  
24029 N 76TH PL  
SCOTTSDALE, AZ 85255

TOLMAN KEVIN D/JODI S  
7630 E STARLA DR  
SCOTTSDALE, AZ 85255

STUMBERG DOUGLAS J  
7691 E STARLA DR  
SCOTTSDALE, AZ 85050

BROWN AARON/MELANIE  
7681 E MARIPOSA GRANDE DR  
SCOTTSDALE, AZ 85255

WEIS MICHAEL/VALERIE  
657 BEARDSLEY ST  
NORWALK, IA 50211

TOSCHIK EDWARD L/CHRISTINE A  
7657 E MARIPOSA GRANDE DR  
SCOTTSDALE, AZ 85255

BOHRER MICHAEL N/SHARON ROSA  
7682 E MARIPOSA GRANDE RD  
SCOTTSDALE, AZ 85255

ORENT CRAIG/NICOLE  
23740 N 75TH PL  
SCOTTSDALE, AZ 85255

PETRY KEVIN A/KALA A  
7521 E CAMINO REAL  
SCOTTSDALE, AZ 85255

REED FAMILY REVOCABLE LIVING  
TRUST  
456 CASA DE CAMPO DR  
PRESCOTT, AZ 85301

LP2013 LLC  
25985 N 115TH WAY  
SCOTTSDALE, AZ 85255

RINALDI PROPERTY MANAGEMENT LLC  
23565 N 75TH PL  
SCOTTSDALE, AZ 85255

FORBECK JEFFREY T  
7664 S SOFTWIND DR  
SCOTTSDALE, AZ 85255

TIMOTHY J CHMIELEWSKI AND TARYN L  
TR  
23545 N 77TH ST  
SCOTTSDALE, AZ 85255

HODGINS KENNETH BRUCE  
5299 KETCH PL  
DELTA, BC V4K 4Z4  
CANADA

RAPASKY JOHN R  
7639 E SOFTWIND DR  
SCOTTSDALE, AZ 85255

PETERSON MARK A/CHANTEL C  
30598 N 73RD ST  
SCOTTSDALE, AZ 85266

GLATZ JOHN B  
7631 E STARLA DR  
SCOTTSDALE, AZ 85255

VISTA MONTEREY COMMUNITY  
ASSOCIATION  
9000 E PIMA CTR PKWY, 300  
SCOTTSDALE, AZ 85258

SHEA DONALD P SR TR/CHRISTINE C TR  
1250 WILDROSE LN  
LAKE FOREST, IL 60045

FABOZZI MARIA  
14000 N 94TH ST, 2181  
SCOTTSDALE, AZ 85260

BATES FAMILY LIVING TRUST  
7690 E STARLA DR  
SCOTTSDALE, AZ 85255

CALL DAVID M/ELIZABETH A SCHALLOP  
22217 N 79TH PL  
SCOTTSDALE, AZ 85255



BROOKSBANK WILLIAM JR TR  
7618 E STARLA DR  
SCOTTSDALE, AZ 85255

MARSHALL CAROLYN M  
23616 N 77TH ST  
SCOTTSDALE, AZ 85255

MALTZMAN STEVEN B/MORRINE P  
7676 E SOFTWIND DR  
SCOTTSDALE, AZ 85255

SHIPLEY BRADEN A/DANA LAUREN  
23634 N 77TH ST  
SCOTTSDALE, AZ 85255

LYNCH CARLEEN K  
23795 N 75TH ST  
SCOTTSDALE, AZ 85255

WILDER DAVID M/PAMELA D TR  
7669 E MARIPOSA GRANDE DR  
SCOTTSDALE, AZ 85255

NORDVOLD MORTEN  
VALLEGT 19  
0454 OSLO,

BTE HOLDINGS LLC  
2468 E PAGE AVE  
GILBERT, AZ 85234

BOWERS JOHN C/LINDA H  
7663 E SOFTWIND DR  
SCOTTSDALE, AZ 85255

BOERNER STEVEN P/SARAH M  
7664 E STARLA DR  
SCOTTSDALE, AZ 85255

RINALDI MICHAEL  
23724 N 77TH ST  
SCOTTSDALE, AZ 85255

MEHDI ABDOLI-YASDI/7667 R STARLA  
DRIVE LLC  
9229 E BAYVIEW DR  
SCOTTSDALE, AZ 85258

COLEMAN STEPHEN  
7655 E STARLA DR  
SCOTTSDALE, AZ 85255

GROVER GULJOT SINGH  
23562 N 77TH ST  
SCOTTSDALE, AZ 85255

LEVINE JOSEPH J/TAMMY S  
7645 E MARIPOSA GRANDE DR  
SCOTTSDALE, AZ 85255

PRZADAK MAREK/IWONA  
7640 E SOFTWIND DR  
SCOTTSDALE, AZ 85255

WASSERSTROM SETH/RACHEL  
24012 N 76TH PL  
SCOTTSDALE, AZ 85255

YOUNG MICHAEL E/LUX TATE  
23476 N 78TH ST  
SCOTTSDALE, AZ 85255

MANGALAT JAN/KALLIANI TR  
23560 N 78TH ST  
SCOTTSDALE, AZ 85255

AGUIRRE EDGAR A/NANCY A  
7679 E STARLA DR  
SCOTTSDALE, AZ 85255-6149

KIRAN ELIZABETH ARMSTEAD REV  
TRUST  
23434 N 78TH ST  
SCOTTSDALE, AZ 85255

LOMBARDO JESSE JAMES/MICHELLE E  
7818 E NESTLING WAY  
SCOTTSDALE, AZ 85255

BOWMAN WILLIAM A/KIM TR  
23602 N 78TH ST  
SCOTTSDALE, AZ 85255

SOPHIEA NORMAN G/PATRICIA M  
23598 N 77TH ST  
SCOTTSDALE, AZ 85255

GARY R DOYLE REVOCABLE LIVING  
TRUST  
7619 E STARLA DR  
SCOTTSDALE, AZ 85255

POLIZZI MICHAEL J  
23644 N 78TH ST  
SCOTTSDALE, AZ 85255

FERRARI ROBERT II  
7561 E SOFTWIND DR  
SCOTTSDALE, AZ 85255

GORDON HENRY/LOUIS  
7734 E ADELE CT  
SCOTTSDALE, AZ 85255

FIGUEROA MATTHEW J/MELISSA TR  
23686 N 78TH ST  
SCOTTSDALE, AZ 85255

GS III REVOCABLE TRUST  
7950 JONES BRANCH DR, STE 700N  
MCLEAN, VA 22107

MINELLA JEANINE/ROBERT  
24030 N 77TH PL  
SCOTTSDALE, AZ 85255

JEFFREY A CAMPBELL TRUST  
218 36TH ST  
NEWPORT BEACH, CA 92663

DEMEO PATRICK J/MARY ELLEN RAHN  
23456 N 77TH PL  
SCOTTSDALE, AZ 85255

JALOUDI ALIA A  
23505 N 77TH PL  
SCOTTSDALE, AZ 85255

MOESTA DANIEL T/BARBARA LYNN  
7694 E MARIPOSA GRANDE RD  
SCOTTSDALE, AZ 85255

ROBERT B AND JANICE L ALLEN LIVING  
TRUST  
7759 E ADELE CT  
SCOTTSDALE, AZ 85255

HUTCHINGS WILLIAM J/LYNDA L  
7747 E ADELE CT  
SCOTTSDALE, AZ 85255

TDK TRUST  
23541 N 77TH PL  
SCOTTSDALE, AZ 85255

HULTQUIST FAMILY TRUST  
23873 N 77TH WY  
SCOTTSDALE, AZ 85255

HU HOUCHUN/LIONG JOCELLE V  
7713 E CAMINO DEL MONTE  
SCOTTSDALE, AZ 85255

ODELL SHARON M  
20343 N HAYDEN RD, STE 105-20  
SCOTTSDALE, AZ 85255

STALLINGS SHANE  
7710 E ADELE CT  
SCOTTSDALE, AZ 85255

AMY LINDQUIST TRUST  
23474 N 77TH WAY  
SCOTTSDALE, AZ 85255

BUCEK MICHAEL J/SHARON A TR  
7723 E ADELE CT  
SCOTTSDALE, AZ 85255

LEANDER RICHARD CARL/  
MARCHWINSKI MARY LOUISE  
105 OLEANDER DR  
ADVANCE, NC 27006

TANG CHUN/WANG YAN M  
7711 ADELE CT  
SCOTTSDALE, AZ 85255

SHEN WEI/LIU LI  
23910 N 77TH WAY  
SCOTTSDALE, AZ 85255

GURULE BARRY L/CONNIE L TR  
7739 E SANTA CATALINA DR  
SCOTTSDALE, AZ 85255

BRICK SHAWN/CHRISTINE  
23909 N 77TH WAY  
SCOTTSDALE, AZ 85255

FERRARI ROBERT/FRANCINE TR  
23559 N 77TH ST  
SCOTTSDALE, AZ 85255

JORDAN A & BETH A SENNETT 2009  
REVOCABLE TR  
7762 E CAMINO DEL MONTE  
SCOTTSDALE, AZ 85255

DAVIS ALAN/LAMBERG DAWN  
7749 E CAMINO DEL MONTE  
SCOTTSDALE, AZ 85255

DONOHUE JOHN/JULIE  
5 HUNTER LN  
MEDWAY, MA 02053

RINALDI MARIANGELA  
7737 E CAMINO DEL MONTE RD  
SCOTTSDALE, AZ 85255

NAPIER STEVEN F/  
KUSTRON KIMBERLY G  
23927 N 77TH WAY  
SCOTTSDALE, AZ 85255

RASO ENZO/LEONILDE LEE  
7155 TWENTY RD E  
HANNON, ON LOR 1P0  
CANADA

HALBACH BRENNEN M/MEGAN G  
7738 E CAMINO DEL MONTE  
SCOTTSDALE, AZ 85255

OLIVER WILLIAM DAVID/  
DAY GLENDA ROSE  
57 HUNTLEY ST  
TORONTO, ON M4Y 2L2  
CANADA

NORTH COUNTRY PROPERTIES INC  
2350 HUNTER DR  
CHANHASSEN, MN 55317

CAMPBELL KATHRYN  
7727 E STARLA DR  
SCOTTSDALE, AZ 85255



EHTESHAMI SAMIRA/SARA  
7735 E ADELE CT  
SCOTTSDALE, AZ 85255

ARIKAT MOHAMMED A  
700 W UNIVERSITY DR, 114  
TEMP, AZ 85281

SANDERS PAUL H/MELANIE S  
7726 E STARLA DR  
SCOTTSDALE, AZ 85255

WEBER JOY D/ADAM P  
23577 N 77TH ST  
SCOTTSDALE, AZ 85255

CHAKKERA HARINI A/ANIL G TR  
7726 E CAMINO DEL MONTE  
SCOTTSDALE, AZ 85255

DEIHL FAMILY TRUST  
23613 N 77TH ST  
SCOTTSDALE, AZ 85255

CRL INVESTMENTS LLC  
BOX 1402  
GRANDE PRAIRIE, AB T8V 4Z2  
CANADA

MITCHELL JOSEPH A  
4230 W ELECTRA LN  
GLENDALE, AZ 85310

FRIELING JAMELLA L TR  
7739 E STARLA DR  
SCOTTSDALE, AZ 85255

ROSEN DAVID K/BETH R  
7738 E STARLA DR  
SCOTTSDALE, AZ 85265

JOPPRU JEREMY J/JENNIFER L  
23487 N 77TH PL  
SCOTTSDALE, AZ 85255

TAYLOR CASEY L/MICHELE L TR  
23469 N 77TH PL  
SCOTTSDALE, AZ 85255

BARILE FAMILY TRUST  
7722 E ADELE CT  
SCOTTSDALE, AZ 85255

VLAHANDREAS DIMITRIOS/BRIGETTE  
23928 N 77TH WAY  
SCOTTSDALE, AZ 85255

SZILAGYI BRYAN M/KAREN TR  
23523 N 77TH PL  
SCOTTSDALE, AZ 85255

JACKS MICHAEL M/ELLEN A  
7725 E CAMINO DEL MONTE  
SCOTTSDALE, AZ 85022

WELLER TRUST  
23891 N 77TH WAY  
SCOTTSDALE, AZ 85255

WEXLER RALPH J/  
NIREN-WEXLER SAMARA  
23946 N 77TH WY  
SCOTTSDALE, AZ 85255

RILEY FAMILY TRUST  
7714 E CAMINO DEL MONTE  
SCOTTSDALE, AZ 85255

KALMANOVITZ JOSEPH P/ANDREA M  
7750 E STARLA DR  
SCOTTSDALE, AZ 85255

STIMAC GARY K/SUSAN R TR  
18206 NW MONTREUX DR  
ISSAQUAH, WA 98027

BERRINGTON FAMILY REVOCABLE  
TRUST  
16634 N 55TH PL  
SCOTTSDALE, AZ 85254

MOMBERGER CARL H II/SHERRY S TR  
23595 N 77TH ST  
SCOTTSDALE, AZ 85255

## **2. HOA Contact List (City Provided)**



Holly Reinesch-Property Manager  
Bella Vista HOA  
1600 W. Broadway Rd, Unit # 200  
Tempe, AZ 85282

Les Conklin-Board Member  
Greater Pinnacle Peak Association  
8711 E. Pinnacle Peak Road,  
Unit # 123  
Scottsdale, AZ 85255

Robin Thomas-Property Manager  
Sonoran Hills  
16441 N. 91<sup>st</sup> St, Unit # 104  
Scottsdale, AZ 85260

Bob Cappel-President  
Greater Pinnacle Peak Assoc.  
8711 E. Pinnacle Peak Road  
Scottsdale, AZ 85255

Andrea Moscarello-Secretary  
Scottsdale Council of HOAs  
6720 N. Scottsdale Rd.  
Scottsdale, AZ 85253

Bob Viaro  
Coalition of Pinnacle Peak  
10040 E. Happy Valley Rd, Unit # 451  
Scottsdale, AZ 85255-2388

Curtis Ekmark-President  
Scottsdale Council of HOAs  
6720 N. Scottsdale Rd, Unit # 261  
Scottsdale, AZ 85253

Chris Nelson-Property Manager  
Vista Monterey Owner's Assn  
17787 N. Perimeter Drive, Unit A-111  
Scottsdale, AZ 85255

Robbie Barrkman-President  
Bella Vista HOA  
7702 Conquistadores Drive  
Scottsdale, AZ 85255

Thomas Lensing-President  
Carefree Rolling Hills HOA  
PO Box 2151 Carefree, AZ 85377

John Torres-Property Manager  
La Vista at Pinnacle Peak HOA  
7500 N. Dobson Rd, Unit # 150  
Scottsdale, AZ 85256

Janet Giannini-Property Manager  
Los Portones Master & Townhome Assn  
PO Box 62073  
Phoenix, AZ 85082

### **3. Interested Parties List (City Provided)**



EARL, CURLEY & LAGARDE, P.C.  
3101 N. CENTRAL AVE, STE. 1000  
PHOENIX, AZ 85012

AUDRY VILLAVERDE  
WITHEY MORRIS, PLC  
2525 E. ARIZONA BILTMORE CIRCLE  
SUITE A-212  
PHOENIX, AZ 85016

DAVID G. GULINO  
7525 E. CAMELBACK RD, SUITE 104  
SCOTTSDALE, AZ 85251

GUY PHILLIPS  
7131 E. CHOLLA ST  
SCOTTSDALE, AZ 85254

JOHN BERRY/MICHELE HAMMOND  
BERRY RIDDELL, LLC  
6750 E CAMELBACK RD, STE 100  
SCOTTSDALE, AZ 85251

LINDA WHITEHEAD  
9681 E CHUCKWAGON LN  
SCOTTSDALE, AZ 85262

MIKE MCNEAL, SUPERVISOR  
AT&T  
1231 W. UNIVERSITY DR  
MESA, AZ 85201

RANDALL P. BROWN  
SPRING CREEK DEVELOPMENT  
7134 E. STETSON DR; SUITE 400  
SCOTTSDALE, AZ 85251

WITHEY MORRIS, PLC  
2525 E. ARIZONA BILTMORE CIRCLE  
SUITE A-212  
PHOENIX, AZ 85016

PARADISE VALLEY UNIFIED SCHOOL  
DISTRICT  
15002 N. 32ND ST  
PHOENIX, AZ 85032

ANNETTE PETRILLO  
1169 E. CLOVEFIELD ST  
GILBERT, AZ 85298

CHRIS SCHAFFNER  
7346 E. SUNNYSIDE DR  
SCOTTSDALE, AZ 85260

DR. SONNIE KIRTLEY  
COGS  
8507 EAST HIGHLAND AVE  
SCOTTSDALE, AZ 85251-1822

JIM FUNK  
GAINEY RANCH COMMUNITY  
ASSOCIATION  
7720 GAINEY RANCH RD  
SCOTTSDALE, AZ 85258

JOHN WASHINGTON  
3518 N CAMBERS CT  
SCOTTSDALE, AZ 85251

LORI HAYE  
P.O. BOX 426  
CAVE CREEK, AZ 85327

PLANNING & ENGINEERING SECTION  
MANAGER  
ARIZONA STATE LAND DEPARTMENT  
1616 W. ADAMS ST  
PHOENIX, AZ 85007

RICHARD TURNER, PLANNING AND  
ZONING ADMINISTRATOR  
TOWN OF FOUNTAIN HILLS  
16705 E. AVE OF THE FOUNTAINS  
FOUNTAIN HILLS, AZ 85268

GAMMAGE & BURNHAM, PLC  
2 N. CENTRAL AVE, 15TH FLOOR  
PHOENIX, AZ 85004

GRANITE REEF NEIGHBORHOOD  
RESOURCE CENTER  
1700 N GRANITE REEF RD  
SCOTTSDALE, AZ 85257

SOUTHWEST GAS CORPORATION  
2200 N. CENTRAL AVE, STE 101  
PHOENIX, AZ 85004

DAN SOMMER  
12005 N 84TH ST  
SCOTTSDALE, AZ 85260

ED TOSCHIK, PRESIDENT  
7657 E MARIPOSA GRANDE DR  
SCOTTSDALE, AZ 85255

JIM HAXBY  
7336 E. SUNNYSIDE DR  
SCOTTSDALE, AZ 85260

LEON SPIRO  
7814 E OBERLIN WAY  
SCOTTSDALE, AZ 85266

MARICOPA COUNTY SUPERINTENDENT  
OF SCHOOLS  
4041 N. CENTRAL AVE, SUITE 1200  
PHOENIX, AZ 85012

PROJECT MANAGEMENT  
ARIZONA DEPARTMENT OF  
TRANSPORTATION  
205 S. 17TH AVE, MD 6012E  
PHOENIX, AZ 85007

SHERRY WAGNER/RIGHT-OF-WAY  
TECHNICIAN, SR.  
MAIL STATION PAB348  
P.O. BOX 52025  
PHOENIX, AZ 85072-2025

ARIZONA COMMERCE AUTHORITY  
333 N. CENTRAL AVE, SUITE 1900  
PHOENIX, AZ 85004

#### **4. Adjacent Jurisdictions List (City Provided)**



PLANNING DIRECTOR  
CITY OF PHOENIX  
200 W WASHINGTON ST  
2ND FLOOR  
PHOENIX, AZ 85003

PLANNING DEPARTMENT  
TOWN OF CAVE CREEK  
37622 N CAVE CREEK RD  
CAVE CREEK, AZ 85331

MARICOPA COUNTY COMMUNITY  
DEVELOPMENT  
234 N CENTRAL AVE, #3  
PHOENIX, AZ 85004

DEVELOPMENT SERVICES  
CITY OF TEMPE  
31 EAST FIFTH ST  
TEMPE, AZ 85281

COMMUNITY DEVELOPMENT  
TOWN OF FOUNTAIN HILLS  
16705 E. AVENUE OF THE FOUNTAINS  
FOUNTAIN HILLS, AZ 85268

PLANNING AND ZONING  
TOWN OF CAREFREE  
8 SUNDIAL CIRCLE  
P.O. BOX 740  
CAREFREE, AZ 85377

PLANNING DEPARTMENT  
SRP-MIC  
10005 E OSBORN RD  
SCOTTSDALE, AZ 85256

PLANNING DEPARTMENT  
TOWN OF PARADISE VALLEY  
6401 E LINCOLN DR  
PARADISE VALLEY, AZ 85253

PLANNING & ENGINEERING SECTION  
MANAGER  
ARIZONA STATE LAND DEPARTMENT  
1616 W. ADAMS ST  
PHOENIX, AZ 85007

## **5. General Plan List (City Provided)**



ANNETTE PETRILLO  
1169 E. CLOVEFIELD ST  
GILBERT, AZ 85298

CHRIS SCHAFFNER  
7346 E. SUNNYSIDE DR  
SCOTTSDALE, AZ 85260

DAN SOMMER  
12005 N 84TH ST  
SCOTTSDALE, AZ 85260

DAVID G. GULINO  
7525 E. CAMELBACK RD, SUITE 104  
SCOTTSDALE, AZ 85251

DR. SONNIE KIRTLEY  
COGS  
8507 EAST HIGHLAND AVE  
SCOTTSDALE, AZ 85251-1822

ED TOSCHIK, PRESIDENT  
7657 E MARIPOSA GRANDE DR  
SCOTTSDALE, AZ 85255

EDWIN BULL  
BURCH & CRACCHIOLO PA  
P.O. BOX 16882  
PHOENIX, AZ 85011

GUY PHILLIPS  
7131 E. CHOLLA ST  
SCOTTSDALE, AZ 85254

JIM FUNK  
GAINEY RANCH COMMUNITY ASSOC.  
7720 GAINEY RANCH RD  
SCOTTSDALE, AZ 85258

JIM HAXBY  
7336 E. SUNNYSIDE DR  
SCOTTSDALE, AZ 85260

JIM LN, MAYOR  
CITY OF SCOTTSDALE  
7666 E. EL RANCHO DR  
SCOTTSDALE, AZ 85260

JOHN BERRY/MICHELE HAMMOND  
BERRY RIDDELL, LLC  
6750 E CAMELBACK RD, STE 100  
SCOTTSDALE, AZ 85251

JOHN WASHINGTON  
3518 N CAMBERS CT  
SCOTTSDALE, AZ 85251

LEON SPIRO  
7814 E OBERLIN WAY  
SCOTTSDALE, AZ 85266

LINDA WHITEHEAD  
9681 E CHUCKWAGON LN  
SCOTTSDALE, AZ 85262

LORI HAYE  
P.O. BOX 426  
CAVE CREEK, AZ 85327

MARICOPA COUNTY SUPERINTENDENT  
OF SCHOOLS  
4041 N. CENTRAL AVE, SUITE 1200  
PHOENIX, AZ 85012

MIKE MCNEAL, SUPERVISOR  
AT&T  
1231 W. UNIVERSITY DR  
MESA, AZ 85201

PLANNING & ENGINEERING SECTION  
MANAGER  
ARIZONA STATE LAND DEPARTMENT  
1616 W. ADAMS ST  
PHOENIX, AZ 85007

PROJECT MANAGEMENT  
ARIZONA DEPARTMENT OF  
TRANSPORTATION  
205 S. 17TH AVE, MD 6012E  
PHOENIX, AZ 85007

RANDALL P. BROWN  
SPRING CREEK DEVELOPMENT  
7134 E. STETSON DR, SUITE 400  
SCOTTSDALE, AZ 85251

RICHARD TURNER, PLANNING AND  
ZONING ADMINISTRATOR  
TOWN OF FOUNTAIN HILLS  
16705 E. AVE OF THE FOUNTAINS  
FOUNTAIN HILLS, AZ 85268

SHERRY WAGNER/RIGHT-OF-WAY  
TECHNICIAN, SR.  
MAIL STATION PAB348  
P.O. BOX 52025  
PHOENIX, AZ 85072-2025

GRANITE REEF NEIGHBORHOOD  
RESOURCE CENTER  
1700 N GRANITE REEF RD  
SCOTTSDALE, AZ 85257

GAMMAGE & BURNHAM, PLC  
2 N. CENTRAL AVE, 15TH FLOOR  
PHOENIX, AZ 85004

SOUTHWEST GAS CORPORATION  
2200 N. CENTRAL AVE, STE 101  
PHOENIX, AZ 85004

WITHEY MORRIS, PLC  
2525 E. ARIZONA BILTMORE CIRCLE;  
SUITE A-212  
PHOENIX, AZ 85016

PARADISE VALLEY UNIFIED SCHOOL  
DISTRICT  
15002 N. 32ND ST  
PHOENIX, AZ 85032

W.J. JIM LN - MAYOR  
CITY OF SCOTTSDALE CITY COUNCIL  
3939 N. DRINKWATER BLVD  
SCOTTSDALE, AZ 85251

SUZANNE KLAPP  
CITY OF SCOTTSDALE CITY COUNCIL  
3939 N. DRINKWATER BLVD  
SCOTTSDALE, AZ 85251

VIRGINIA KORTE  
CITY OF SCOTTSDALE CITY COUNCIL  
3939 N. DRINKWATER BLVD  
SCOTTSDALE, AZ 85251

GUY PHILLIPS  
CITY OF SCOTTSDALE CITY COUNCIL  
3939 N. DRINKWATER BLVD  
SCOTTSDALE, AZ 85251

KELSEY YOUNG  
CITY OF SCOTTSDALE PLANNING  
COMMISSION  
3331 N. 63RD ST  
SCOTTSDALE, AZ 85251

LARRY S. KUSH  
CITY OF SCOTTSDALE PLANNING  
COMMISSION  
4743 N. SCOTTSDALE RD, #F-1003  
SCOTTSDALE, AZ 85251

PRESCOTT SMITH  
CITY OF SCOTTSDALE PLANNING  
COMMISSION  
4350 E. CAMELBACK RD, SUITE G-200  
PHOENIX, AZ 85018

KATHY LITTLEFIELD  
CITY OF SCOTTSDALE CITY COUNCIL  
3939 N. DRINKWATER BLVD  
SCOTTSDALE, AZ 85251

DAVID N. SMITH  
CITY OF SCOTTSDALE CITY COUNCIL  
3939 N. DRINKWATER BLVD  
SCOTTSDALE, AZ 85251

DAVID BRATNER - VICE CHAIR  
CITY OF SCOTTSDALE PLANNING  
COMMISSION  
10648 ARABIAN PARK DR  
SCOTTSDALE, AZ 85258

ALI FAKIH  
CITY OF SCOTTSDALE PLANNING  
COMMISSION  
8280 E. GELDING DR, SUITE 101  
SCOTTSDALE, AZ 85260

EARL, CURLEY & LAGARDE, P.C.  
3101 N. CENTRAL AVE, STE. 1000  
PHOENIX, AZ 85012

LINDA MILHAVEN  
CITY OF SCOTTSDALE CITY COUNCIL  
3939 N. DRINKWATER BLVD  
SCOTTSDALE, AZ 85251

KIRSTE KOWALSKY  
WITHEY MORRIS, PLC  
2525 E. ARIZONA BILTMORE CIRCLE  
SUITE A-212  
PHOENIX, AZ 85016

MICHAEL J. MINNAUGH  
CITY OF SCOTTSDALE PLANNING  
COMMISSION  
23872 N. 74TH PLACE  
SCOTTSDALE, AZ 85255

PAUL ALESSIO - CHAIR  
CITY OF SCOTTSDALE PLANNING  
COMMISSION  
7527 E. TAILSPIN LN  
SCOTTSDALE, AZ 85255



**TAB C**

# NEIGHBORHOOD OPEN HOUSE NOTIFICATION/ OUTREACH

## 1. 05/17/2017:

Snell & Wilmer LLP sent project notification and information regarding the neighborhood open house to: (i) property owners within 750'; and, (ii) interested parties as identified by the City of Scottsdale (Tab B, 2-5).

## 2. 05/26/2017:

LVA sent subsequent notification to the above persons to inform them of (i) plans to file a concurrent rezoning request and (ii) to invite them to the neighborhood open house.



**TAB D**

# **NEIGHBORHOOD OPEN HOUSE NOTIFICATION**

1. **May 17, 2017 Notification Letter**
2. **May 26, 2017 Notification Letter**



## **1. 5/17/2017 Correspondence**

# Snell & Wilmer

L.L.P.

LAW OFFICES

One Arizona Center  
400 E. Van Buren, Suite 1900  
Phoenix, AZ 85004-2202  
602.382.6000  
602.382.6070 (Fax)  
www.swlaw.com

Nicholas J. Wood  
(602) 382-6269  
nwood@swlaw.com

DENVER  
LAS VEGAS  
LOS ANGELES  
LOS CABOS  
ORANGE COUNTY  
PHOENIX  
RENO  
SALT LAKE CITY  
TUCSON

May 17, 2017

**Re: Project Notification for the 7676 E Pinnacle Peak Major General Plan  
Amendment Request**

Dear Neighbor or Interested Party:

On behalf of PFCCB Pinnacle Peak, LLC, which is a subsidiary of P.F. Chang's China Bistro, Inc. ("PF Chang's") we will file a Major General Plan Amendment application for their current corporate office located at 7676 E Pinnacle Peak Road. This amendment is a request to change the General Plan from the current "Office" land use category to "Suburban Neighborhoods" to support a future rezoning request for an R1-10 single-family home residential subdivision.

The existing office building is located at the northeast corner of Miller Road and Pinnacle Peak Road and is approximately 17.26 acres in size. It is currently commercially zoned Service Residential, or "S-R" zone, with the Environmentally Sensitive Lands ("ESL") overlay. As PF Chang's looks to a new location in Scottsdale to grow their corporate office (and therefore relocating from their current building), a new use for the property will be required.

Redevelopment of the existing office building into a single-family residential neighborhood would be the best long-term reuse for the property. The General Plan amendment requested will, if approved, simply support a subsequent rezoning request to allow for the approval of a specific zoning classification and site plan. PF Chang's will likely file a rezoning application in the coming weeks. That application will have more details about the lot layout, home design and landscaping proposed for the future subdivision.

For this Major General Plan Amendment application, our current City staff coordinator is Mr. Adam Yaron, Citizen Liaison for the Planning and Development Services Department. He can be reached at 480-312-2761 or via email to [AYaron@Scottsdaleaz.gov](mailto:AYaron@Scottsdaleaz.gov).

My in-house Urban Planner, Noel Griemsmann, AICP, can also assist you with any questions. He is available at 602-382-6824 or via email to [ngriemsmann@swlaw.com](mailto:ngriemsmann@swlaw.com). And of course you may contact me at 602-382-6269 or via email to [nwood@swlaw.com](mailto:nwood@swlaw.com). We are more than happy to discuss any questions or comments you may have about this request.



May 17, 2017  
Page 2

In addition, we will be holding an Open House as follows:

**Wednesday, June 7, 2017**

**6PM to 7PM**

**PF Chang's Training Room**

**7676 E Pinnacle Peak Road**

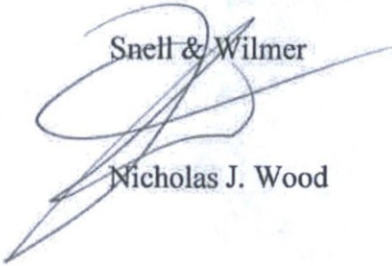
**Scottsdale, AZ 85255**

We invite you to join us to learn more about this Major General Plan Amendment application as well as to share your thoughts and comments.

Thank you for your time and attention.

Very truly yours,

Snell & Wilmer



Nicholas J. Wood

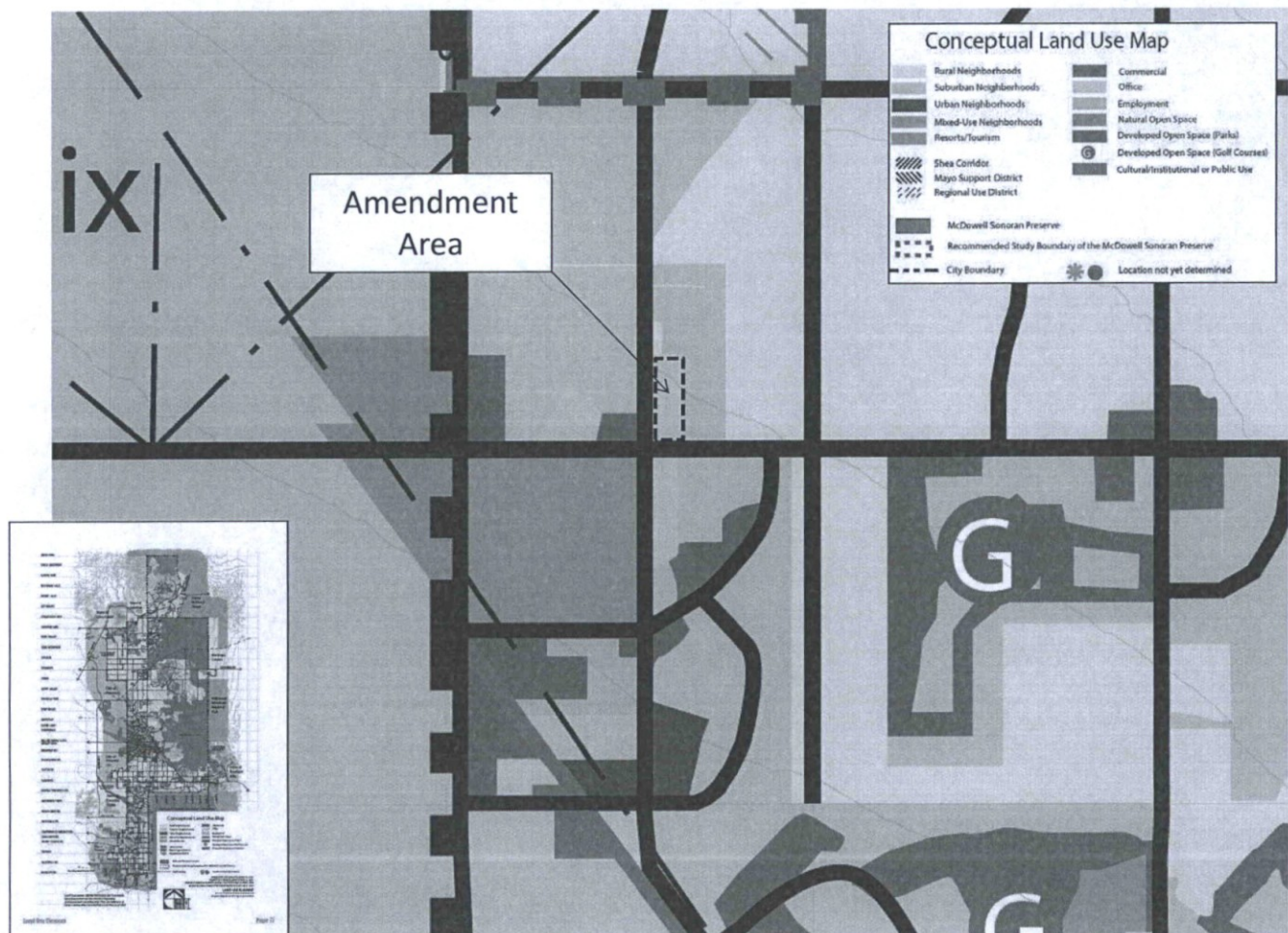
# Map



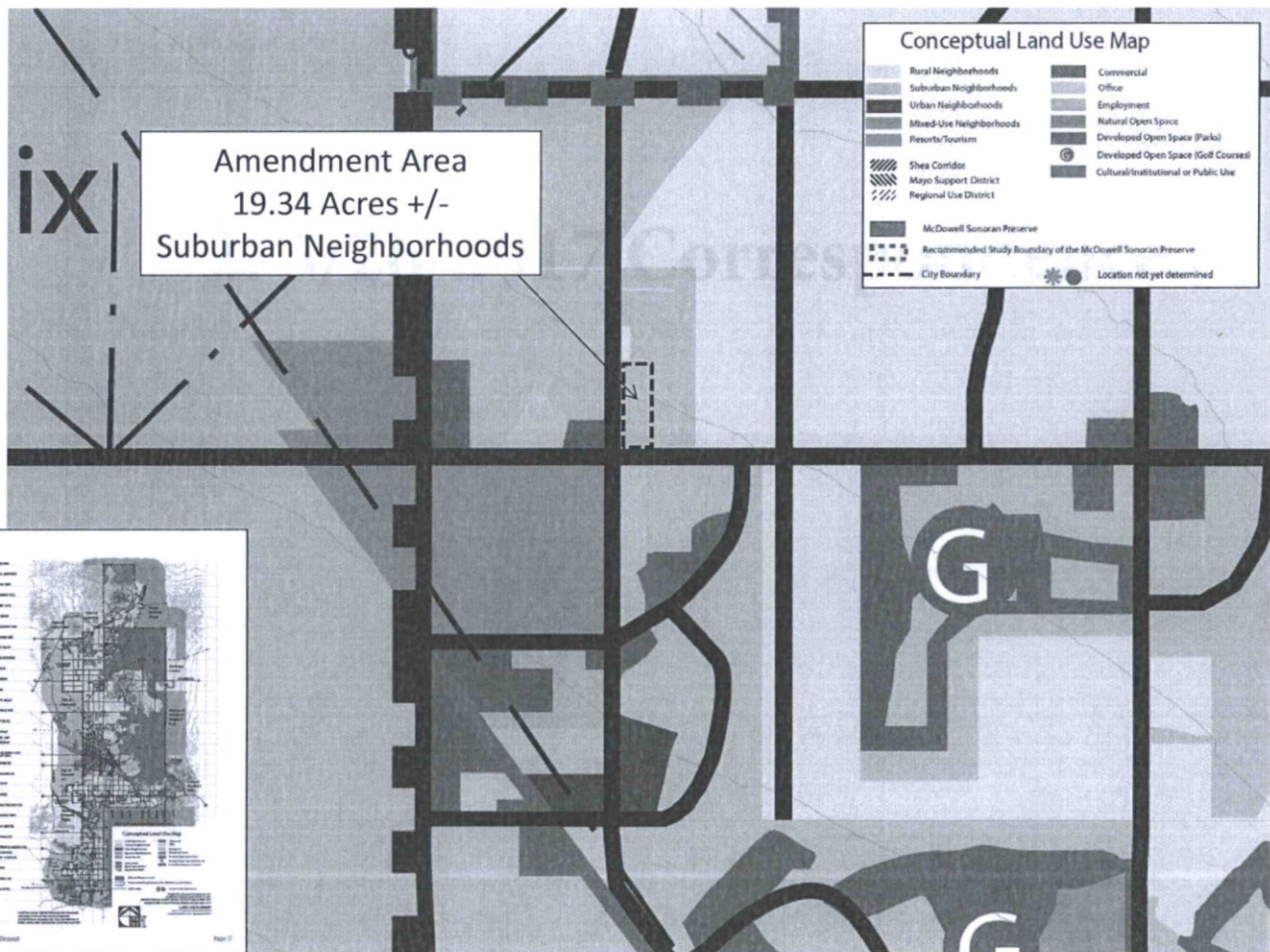
5/19/2017 6:29:42 PM



Existing General Plan Designation - Land Use Map



# Proposed General Plan Designation - Land Use Map





## **2. 5/26/2017 Correspondence**

May 26, 2017

Re: Project Notification for the 7676 E. Pinnacle Peak Rezoning Request

Dear Neighbor/Property Owner:

On behalf of PFCCB Pinnacle Peak, LLC, which is a subsidiary of P.F. Chang's China Bistro, Inc. we will be filing a rezoning applications for their 20+/- acre property at 7676 E. Pinnacle Peak Road, the location of their current corporate office. The rezoning request is to amend the zoning on the property from the existing S-R ESL (Service Residential, Environmentally Sensitive Lands) to R1-10 ESL ADS (Single Family Residential, Environmentally Sensitive Lands, with Amended Development Standards, maximum 3.12 dwelling units per acre). The property surrounding the site to the north and east is also zoned R1-10 ESL. A map of the current zoning designation and the proposed designation is provided on the back of this letter.

A related letter from Snell and Wilmer was previously sent out regarding a Major General Plan Amendment neighborhood meeting. We are writing you today to inform you that the Major General Plan Amendment meeting will also include the meeting to discuss the requested rezoning of the property.

The proposed rezoning application will be reviewed concurrently with the request for a Major General Plan Amendment from Office to Suburban Neighborhoods.

Our proposal will allow for single-family residential development, natural desert open space, and is proposed to provide gated vehicular access from 77<sup>th</sup> Street.

As part of our ongoing effort to provide information and address questions from neighbors and property owners, we will be co-hosting a neighborhood meeting with Snell and Wilmer on the project site to discuss our plans and to gather feedback.

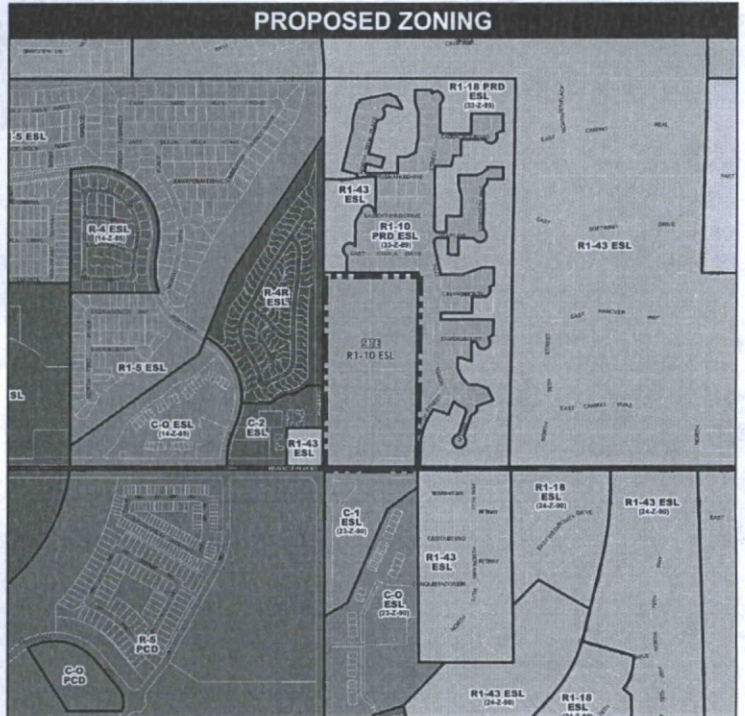
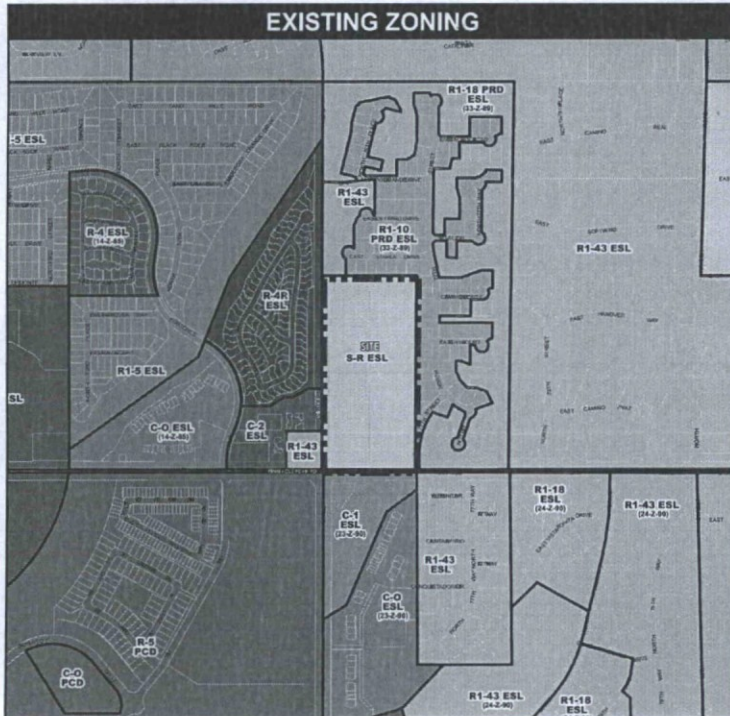
**DATE: Wednesday, June 7, 2017**  
**TIME: 6:00pm-7:00pm**  
**LOCATION: PF Chang's Training Room**  
**(7676 E. Pinnacle Peak Road Scottsdale, AZ 85255)**

Thank you for your time and interest! If you are unable to attend the neighborhood meeting and wish to provide input, please contact myself or City of Scottsdale assigned planner Jesus Murillo at 480-312-7849 or [jmurillo@scottsdaleaz.gov](mailto:jmurillo@scottsdaleaz.gov). Please reference project case number 356-PA-2017. Comments will be made part of the public record for inclusion in the case file.

Sincerely,

Alex Stedman  
**LVA Urban Design Studio**  
480-994-0994  
Email: [astedman@lvadesign.com](mailto:astedman@lvadesign.com)





#### LEGEND

R1-70 ESL	R1-5 ESL	S-R ESL
R1-43 ESL	R-5 PCD	C-0 ESL
R1-18 ESL	R-4 ESL	C-1 ESL
R1-10 ESL	R-4R ESL	C-2 ESL

#### LEGEND

R1-70 ESL	R1-5 ESL	S-R ESL
R1-43 ESL	R-5 PCD	C-0 ESL
R1-18 ESL	R-4 ESL	C-1 ESL
R1-10 ESL	R-4R ESL	C-2 ESL

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

## PINNACLE PEAK RD. & MILLER RD. ZONING - EXISTING & PROPOSED

APPROX. SCALE: NTS  
 1721 DRAWN BY: PR



PRELIMINARY FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.  
 This document, together with the concept and design presented herein, is the intellectual property of LVA Urban Design Studio, L.L.C. and shall be used solely for the project and site for which it was prepared. No part of this document may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without prior written permission from LVA Urban Design Studio, L.L.C.  
 P:\2017\1705-PP-DRAWING\1705-PP-DRAWING\1705-PP-DRAWING.dwg Aug 26, 2017

# **TAB E**



# **SNELL & WILMER RECEIVED CORRESPONDENCE**

1. Bronska Correspondence
2. Hodgins Correspondence
3. Peterson Correspondence
4. Call Log

# **CITY OF SCOTTSDALE RECEIVED CORRESPONDENCE**

5. Copenhaver Correspondence
6. Debeurre Correspondence
7. Minella Correspondence

**TAB 1**



## **Watney, Stephanie**

---

**From:** Michael Bronska <mbronska@greatcompaniesllc.com>  
**Sent:** Friday, May 26, 2017 9:45 AM  
**To:** Wood, Nick  
**Cc:** AYaron@scottsdaleaz.gov; Griemsmann, Noel  
**Subject:** 7676 East Pinnacle Peak General Plan Amendment Request

Nick

I am writing in response to the letter sent to the homeowners in the La Vista at Pinnacle Peak neighborhood regarding the General Plan Amendment to the PF Changs property located at 7676 East Pinnacle Peak Road. I am proud to be one of the original owners in the La Vista development located north and east of the subject property. While we have enjoyed the low impact of the P.F. Changs corporate office, my wife and I would not be opposed to the general plan amendment and rezoning to R1-10 as long as certain conditions of the development are stipulated by the City of Scottsdale. While we understand that some of the stipulations may be more appropriate for the rezoning case, we are nevertheless providing our comments for the record.

Our approval would be contingent on the City of Scottsdale stipulating the proposed development to comply with the following:

1. A subdivision layout similar to the La Vista neighborhood where lots do not back to Miller Road and a majority of the Natural Area Open Space (NAOS) is located along the Miller Road frontage (lots facing north south)
2. Single story homes located along the perimeter of the property (all sides including the north and east property boundaries, Miller Road frontage and Pinnacle Peak frontage).
3. Adequate landscape areas beyond the minimum and standard R1-10 development standards along Miller, Pinnacle Peak, 77<sup>th</sup> Street, and the adjacent lots to the north and east.
4. Careful placement of subdivision entries from 77<sup>th</sup> Street and Miller Road to minimize or eliminate the current and future traffic flows. No entries to/from Pinnacle Peak should be permitted due to the already difficult traffic conditions.
5. Re-alignment of 77<sup>th</sup> Street, whether or not the proposed development uses 77<sup>th</sup> Street as an entry, to provide safe turning movements from/to 77<sup>th</sup> Street from/to Pinnacle Peak for the La Vista neighborhood allowing alignment of the driveways to the commercial center south of 77<sup>th</sup> Street. Our neighborhood has been working with the City of Scottsdale transportation department regarding the realignment.
6. If necessary, due to the realignment of 77<sup>th</sup> Street, the reconstruction of the La Vista entry monument sign at the subject property owner's expense, to be located at northeast corner of Pinnacle Peak the new 77<sup>th</sup> Street alignment.
7. Dedication of all right of way for Pinnacle Peak and the complete improvement for Pinnacle Peak from the eastern property boundary of La Vista at Pinnacle Peak (approximately 605 feet east of the existing 77<sup>th</sup> Street) to Miller Road including but not limited to paving (two travel lanes in each direction plus median), street lighting, sidewalks, curb & gutter, raised landscape medians and landscape along Pinnacle Peak based on the City of Scottsdale Transportation Master Plan and Guidelines.
8. Dedication of right of way pursuant to City of Scottsdale requirements for Miller Road along the frontage of the property and the complete improvement for Miller Road from Pinnacle Peak to Mariposa Grande pursuant to the City of Scottsdale Transportation Master Plan and Engineering Guidelines (two travel lanes in each direction plus median) including but not limited to paving, grading, drainage, street lighting, sidewalks, curb & gutter, and landscape.



9. Complete the intersection with traffic signalization at Pinnacle Peak and Miller Road including but not limited to the grading to meet the City of Scottsdale engineering standards to smooth the pavement north of Pinnacle Peak along with the relocation of the utility vault located in the drive lane in Miller at the Pinnacle Peak intersection.

In addition to our consent for the approval, we also request the City of Scottsdale complete the improvements on the north and south sides of Pinnacle Peak from Miller Road to at least 77<sup>th</sup> Way including but not limited to grading, drainage, paving, curb, gutter, sidewalks, street lighting and landscape pursuant to the Transportation Master Plan. The improvements should include the completion of the intersection at Pinnacle Peak and Miller Road. While this request may not be specific to the proposed development, the peak hour traffic causes tremendous delays and safety concerns at the 77<sup>th</sup> Street intersection and Miller Road intersection and the proposed development will increase the daily trips adding to the delays and safety at these intersections.

I hope you are well. Please contact me should you have questions or require additional information.

Respectfully,

Michael & Cynthia Bronska  
7729 East Black Rock Road  
Scottsdale, AZ 85255

602.818.6647



## **Watney, Stephanie**

---

**From:** Michael Bronska <mbronska@greatcompaniesllc.com>  
**Sent:** Tuesday, June 06, 2017 1:16 PM  
**To:** Wood, Nick  
**Cc:** astedman@lvadesign.com; treynolds@scottsdaleaz.gov; ayaron@scottsdaleaz.gov; Griemsmann, Noel; jmurillo@scottsdaleaz.gov; Kerns, Robyn; abdrealtor@gmail.com  
**Subject:** RE: Project 356-PA-2017 Opposition

Nick

I doubt I will be attending the neighborhood meeting tomorrow evening but I do think it would be useful to address the current NAOS versus the perceived NAOS. I think many neighbors believe the entire vacant parcel lying north of the parking area is designated as NAOS. Illustrating this is not the case may help to clarify the issue.

As we discussed at my office and as detailed in my earlier email, my wife Cynthia and I have no issues with changing the general plan designation to residential as long as certain conditions are either stipulated as a part of the general plan amendment or included in the actual rezoning. To reiterate, for us, the important issues regarding the redevelopment of this property deals with roads, roadway development, and project organization & layout. The conditions we believe the City of Scottsdale should require include:

1. A subdivision layout similar to the La Vista neighborhood where lots do not back to Miller Road and a majority of the Natural Area Open Space (NAOS) is located along the Miller Road frontage (lots facing north south)
2. Single story homes located along the perimeter of the property (all sides including the north and east property boundaries, Miller Road frontage and Pinnacle Peak frontage).
3. "Adequate & significant" landscape areas beyond the minimum and standard R1-10 development standards along Miller, Pinnacle Peak, 77th Street, and the adjacent lots to the north and east.
4. Careful placement of subdivision entries from 77th Street and Miller Road to minimize or eliminate the current and future traffic flows. No entries to/from Pinnacle Peak should be permitted due to the already difficult traffic conditions.
5. **CRITICAL** - Re-alignment of 77th Street, whether or not the proposed development uses 77th Street as an entry, to provide safe turning movements from/to 77th Street from/to Pinnacle Peak for the La Vista neighborhood allowing alignment of the driveways to the commercial center south of 77th Street. Our neighborhood has been working with the City of Scottsdale transportation department regarding the realignment of this road. Paul Basha should provide comment regarding this matter.
6. If necessary, due to the realignment of 77th Street, the reconstruction of the La Vista entry monument sign at the subject property owner's expense, to be located at northeast corner of Pinnacle Peak the new 77th Street alignment.
7. **CRITICAL** - Dedication of all right of way for Pinnacle Peak and the complete improvement for Pinnacle Peak from the eastern property boundary of La Vista at Pinnacle Peak (approximately 605 feet east of the existing 77th Street) to Miller Road including but not limited to paving (two travel lanes in each direction plus median), street lighting, sidewalks, curb & gutter, raised landscape medians and landscape along Pinnacle Peak based on the City of Scottsdale Transportation Master Plan and Guidelines.



8. **CRITICAL** - Dedication of right of way pursuant to City of Scottsdale requirements for Miller Road along the frontage of the property and the complete improvement for Miller Road from Pinnacle Peak to Mariposa Grande pursuant to the City of Scottsdale Transportation Master Plan and Engineering Guidelines (two travel lanes in each direction plus median) including but not limited to paving, grading, drainage, street lighting, sidewalks, curb & gutter, and landscape.

9. **CRITICAL** - Complete the intersection with traffic signalization at Pinnacle Peak and Miller Road including but not limited to the grading to meet the City of Scottsdale engineering standards to smooth the pavement north of Pinnacle Peak along with the relocation of the utility vault located in the drive lane in Miller at the Pinnacle Peak intersection.

In addition to our consent for the approval, we also request the City of Scottsdale complete the improvements on the north and south sides of Pinnacle Peak from Miller Road to at least 77th Way including but not limited to grading, drainage, paving, curb, gutter, sidewalks, street lighting and landscape pursuant to the Transportation Master Plan. The improvements should include the completion of the intersection at Pinnacle Peak and Miller Road.

We understand that some of these "requests" may not be specific to the proposed development but the City needs to address the mistakes and engineering challenges to promote vehicular and pedestrian safety (I fear those days my son has to ride his bicycle through the intersection and fear the day when he has to drive through the intersection). For those who live in the area, we know the peak hour traffic causes tremendous delays and safety concerns at the 77th Street intersection and Miller Road intersection with Pinnacle Peak. Since the proposed development will increase daily trips, any developer of the property AND the City should be addressing the safety concerns and delays at these intersections.

I hope you have a successful meeting. I am happy for you to share my thoughts and comments publicly. I look forward to reading the staff report and be kept aware of any changes.

Respectfully,

Michael Bronska  
7729 East Black Rock Road  
Scottsdale, AZ 85255

602.818.6647

---

**From:** Wood, Nick [mailto:nwood@swlaw.com]

**Sent:** Thursday, June 1, 2017 12:29 PM

**To:** 'Bruce & Lyla'

**Cc:** astedman@lvadesign.com; treynolds@scottsdaleaz.gov; ayaron@scottsdaleaz.gov; Griemsmann, Noel; 'jmurillo@scottsdaleaz.gov'; Kerns, Robyn; 'mbronska'

**Subject:** RE: Project 356-PA-2017 Opposition

Good afternoon Mr. and Ms. Hodgins.

Thank you for your e-mail. My client, P.F. Chang's, and I, respect and appreciate your comments and concerns.

Since you are unable to attend the neighborhood meeting next Wednesday, I would be pleased to meet with you at your home, (or any other location of your choosing) to discuss your concerns and to share with you our proposed plan for the site.



I believe that our plan has been designed to respect the desert habitat, including the wash that runs through the north side of the property.

This morning we met with Mr. Michael Bronska, one of your former HOA Presidents, and shared the proposed plan with him. As a courtesy to Mr. Bronska, I'm copying him with this e-mail.

Please let me know if you are willing to meet with me. If so, my assistant, Robyn Kerns, will work with you to choose a time and location that is convenient for you.

Kind regards,

Nick

Nicholas J. Wood  
Snell & Wilmer  
400 East Van Buren Street  
Phoenix, Arizona, 85004  
Office: 602-382-6269  
Cell: 602-451-2255  
Fax: 602-382-6070  
[nwood@swlaw.com](mailto:nwood@swlaw.com)

---

**From:** Bruce & Lyla [<mailto:bhodgins@dccnet.com>]

**Sent:** Thursday, June 01, 2017 10:19 AM

**To:** [jmurillo@scottsdaleaz.gov](mailto:jmurillo@scottsdaleaz.gov)

**Cc:** [astedman@lvadesign.com](mailto:astedman@lvadesign.com); [treynolds@scottsdaleaz.gov](mailto:treynolds@scottsdaleaz.gov); [ayaron@scottsdaleaz.gov](mailto:ayaron@scottsdaleaz.gov); Griensmann, Noel; Wood, Nick

**Subject:** Project 356-PA-2017 Opposition

To Mr. Jesus Murillo,

I am writing to express my strong objection to the rezoning proposed by Project 356-PA-2017, and especially to any change or reduction in designated Natural Area Open Space (NAOS) that exists with the current zoning of this property.

We purchased our house at 7607 E Starla Dr., which backs onto the northern NAOS portion of the subject property, in May 2014 with the understanding that the NAOS-designated areas of the subject property would be preserved as natural desert and could never be built on. This factored heavily on our purchasing decision and added significantly to the valuation of our property. Any changes to the protection of the existing NAOS along the northern portion of the subject property at 7676 E Pinnacle would cause significant loss of important desert habitat in the area and cause substantial impairment to the enjoyment of our property and to the monetary value of our home.

I am requesting that the City of Scottsdale reject the rezoning request of Project 356-PA-2017 and vigilantly preserve the important Natural Area Open Space that makes Scottsdale such an attractive and environmentally sensitive community to live in. Since I am unable to attend the neighborhood meeting on June 7, I would like my comments to be included in the public record on this case file.

Please confirm receipt of these comments and that they will be entered in the public record in opposition to the proposed rezoning application. Thank you.

Sincerely,  
K. Bruce Hodgins  
7607 E Starla Dr

cc. Mr. Alex Stedman, LVA Urban Design Studio  
Mr. Taylor Reynolds, City of Scottsdale  
Mr. Adam Yaron, City of Scottsdale  
Mr. Noel Griemsmann, Snell & Wilmer LLP  
Mr. Nick Wood, Snell & Wilmer LLP



## **TAB 2**

## **Watney, Stephanie**

---

**From:** Bhodgins@dccnet.com  
**Sent:** Thursday, June 01, 2017 4:36 PM  
**To:** Wood, Nick  
**Cc:** astedman@lvadesign.com; treynolds@scottsdaleaz.gov; ayaron@scottsdaleaz.gov; Griemsmann, Noel; jmurillo@scottsdaleaz.gov; Kerns, Robyn; mbronska  
**Subject:** Re: Project 356-PA-2017 Opposition

Dear Mr. Wood,

Thank you for your reply and offer to meet. Unfortunately I will not be back in Scottsdale until September, but willing to communicate by e-mail or phone. I would appreciate getting a copy of the proposed plan for the site that also shows the existing NAOS boundaries.

You mention that your plan respects the desert habitat, but I will remain opposed to the plan unless the full existing NAOS remains in tact.

Bruce & Lyla Hodgins

On Jun 1, 2017, at 12:29 PM, Wood, Nick <[nwood@swlaw.com](mailto:nwood@swlaw.com)> wrote:

Good afternoon Mr. and Ms. Hodgins.

Thank you for your e-mail. My client, P.F. Chang's, and I, respect and appreciate your comments and concerns.

Since you are unable to attend the neighborhood meeting next Wednesday, I would be pleased to meet with you at your home, (or any other location of your choosing) to discuss your concerns and to share with you our proposed plan for the site.

I believe that our plan has been designed to respect the desert habitat, including the wash that runs through the north side of the property.

This morning we met with Mr. Michael Bronska, one of your former HOA Presidents, and shared the proposed plan with him. As a courtesy to Mr. Bronska, I'm copying him with this e-mail.

Please let me know if you are willing to meet with me. If so, my assistant, Robyn Kerns, will work with you to choose a time and location that is convenient for you.

Kind regards,

Nick

Nicholas J. Wood  
Snell & Wilmer  
400 East Van Buren Street  
Phoenix, Arizona, 85004  
Office: 602-382-6269  
Cell: 602-451-2255



Fax: 602-382-6070  
[nwood@swlaw.com](mailto:nwood@swlaw.com)

---

**From:** Bruce & Lyla [<mailto:bhodgins@dccnet.com>]  
**Sent:** Thursday, June 01, 2017 10:19 AM  
**To:** [jmurillo@scottsdaleaz.gov](mailto:jmurillo@scottsdaleaz.gov)  
**Cc:** [astedman@lvadesign.com](mailto:astedman@lvadesign.com); [treynolds@scottsdaleaz.gov](mailto:treynolds@scottsdaleaz.gov); [ayaron@scottsdaleaz.gov](mailto:ayaron@scottsdaleaz.gov); Griemsmann, Noel; Wood, Nick  
**Subject:** Project 356-PA-2017 Opposition

To Mr. Jesus Murillo,

I am writing to express my strong objection to the rezoning proposed by Project 356-PA-2017, and especially to any change or reduction in designated Natural Area Open Space (NAOS) that exists with the current zoning of this property.

We purchased our house at 7607 E Starla Dr., which backs onto the northern NAOS portion of the subject property, in May 2014 with the understanding that the NAOS-designated areas of the subject property would be preserved as natural desert and could never be built on. This factored heavily on our purchasing decision and added significantly to the valuation of our property. Any changes to the protection of the existing NAOS along the northern portion of the subject property at 7676 E Pinnacle would cause significant loss of important desert habitat in the area and cause substantial impairment to the enjoyment of our property and to the monetary value of our home.

I am requesting that the City of Scottsdale reject the rezoning request of Project 356-PA-2017 and vigilantly preserve the important Natural Area Open Space that makes Scottsdale such an attractive and environmentally sensitive community to live in. Since I am unable to attend the neighborhood meeting on June 7, I would like my comments to be included in the public record on this case file.

Please confirm receipt of these comments and that they will be entered in the public record in opposition to the proposed rezoning application. Thank you.

Sincerely,  
K. Bruce Hodgins  
7607 E Starla Dr

cc. Mr. Alex Stedman, LVA Urban Design Studio  
Mr. Taylor Reynolds, City of Scottsdale  
Mr. Adam Yaron, City of Scottsdale  
Mr. Noel Griemsmann, Snell & Wilmer LLP  
Mr. Nick Wood, Snell & Wilmer LLP

## **TAB 3**



## **Watney, Stephanie**

---

**From:** Wood, Nick  
**Sent:** Monday, June 05, 2017 4:03 PM  
**To:** 'Peterson, Katherine S., M.S.N., R.N.'; Griemsmann, Noel  
**Cc:** Kerns, Robyn  
**Subject:** RE: PFCCB Rezoning Request

Hi Ms. Peterson. Thank you for your e-mail.

I believe that we will be able to answer all of your questions at the neighborhood meeting.

We look forward to meeting you.

Kind regards,

Nick

Nicholas J. Wood  
Snell & Wilmer  
400 East Van Buren Street  
Phoenix, Arizona, 85004  
Office: 602-382-6269  
Cell: 602-451-2255  
Fax: 602-382-6070  
[nwood@swlaw.com](mailto:nwood@swlaw.com)

---

**From:** Peterson, Katherine S., M.S.N., R.N. [<mailto:Peterson.Katherine@mayo.edu>]  
**Sent:** Monday, June 05, 2017 1:54 PM  
**To:** Griemsmann, Noel; Wood, Nick  
**Subject:** PFCCB Rezoning Request

Mr. Wood and Mr. Griemsmann,

My purchase of a home in the Los Portones community was based, in large part, upon the knowledge that the land on the north east intersection of East Pinnacle Peak Road and North Miller Road was zoned for office use with an existing office building and parking lot already present. The proposed re-zoning of the land for residential use will impact the value of my home. Potentially, the new development will also eliminate my view of the desert, obstruct my view of the McDowell Mountains, and decrease the wildlife in my backyard. In addition to these concerns, I have several questions.

- Need for more single family homes: Has a market analysis been completed to determine the need for this many new single family homes, in an area where there are seemingly many homes for sale in North Scottsdale neighborhoods already? What will the density be?
- Increased flow of water: Has an environmental impact study been completed to determine how the additional impervious surfaces (streets, driveways, and water run-off from roofs) will impact surrounding land and communities? Where will excess rain go during monsoon season? There is a flood plain which runs west of this property. Historically, the desert wash west of Miller Road flash floods and has overflowed into backyards of the Los Portones homeowners.

- Displacement of wildlife: Coyotes, bobcats, rattlesnakes and other smaller desert animals actively live in this area. Another home development will displace them. Has the impact to native wildlife been considered?
- Increased traffic on Miller Road: Correspondence states vehicular access is planned on 77<sup>th</sup> street. Is an additional residential entrance or exit onto Miller Road planned?
- Distance from Miller Road: How close to Miller Road will the community be situated and what kind of wall will be present?

I plan to attend the "open house" this Wednesday, but appreciate your attention to these concerns.

Thank you.

Katherine S. Peterson, MSN, RN, CNE | Instructor in Nursing, College of Medicine | Program Manager, ASU/Mayo Collaborative Pre-licensure Nursing Program | 5777 East Mayo Boulevard | Phoenix, AZ 85054 | 480-342-1146 | [peterson.katherine@mayo.edu](mailto:peterson.katherine@mayo.edu) |



## **Watney, Stephanie**

---

**From:** Ruenger, Jeffrey <JRuenger@scottsdaleaz.gov>  
**Sent:** Monday, June 05, 2017 3:19 PM  
**To:** Reynolds, Taylor  
**Cc:** Acevedo, Alex  
**Subject:** FW: Case Number: 3-GP-2017

---

**From:** Peterson, Katherine S., M.S.N., R.N. [<mailto:Peterson.Katherine@mayo.edu>]  
**Sent:** Monday, June 05, 2017 1:58 PM  
**To:** Projectinput  
**Subject:** Case Number: 3-GP-2017

Site Location: 7676 E. Pinnacle Peak Road  
Case Name: 7676 E. Pinnacle Peak  
Case Number: 3-GP-2017

My purchase of a home in the Los Portones community was based, in large part, upon the knowledge that the land on the north east intersection of East Pinnacle Peak Road and North Miller Road was zoned for office use with an existing office building and parking lot already present. The proposed re-zoning of the land for residential use will impact the value of my home. Potentially, the new development will also eliminate my view of the desert, obstruct my view of the McDowell Mountains, and decrease the wildlife in my backyard. In addition to these concerns, I have several questions.

- Need for more single family homes: Has a market analysis been completed to determine the need for this many new single family homes, in an area where there are seemingly many homes for sale in North Scottsdale neighborhoods already? What will the density be?
- Increased flow of water: Has an environmental impact study been completed to determine how the additional impervious surfaces (streets, driveways, and water run-off from roofs) will impact surrounding land and communities? Where will excess rain go during monsoon season? There is a flood plain which runs west of this property. Historically, the desert wash west of Miller Road flash floods and has overflowed into backyards of the Los Portones homeowners.
- Displacement of wildlife: Coyotes, bobcats, rattlesnakes and other smaller desert animals actively live in this area. Another home development will displace them. Has the impact to native wildlife been considered?
- Increased traffic on Miller Road: Correspondence states vehicular access is planned on 77<sup>th</sup> street. Is an additional residential entrance or exit onto Miller Road planned?
- Distance from Miller Road: How close to Miller Road will the community be situated and what kind of wall will be present?

I plan to attend the "open house" this Wednesday to gather more information about the proposed development, but appreciate your attention to these concerns.

Thank you.

Katherine S. Peterson, MSN, RN, CNE | Instructor in Nursing, College of Medicine | Program Manager, ASU/Mayo Collaborative Pre-licensure Nursing Program | 5777 East Mayo Boulevard | Phoenix, AZ 85054 | 480-342-1146 | [peterson.katherine@mayo.edu](mailto:peterson.katherine@mayo.edu) |



**TAB 4**

Date	Name	General Comment(s)
5/23/2017	Mary Brockman	Neighborhood traffic (1,000 homes to the south)
5/23/2017	Alan L	Construction debris
6/5/2017	Fernando Esteves	Likes the project, but is concerned about drainage in the area



**TAB 5**

## Watney, Stephanie

---

**From:** Reynolds, Taylor <TReynolds@scottsdaleaz.gov>  
**Sent:** Tuesday, June 06, 2017 3:07 PM  
**To:** Griemsmann, Noel  
**Subject:** FW: From business to new subdivision development

Noel,

Attached is a comment we received regarding your case, 3-GP-2017.

Taylor Reynolds  
Senior Planner - Long Range Planning  
Planning and Development Services  
City of Scottsdale  
480.312.7924  
[treyolds@scottsdaleaz.gov](mailto:treyolds@scottsdaleaz.gov)

---

**From:** [davidsinaz@cox.net](mailto:davidsinaz@cox.net) [<mailto:davidsinaz@cox.net>]  
**Sent:** Tuesday, June 06, 2017 2:10 PM  
**To:** Acevedo, Alex  
**Subject:** From business to new subdivision development



We are writing a request because we are totally against this new subdivision behind our house in Los Portones. We feel it will stifle property values in our neighborhood along with creating much more traffic on Miller Rd which is basically in our backyard. Not to mention, trying to enter Pinnacle Peak outside Los Portones is going to be almost impossible with the new subdivision behind us along with the new condos being built across the street at Silver Stone. It is very challenging now currentl -- sent by David Copenhaver (case# 3-GP-2017)



© 2017 City of Scottsdale. All Rights Reserved.



**TAB 6**

## Watney, Stephanie

---

**From:** Reynolds, Taylor <TReynolds@scottsdaleaz.gov>  
**Sent:** Tuesday, June 06, 2017 3:42 PM  
**To:** Griemsmann, Noel  
**Subject:** FW: PF Chang Parking Structure

Noel,

Attached is a comment we received regarding your case, 3-GP-2017. I did inform her of your open house scheduled for tomorrow evening.

Taylor Reynolds  
Senior Planner - Long Range Planning  
Planning and Development Services  
City of Scottsdale  
480.312.7924  
[treynolds@scottsdaleaz.gov](mailto:treynolds@scottsdaleaz.gov)

---

**From:** [leanne.debeurre@gmail.com](mailto:leanne.debeurre@gmail.com) [<mailto:leanne.debeurre@gmail.com>]  
**Sent:** Tuesday, June 06, 2017 2:29 PM  
**To:** Reynolds, Taylor  
**Subject:** PF Chang Parking Structure



Hello, Are there any meetings or gatherings where local neighbors can hear more about this or voice our concerns? I live in the Los Portones community and did not receive any communication about this before receiving this email today. I am opposed to this amendment and wish to know where and how to voice my opinion, if that is at all possible. Kind regards, Leanne Debeurre -- sent by Leanne Debeurre (case# 3-GP-2017)



© 2017 City of Scottsdale. All Rights Reserved.



**TAB 7**

**Watney, Stephanie**

---

**From:** Robert Minella <rcminella@yahoo.com>  
**Sent:** Tuesday, May 30, 2017 3:36 PM  
**To:** Reynolds, Taylor  
**Cc:** Vicki Stumberg; Jeanine Minella  
**Subject:** Re: RE: Case #3-GP-2017 P.F. Chang's Request to Rezone

Mr. Reynolds,

I know I speak on behalf of a number of concerned residents. I really appreciate your response and the time you took. I look forward to continued communication going forward.

Thank you.

Best regards,  
Bob Minella

On Tuesday, May 30, 2017, 3:30:30 PM MST, Reynolds, Taylor  
<TReynolds@scottsdaleaz.gov> wrote:

Mr. and Mrs. Minella,

Thank you for your communication. 7676 E Pinnacle Peak currently has a submitted major General Plan amendment in for review – 3-GP-2017. As coordinator for that case, I can answer your questions concerning such moving forward. The applicant is requesting a change from Office to Suburban Neighborhoods on the subject site.

Although the applicant states in their narrative that they will seek “an R1-10 type of single-family home subdivision” they have not yet submitted a companion zoning case to the above-mentioned General Plan amendment request. When staff receives such (expected towards the end of June) – we will know more specific details being requested by the applicant, such as the zoning they seek and potentially their proposed lot layout. That future zoning case will be coordinated by Jesus Murillo, whom can answer any specific questions you have regarding that case at that time – and who I have included in this response for your convenience.

1. In terms of the zoning process moving forward, the application would generally follow this process. For timing, companion zoning cases process concurrently with major General Plan amendments and would be heard at the same City Council meeting – which, pursuant to State Statute, has been scheduled for December 4<sup>th</sup> of this year.



2. Staff welcomes public input at all stages of the process – including both written comment and public testimony (at Planning Commission/City Council meetings). Since it is early in the process, the location of several of the outreach events have not been finalized. When staff is able to book all appropriate meetings, I will follow up with you and relay the date/time/locations of such. In the interim, the case info sheet specific to this case on the City's website contains the applicant's submittal, my contact information if you want to submit additional comments in the future, and will contain that public outreach information when those details are finalized.

3. Section 1.301 of Scottsdale's Zoning Ordinance states that any property owner may initiate a request to amend the zoning district map for their property – but does not guarantee that each request will be approved. This comes back to the discussion above in that there will be several instances of both public input – and furthermore – consideration and recommendation by Scottsdale's Planning Commission and final action by City Council.

Again, since the applicant has not yet submitted a companion zoning request, staff only has minimal information at this time. When the zoning request is submitted we will have more specific information. Hopefully this answers your questions below, and please feel free to contact myself or Jesus in the future regarding this development proposal. Thanks once again for your comments.

Taylor Reynolds

Senior Planner - Long Range Planning

Planning and Development Services

City of Scottsdale

480.312.7924

[treynolds@scottsdaleaz.gov](mailto:treynolds@scottsdaleaz.gov)

---

**From:** Robert Minella [mailto:[rcminella@yahoo.com](mailto:rcminella@yahoo.com)]  
**Sent:** Tuesday, May 30, 2017 9:10 AM  
**To:** Murillo, Jesus; Yaron, Adam; Reynolds, Taylor  
**Cc:** Vicki Stumberg; Jeanine Minella  
**Subject:** Case #3-GP-2017 P.F. Chang's Request to Rezone

Good morning and I hope this finds you all well. I am writing in regards to the rezoning proposal of the P.F. Chang's (PFC) property located at 7676 Pinnacle Peak Road in Scottsdale. Apparently PFC has requested the property be rezoned from a Service Residential (S-R) to a single-family home residential subdivision (R1-10).



I am very interested to know the following:

1. What is the process for rezoning a parcel?
2. What rights do surrounding residents have to object to the rezoning?
3. What gives PFC the right to rezone at their desire?

I am a current resident located next to the property in question in the La Vista community. I am most concerned about the safety and well being of traffic in the area and the lack of infrastructure to support any further development. I am also concerned about the wildlife and lack of Environmentally Sensitive Lands (ESL) in the area.

We purchased our home approximately 4-1/2 years ago with the outlook of being near a city but not being engaged in a massive development. It is disappointing that a corporation can take the measures to rezone a parcel of property to suit their own needs or profitability. I do not understand how they can make a statement in their letter saying "Redevelopment of the existing office building into a single-family residential neighborhood would be the best long-term use for the property." They apparently plan to demolish the natural habitat, create months if not years of inconvenience for surrounding residents during construction, create further traffic congestion and unsafe driving, all for their perspective of what is good for the property and their interest in making a profit. A bit of sarcasm but it is not in the best interest of the area.

I look forward to your response and sincerely hope you listen to the people that are long standing members of the community that depend on people like yourselves to protect us with the laws that are in place. There is no reason PFC cannot sell the existing property for office utilization as it was originally zoned. The few workers that reside there currently are much less of a traffic contributor than the proposed +/-50 homes proposed in the signs.

I appreciate your time and consideration of this request for information and to state our position. Please use this email address as the method for you to respond. Thank you.



Best regards,

Robert and Jeanine Minella

24030 N 76th Pl

Scottsdale, AZ 85255

## **TAB F**



# **SIGN POSTING AFFIDAVIT**



# 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: 362-PA-2017

Project Name: \_\_\_\_\_

Location: 7676 E Pinnacle Peak Rd

Site Posting Date: Orig. Posted 5/25/17; Updated 5/26/17

Applicant Name: Nick Wood, Esq.- Snell and Wilmer L.L.P.

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

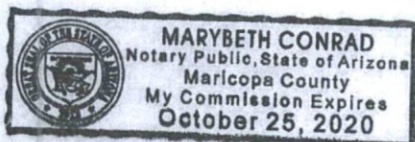
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Meghan Higgett  
Applicant Signature

5/26/17  
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 26th day of May 2017



Marybeth Conrad  
Notary Public

My commission expires: 10-25-20

**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: Wednesday, June 7, 2017  
Time: 6:00 P.M.  
Location: Training Room  
7676 E Pinnacle Peak Rd, Scottsdale, AZ 85255

Site Address: 7676 E. Pinnacle Peak Rd, Scottsdale, AZ 85255

#### Project Overview:

- Description of Request: A Major General Plan Amendment and a request to rezone the subject property from S-R ESL to R1-10 ESL.
- Description of Project and Proposed Use: Change the City of Scottsdale General Plan Land Use Map from "Office" to "Suburban Neighborhoods" to support future rezoning request for an R1-10 single-family home subdivision. The Proposal would create a +/- 50-lot single family residential community.
- Site Acreage: 19.7 +/- Acres
- Site Zoning: S-R/ESL - Service-Residential with Environmentally Sensitive Lands Overlay

#### Applicant Contact:

Nick Wood, Esq. - Snell and Wilmer L.L.P.  
nwood@swlaw.com 602-382-6000  
Pre-Application #: 362-PA-2017

#### City Contact:

Taylor Reynolds 480-312-7924  
treynolds@scottsdaleAZ.gov

Available at City of Scottsdale: 480-312-7000

Posting  
Date: 5/25/17  
Updated  
5/26/17

After submittal, project information is available at: <http://www.scottsdaleaz.gov/projects/ProjectsInProcess>  
Penalty for removing or defacing sign prior to date of last hearing - Applicant Responsible for Sign Removal.

5/26/17 11:53:41

## Early Notification of Project Under Consideration

### Neighborhood Open House Meeting:

Date: Wednesday, June 7, 2017  
Time: 6:00 P.M.  
Location: Training Room  
7676 E Pinnacle Peak Rd, Scottsdale, AZ 85255

Site Address: 7676 E. Pinnacle Peak Rd, Scottsdale, AZ 85255

#### Project Overview:

- Description of Request: A Major General Plan Amendment and a request to rezone the subject property from S-R ESL to R1-10 ESL.
- Description of Project and Proposed Use: Change the City of Scottsdale General Plan Land Use Map from "Office" to "Suburban Neighborhoods" to support future rezoning request for an R1-10 single-family home subdivision. The Proposal would create a +/- 50-lot single family residential community.
- Site Acreage: 19.7 +/- Acres
- Site Zoning: S-R/ESL - Service-Residential with Environmentally Sensitive Lands Overlay

#### Applicant Contact:

Nick Wood, Esq. - Snell and Wilmer L.L.P.  
nwood@swlaw.com 602-382-6000  
Pre-Application #: 362-PA-2017

#### City Contact:

Taylor Reynolds 480-312-7924  
treynolds@scottsdaleAZ.gov

Available at City of Scottsdale: 480-312-7000

Posting  
Date: 5/25/17  
Updated  
5/26/17

After submittal, project information is available at: <http://www.scottsdaleaz.gov/projects/ProjectsInProcess>  
Penalty for removing or defacing sign prior to date of last hearing - Applicant Responsible for Sign Removal.

5/26/17 11:57:00



**TAB G**



# **NEIGHBORHOOD OPEN HOUSE REPORT**

**June 7, 2017**

**6:00 to 7:00 PM**

**7676 East Pinnacle Peak Road, Scottsdale, AZ 85255**

- 1. Report (Discussion Items/Responses)**
- 2. Sign-In Sheets**
- 3. Comment Cards Received**

**TAB 1**



# **DISCUSSION ITEMS**

## **1. Traffic**

- Regional concerns
- Perceived increase in traffic
- Miller Road (Limiting northern expansion)
- Traffic noise (Especially if Miller Road is expanded)

## **2. 77<sup>th</sup> Street**

- Design and correction

## **3. Home Values**

- Minimum lot sizes, home sizes and finishes

## **4. Building Height**

- Concerns about two (2) story homes

## **5. Maintaining Wildlife Corridors**

## **6. Processing of Request**

# RESPONSES

## 1. Traffic

### Regional Concerns:

Regional transportation concerns (existing/future) are not specific to the project.

### Perceived Increase in Traffic:

Given the population of P.F. Chang's workforce and the commensurate proposed number of lots in the plan, there is likely an opportunity for reduction in traffic pressure. A traffic study will be completed as part of the rezoning application.

### Miller Road:

The expansion of Miller Road and any related improvement infrastructure is not related to the project.

### Noise (Especially if Miller Road is expanded):

The noise from traffic should not exceed ambient conditions.



# RESPONSES

## 2. 77<sup>th</sup> Street Design and correction

The project team is working with the City of Scottsdale on evaluating project access onto Miller Road.

## 3. Home Values

The minimum lot size will be as per the approved zoning district. Other specifics regarding home sizes and finishes will be subject to market demand.

## 4. Building Height

P.F. Chang's is willing to limit building height to one (1) story on perimeter lots that are adjacent to existing neighboring homes

## 5. Maintaining Wildlife Corridors

The current layout of the project proposes retaining the wash that runs through the site as "open space," allowing for the wildlife corridor to remain.

## 6. Processing of Request

Several questions were asked regarding the amendment process for the General Plan and also rezoning requests. The project team educated stakeholders on these processes.

**TAB 2**



\*\* FACILITY RELATED GUESTS

DATE	GUEST NAME	CONTACT INFORMATION	
6/7/2017	Barry & Jean		
	NORM SPINALE		
	JACK McENRDE		
	Terry + Jane Dinkley		
	Steve Coleman		
	RALPH WEAVER		
	Debra KOWAS		
	Sue Feltus		
	Basher & Hala Stphs		
	Sharon Rose-Bohrer		
	John + Beth Rapasky		
	Lucille Van Vahrenburg		

\*\* FACILITY RELATED GUESTS

DATE	GUEST NAME	CONTACT INFORMATION	
6/7/2017	Shay Phillips		
	Michael + Erica Jacob		
	JOHN RUYAE		
	MIKE + JEE LABOWITZ		
	Wendy Bruckner		
	Jo Di Chiara		
	JOE LEVINE		
	ALAN DAVIS		
	CORINNE FRANCO		
	Vicki Purnick		
	Dmitri Vladimirovich		
	Dmitri Vladimirovich		
	KATHERINE PETERSEN		



**TAB 3**

**Neighborhood Open House**  
**Guest Comment Card**

Pre-Application Case No. 362-PA-2017


June 7, 2017

Please provide your thoughts, your suggestions or any comments about the proposal that you would like to share with the project team and City staff. All cards submitted will be forwarded to the City for inclusion in the case file. Thank you for attending our meeting.

Speed control/  
monitoring on Miller -

Name: 

Address: 

Phone/Email: 



**Neighborhood Open House  
Guest Comment Card**

Pre-Application Case No. 362-PA-2017  
June 7, 2017

Please provide your thoughts, your suggestions or any comments about the proposal that you would like to share with the project team and City staff. All cards submitted will be forwarded to the City for inclusion in the case file. Thank you for attending our meeting.

- Prefer to keep zoning as current commercial status.
- Prefer natural set backs one story, maintain views

Name: Debra Kovas

Address:

Phone/Email:

**Neighborhood Open House  
Guest Comment Card**

Pre-Application Case No. 362-PA-2017

June 7, 2017

Please provide your thoughts, your suggestions or any comments about the proposal that you would like to share with the project team and City staff. All cards submitted will be forwarded to the City for inclusion in the case file. Thank you for attending our meeting.

1.8 hours long  
1-2 hours - no food  
— one long walk!  
Noise abatement - heard of  
The etc for some  
nearby entrance  
Los Padres Foundation

Name:

Address:

Phone/Email:



**Neighborhood Open House**  
**Guest Comment Card**  
Pre-Application Case No. 362-PA-2017  
June 7, 2017

Please provide your thoughts, your suggestions or any comments about the proposal that you would like to share with the project team and City staff. All cards submitted will be forwarded to the City for inclusion in the case file. Thank you for attending our meeting.

Noise abatement

No emergency exit  
on Miller!!  
Only on 77th &  
Lincoln

No two story homes  
along Miller!!

Name: Joan Ruyke

Address: 2101 - "

Phone/Email: - - - -

SEE BACK

Speed control  
on Miller: Right  
now speed limit  
is completely ignored



**Neighborhood Open House  
Guest Comment Card**

Pre-Application Case No. 362-PA-2017

June 7, 2017

Please provide your thoughts, your suggestions or any comments about the proposal that you would like to share with the project team and City staff. All cards submitted will be forwarded to the City for inclusion in the case file. Thank you for attending our meeting.

Was told only  
one story entire development

but definitely was  
told by Mark (lawyer)

that lots 9, 10 + 42 through

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone/Email: \_\_\_\_\_

will NOT  
be two story  
houses

**Neighborhood Open House**  
**Guest Comment Card**

Pre-Application Case No. 362-PA-2017

June 7, 2017

Please provide your thoughts, your suggestions or any comments about the proposal that you would like to share with the project team and City staff. All cards submitted will be forwarded to the City for inclusion in the case file. Thank you for attending our meeting.

Emergency exit should  
be off 77 St NOT  
Miller's bec. of traffic/  
noise | speed | etc.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone/Email: \_\_\_\_\_



**Neighborhood Open House  
Guest Comment Card**

Pre-Application Case No. 362-PA-2017

June 7, 2017

Please provide your thoughts, your suggestions or any comments about the proposal that you would like to share with the project team and City staff. All cards submitted will be forwarded to the City for inclusion in the case file. Thank you for attending our meeting.

After Seeing the layout  
and New entrance &  
that amount of homes  
is half that of Los Rios town  
I feel very comfortable  
with Plan —

Name: Vincent & Becky Laurin

Address:

Phone/Email:

**Neighborhood Open House  
Guest Comment Card**

Pre-Application Case No. 362-PA-2017

June 7, 2017

Please provide your thoughts, your suggestions or any comments about the proposal that you would like to share with the project team and City staff. All cards submitted will be forwarded to the City for inclusion in the case file. Thank you for attending our meeting.

USING VEILED THREATS  
THAT IF THE PROPERTY  
REMAINS ZONED COMMERCIAL  
WOULD BE WORSE FOR THE  
EXISTING RESIDENTS DOES  
NOT MAKE P.F. CHANGE THE GOOD  
GUYS HERE. WE MOVED UP HERE  
FOR LESS DENSITY + NOW YOU  
Name: IDA TURNICK

Address:

Phone/Email: 7

WANT TO TAKE IT AWAY.



## Neighborhood Open House

### Guest Comment Card

Pre-Application Case No. 362-PA-2017

June 7, 2017

Please provide your thoughts, your suggestions or any comments about the proposal that you would like to share with the project team and City staff. All cards submitted will be forwarded to the City for inclusion in the case file. Thank you for attending our meeting.

-Resident of La Vista - not on board with this plan at all.

We have had ~~some~~ much new high density development recently approved - we can't take more. Traffic is thick already and its sad this is all being →

Name: Corinne Frasco

Address: [REDACTED]

Phone/Email: [REDACTED]



developed because PF Changs wants  
to make more \$. All the long  
standing residents need to suffer so  
they can make an extra buck.



## Neighborhood Open House

### Guest Comment Card

Pre-Application Case No. 362-PA-2017

June 7, 2017

Please provide your thoughts, your suggestions or any comments about the proposal that you would like to share with the project team and City staff. All cards submitted will be forwarded to the City for inclusion in the case file. Thank you for attending our meeting.

I believe TRAFFIC  
is a HUGE concern. —  
48 homes x 23 cars emptying  
onto Miller/77th and  
ultimately Pinnacle Peak Rd  
is a NIGHTMARE. Already  
Pinnacle Peak Road <sup>towards</sup> Scottsdale Rd  
(starting at 3:00pm) is backed up  
for miles. Hayden Rd/Pinnacle  
Peak light is also backed up  
for miles. With all the condos →

Name: Sherrin Bohrer

Address:

Phone/Email:



going in at Smeistne - also  
off Pinnacle Peak - the  
traffice is going to be  
impossible. You can not  
exit the Safeway parking  
lot onto Pinnacle Peak east.

---

The effect on the  
value of our homes in  
La Vista is another  
big concern. If you  
are at the same price  
point you are competing  
with our homes, which  
would make hard for us to  
sell. Need to be at  
different price point.  
Only 1 story homes.



**Neighborhood Open House**  
**Guest Comment Card**  
Pre-Application Case No. 362-PA-2017  
June 7, 2017

Please provide your thoughts, your suggestions or any comments about the proposal that you would like to share with the project team and City staff. All cards submitted will be forwarded to the City for inclusion in the case file. Thank you for attending our meeting.

Let's Discuss  
Alignment of  
77th + Scalloped  
Street Intersection on  
Pinnacle Peak Road

Name:

ALAN DAVIS

Address:

Phone/Email:

**TAB H**



# Neighborhood Involvement General Plan Checklist (GP)



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

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

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

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

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

## Step 2: Neighborhood Notification

<b>Provide information by:</b> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> 1<sup>st</sup> Class Letter or Postcard</li> <li><input type="checkbox"/> In Person</li> <li><input type="checkbox"/> Phone call</li> <li><input type="checkbox"/> Certified Mail</li> <li><input type="checkbox"/> Door Hangers/Flyers</li> </ul>	<b>To:</b> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Each Real Property owner in proposed area</li> <li><input type="checkbox"/> Property owners and HOAs within 750'</li> <li><input type="checkbox"/> Adjacent property owners/ tenants/HOAs</li> <li><input type="checkbox"/> School District(s)</li> <li><input type="checkbox"/> Interested Party list (provided by Project Coordinator)</li> </ul>
--	---

### Project Notification shall include the following information:

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

## Step 3: Project Under Consideration

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

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

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

*Continued on page 2*

## Planning and Development Services

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



# Neighborhood Involvement General Plan Checklist (GP)



## Step 4: Continued from page 1

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

## Step 5: Complete a Neighborhood Involvement Report

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

- ☒ **Submit either the original or a copy of this marked Neighborhood Involvement Packet.**
- ☒ **Document your Project Notification efforts as follows:**
- Provide a map showing the number of and where notified neighbors are located.
  - Provide a list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOA's).
  - Provide the dates contacted, how they were contacted, and the number of times contacted (minimum of two).
  - Provide copies of letters or other means used to contact neighbors, school districts, and HOA's.
  - Provide originals of all comments, letters, and correspondence received.
- ☒ **Verify the "Project Under Review" Sign Posting or Newspaper listing as follows:**
- Provide completed affidavit of the sign posting with a time/date stamped photo. (See attached)
  - ~~Provide a copy of the Newspaper listings with date of publication.~~ N/A
- ☒ **Document the Open House Meeting(s) as follows:**
- List dates, times, and locations of open house meeting(s).
  - Provide the sign-in sheets, list of people who attended the meeting(s), and comment sheets.
  - A written summary of topics discussed and comments, issues and concerns provided at the open house meeting(s).
- ☒ **Provide steps taken to keep neighbors informed and involved.**
- List the method by which the applicant has addressed, or intends to address, the issues, concerns, and problems identified during the process and open house meetings.
  - List how neighbors were contacted regarding changes and updates to the proposed General Plan Amendment. N/A
  - Provide any other outreach and communication efforts. N/A

## Related Resources:

- ☒ Project Under Consideration Sign Posting Requirements
- ☒ Affidavit of Posting

N/A ☐ Public Hearing Sign Posting Requirements

## Planning and Development Services

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



June 1, 2017

Superintendent  
Paradise Valley School District  
15002 N. 32<sup>nd</sup> Street  
Phoenix, AZ 85032

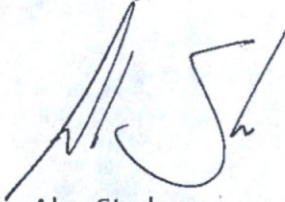
Dear Madam or Sir,

This letter is being sent to you pursuant to City of Scottsdale Zoning Code (Ordinance No. 455), Article 1, Administration and Procedures, Section a.a500, Collaborative City and School Planning.

Please be advised that we are applying for a Major General Plan Amendment and Rezoning application that will seek to modify the zoning on a 20 acre property, resulting in a greater residential density allowed on the subject property. The property is currently zoned as S-R ESL (Service Residential). Our application to amend this designation to R1-10 ESL will result in a total of 48 units

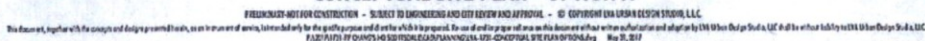
Enclosed please find a location map, site plan, and Determination Form required by the City per the above Ordinance. If you would like to schedule a meeting to discuss the proposal I can be reached by the below contact information.

Sincerely,



Alex Stedman  
LVA Urban Design Studio  
Email: [astedman@lvadesign.com](mailto:astedman@lvadesign.com)









## SCHOOL DISTRICT

### Determination of Adequate Facilities

City of Scottsdale Project Number: 356 -PA- 2017

Project name: Pinnacle Peak Rd. & Miller Rd.

Project Location 7676 E. Pinnacle Peak Rd. Scottsdale, AZ 85255

Applicant Name: Nick Wood Phone: 602-382-6269

Applicant E-mail: nwood@swlaw.com

Fax: \_\_\_\_\_

School District: Paradise Valley Unified School District

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

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

Attached are the following documents supporting the above certification:

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

Or;

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

\_\_\_\_\_  
Superintendent or Designee

\_\_\_\_\_  
Date

### Planning and Development Services Department

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



7015 1520 0000 9132 3504

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**PHOENIX, AZ 85032**

**OFFICIAL USE**

Certified Mail Fee	\$3.35	0820 09
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$3.84	06/01/2017

Sent To Paradise Valley School  
15002 N. 32nd St.  
Phoenix, AZ 85032

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

=====

TEMPE RETAIL STORE  
 500 S MILL AVE  
 TEMPE  
 AZ  
 85281-9997  
 0384380820  
 (800)275-8777 12:43 PM

06/01/2017

=====

Product Description	Sale Qty	Final Price
First-Class Mail Letter (Domestic)	1	\$0.49
(PHOENIX, AZ 85032)		
(Weight: 0 Lb 0.80 Oz)		
(Expected Delivery Day)		
(Saturday 06/03/2017)		
Certified	1	\$3.35
(@USPS Certified Mail #)		
(70151520000091323504)		
<b>Total</b>		<b>\$3.84</b>
Credit Card Remitd (Card Name: VISA)		\$3.84
(Account #: XXXXXXXXXXXX6777)		
(Approval #: 09676I)		
(Transaction #: 952)		

\*\*\*\*\*

BRIGHTEN SOMEONE'S MAILBOX. Greeting cards available for purchase at select Post Offices.

\*\*\*\*\*

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit [USPS.com](http://USPS.com) USPS Tracking or call 1-800-222-1811.

Order stamps at [usps.com/shop](http://usps.com/shop) or call



Remove X

Tracking Number: 70151520000091323504



Delivered

## Product & Tracking Information

See Available Actions

Postal Product:  
First-Class Mail®

Features:  
Certified Mail™

DATE & TIME	STATUS OF ITEM	LOCATION
June 5, 2017, 10:31 am	Delivered, Left with Individual	PHOENIX, AZ 85032
Your item was delivered to an individual at the address at 10:31 am on June 5, 2017 in PHOENIX, AZ 85032.		
June 2, 2017, 7:23 am	Departed USPS Regional Facility	PHOENIX AZ DISTRIBUTION CENTER
June 1, 2017, 8:28 pm	Arrived at USPS Regional Facility	PHOENIX AZ DISTRIBUTION CENTER
June 1, 2017, 3:51 pm	Departed Post Office	TEMPE, AZ 85281

See More V

## Available Actions

See Less ^