

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

Wartz
283

New Homes

Joanna Wilkins
480.363.5792

PUBLIC HEARING NOTICE

REQUEST: Request approval of the site plan, landscape plan, and building elevations for a residential condominium development with 14 dwelling units in approximately 40,650 square feet of building area, all on a 3-acre site.

CASE#: 25-DR-2017

DATE: January 4, 2018

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

UNLESS OTHERWISE NOTIFIED, ALL
PUBLIC HEARINGS ARE HELD AT:

SCOTTSDALE CITY HALL
3939 N. DRINKWATER BLVD.

YOUR COMMENTS ABOUT THIS REQUEST CAN BE MADE
PRIOR TO OR AT THE ABOVE PUBLIC HEARING
IF YOU WISH TO SPEAK AT THIS MEETING PLEASE
ALLOW ENOUGH TIME TO FILL OUT A COMMENT CARD.



480-312-7000

POSTING DATE:

December 22, 2017

<https://eservices.scottsdaleaz.gov/bidresources/Cases>

Barnes, Jeff

From: Ruenger, Jeffrey
Sent: Friday, June 23, 2017 10:33 AM
To: Barton, Wayland; Barnes, Jeff
Subject: FW: 4602 north 65th/ phoenician east HOA

25-DR-2017

From: Randi Weinberg [<mailto:rlweinberg@msn.com>]
Sent: Friday, June 23, 2017 9:02 AM
To: Projectinput
Subject: 4602 north 65th/ phoenician east HOA

Hi,

In regards to 6442,6430 & 6502 east camelback development....

It would be extremely desirable for our unit - which is located right behind development, that an opening or dedicated fence gate is left for walking access to Camelback rd. from the golf course.

If needed , it could be a locked fence and distribute keys to hoa.

This would enable us to directly walk to town via camelback.

Please consider this.

thank you, lee weinberg

Neighborhood Notification Checklist

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



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

This application is for a:

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

If you are submitting an application for Re-Zoning, Zoning Ordinance Text Amendments, Zoning Stipulation Amendments, Council Approved Amended Standards, and City Council Site Plan Approval this is not the correct checklist; please obtain a copy of the Citizen Review Checklist from your project coordinator. If you are applying for a General Plan Amendment, please obtain a copy of the Neighborhood Involvement Checklist from your project coordinator.

Complete the following marked items prior to submitting your application

☒ Step 1: Neighborhood Notification

Provide information by:

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

To:

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

* WCF requirements for Notification shall be completed a minimum of 15 days prior to the application submittal. Notification for all other applications should be within 45 days prior to the date of your formal submittal.

Project Notification shall include the following information:

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

☐ Step 2: Project Under Consideration

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

Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7

25-DR-2017

05/25/17

Neighborhood Notification Checklist

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



☐ Step 3: Hold An Open House Meeting

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

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

☒ Step 4: Complete a Neighborhood Notification Report

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

☒ You are required to submit a Neighborhood Notification Report with your application.

☒ Submit either the original, or a copy of this marked Neighborhood Notification Packet.

☐ Document your Project Notification efforts as follows:

- Provide a list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOA's).
- Provide a map showing where notified neighbors are located.
- Provide the dates contacted, and the number of times contacted.
- Indicate how they were contacted (e.g. letter, phone call). If certified mail was used, provide receipts of delivery.
- Provide copies of letters or other means used to contact neighbors, the school district, and HOA's.
- Provide originals of all comments, letters, and correspondence received.

☐ Verify the "Project Under Review" Sign Posting or Newspaper listing as follows:

- Provide affidavit of posting, and pictures of sign, which are date and time stamped.
- Copy of Newspaper listings with date of publication.

☐ Document the Open House Meeting(s) as follows:

- List dates, times, and locations of open house meeting(s).
- Provide the sign-in sheets, list of people attended the meeting(s), comment sheets, and written summary of the comments, issues and concerns provided at the open house meeting(s).
- List the method by which the applicant has addressed, or intends to address, the issues, concerns, and problems identified during the process.
- List dates, times, and locations of any follow-up with interested parties.

☐ List any other neighborhood, citizen involvement.

Related Resources:

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

Planning and Development Services

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

Stewart Meredith
Or Current Resident
4525 N 66th St 12
Scottsdale, AZ 85251-1029

Cockrell Elaine L B Family Trust
Or Current Resident
4525 N 66th St 84
Scottsdale, AZ 85251-1021

Marital Trust & Kominsky Raymond Trust
Or Current Resident
4525 N 66th St 61
Scottsdale, AZ 85251-1022

Judith A Wanning
Or Current Resident
4525 N 66th St 6
Scottsdale, AZ 85251-1016

Michael & Ginny Maloco
Or Current Resident
4624 N 65th St
Scottsdale, AZ 85251-1038

Kay Campbell
Or Current Resident
4525 N 66th St
Scottsdale, AZ 85251-1019

Vicki L Kirkwood
Or Current Resident
4525 N 66th St 38
Scottsdale, AZ 85251-1000

Williams Russell
Or Current Resident
4525 N 66th St 5
Scottsdale, AZ 85251-1016

Dennis & Patricia Feagles
Or Current Resident
4525 N 66th St 32
Scottsdale, AZ 85251-1025

Marie Lease Godet
Or Current Resident
4525 N 66th St 4
Scottsdale, AZ 85251-1016

William E Freeman & Monica L Levens
Or Current Resident
4525 N 66th St
Scottsdale, AZ 85251-1019

M Grisebaum Kathleen
Or Current Resident
4525 N 66th St 53
Scottsdale, AZ 85251-1023

Richard & Frances Stewart
Or Current Resident
4525 N 66th St 1
Scottsdale, AZ 85251-1030

Eric D Gomez & Melynda M Markham
Or Current Resident
4525 N 66th St 52
Scottsdale, AZ 85251-1023

Richard Gelmetti
Or Current Resident
4525 N 66th St 51
Scottsdale, AZ 85251-1023

Case Lease Frederick
Or Current Resident
4525 N 66th St 59
Scottsdale, AZ 85251-1022

Suzanne Selby James
Or Current Resident
4525 N 66th St 55
Scottsdale, AZ 85251-1023

Knowlton Sekula Family 2006 Trust
Or Current Resident
4525 N 66th St 50
Scottsdale, AZ 85251-1023

Joan K Furath
Or Current Resident
4605 N 65th St
Scottsdale, AZ 85251-1005

Ira & Donna Pleason
Or Current Resident
4547 N 65th St
Scottsdale, AZ 85251-1036

David & Gezelle Rizk
Or Current Resident
4633 N 65th St
Scottsdale, AZ 85251-1038

Carol S Moore
Or Current Resident
4636 N 65th St
Scottsdale, AZ 85251-1038

Grossman
Or Current Resident
4628 N 65th St
Scottsdale, AZ 85251-1038

Curnyn Arnold
Or Current Resident
4640 N 65th St
Scottsdale, AZ 85251-1038

Darlene T Lease Kanz
Or Current Resident
4525 N 66th St 7
Scottsdale, AZ 85251-1029

Nancy L Jage
Or Current Resident
4525 N 66th St 8
Scottsdale, AZ 85251-1029

Wagner Family Trust 2016
Or Current Resident
4543 N 65th St
Scottsdale, AZ 85251-1036

David Knigge
Or Current Resident
4629 N 65th St
Scottsdale, AZ 85251-1038

Thomas & Kathryn Tillett
Or Current Resident
4525 N 66th St 33
Scottsdale, AZ 85251-1025

Marilyn Milum
Or Current Resident
4535 N 65th St
Scottsdale, AZ 85251-1036

Cch & Trust Bnh
Or Current Resident
4550 N 65th St
Scottsdale, AZ 85251-1036

Wallace H Eckmann & Lease Iris
Or Current Resident
4525 N 68th St
Scottsdale, AZ 85251-1019

Muller
Or Current Resident
4648 N 65th St
Scottsdale, AZ 85251-1039

Fuyu Lin
Or Current Resident
4618 N 65th St
Scottsdale, AZ 85251-1037

Lee & Randi Weinberg
Or Current Resident
4602 N 65th St
Scottsdale, AZ 85251-1005

James & Rachel Scott
Or Current Resident
4525 N 65th St 56
Scottsdale, AZ 85251-1023

Gerber
Or Current Resident
4525 N 66th St 82
Scottsdale, AZ 85251-1021

Magee Dean & Susan Living Trust
Or Current Resident
4641 N 65th St 147
Scottsdale, AZ 85251-1038

Kathryn W Simon
Or Current Resident
4551 N 65th St
Scottsdale, AZ 85251-1036

Michael Horne Robert
Or Current Resident
4539 N 65th St 161
Scottsdale, AZ 85251-1036

Kathryn W Simon
Or Current Resident
4601 N 65th St 157
Scottsdale, AZ 85251-1005

Ij & Em Frazer
Or Current Resident
4625 N 65th St
Scottsdale, AZ 85251-1038

Karen Byrne
Or Current Resident
4525 N 66th St 31
Scottsdale, AZ 85251-1025

Todd M Mazon
Or Current Resident
4525 N 66th St 37
Scottsdale, AZ 85251-1000

Ronald & Donna Davis
Or Current Resident
4612 N 65th St
Scottsdale, AZ 85251-1037

Cheryl Naumoff
Or Current Resident
4525 N 66th St 36
Scottsdale, AZ 85251-1000

Simone Berk
Or Current Resident
4525 N 66th St
Scottsdale, AZ 85251-1019

Michael K Stanley & Susan A Lease
Or Current Resident
4525 N 66th St 35
Scottsdale, AZ 85251-1000

Charles & Frieda Gilvarg
Or Current Resident
4525 N 66th St 54
Scottsdale, AZ 85251-1023

William C Brooks
Or Current Resident
4525 N 66th St 49
Scottsdale, AZ 85251-1023

Arthur M Platzman
Or Current Resident
4525 N 66th St 57
Scottsdale, AZ 85251-1022

James & Carolyn Milliken
Or Current Resident
4525 N 66th St 60
Scottsdale, AZ 85251-1022

Michael & Toni Nevins
Or Current Resident
4621 N 65th St
Scottsdale, AZ 85251-1037

Foreman John & Sandra Trust
Or Current Resident
4613 N 65th St 154
Scottsdale, AZ 85251-1037

Anne G Lease Wendell
Or Current Resident
4525 N 66th St
Scottsdale, AZ 85251-1019

Karen A Morrissey
Or Current Resident
4522 N 66th St
Scottsdale, AZ 85251-1008

June Bradbury Barbara
Or Current Resident
4515 N 64th St
Scottsdale, AZ 85251-1928

Harry T Kremler
Or Current Resident
4614 N 66th St
Scottsdale, AZ 85251-1010

Rockland Trust
Or Current Resident
4508 N 66th St
Scottsdale, AZ 85251-1008

Jerry M Graver & Karen A Morrissey
Or Current Resident
4534 N 66th St
Scottsdale, AZ 85251-1008

Kandas W & K Living Trust
Or Current Resident
4541 N 64th St
Scottsdale, AZ 85251-1928

Dennis Hankerson
Or Current Resident
4626 N 68th St
Scottsdale, AZ 85251-1010

Christine S Frelland
Or Current Resident
6402 E Camelback Rd
Scottsdale, AZ 85251-1002

James P Gardner
Or Current Resident
6500 E Gainsborough Rd
Scottsdale, AZ 85251-2317

Norman R Shaia
Or Current Resident
6512 E Gainsborough Rd
Scottsdale, AZ 85251-2317

Schauerman
Or Current Resident
6448 E Gainsborough Rd
Scottsdale, AZ 85251-1950

Stanley P Desjardins & June M Rudyk
Or Current Resident
6536 E Gainsborough Rd
Scottsdale, AZ 85251-2317

John & Melanie Esposito
Or Current Resident
6524 E Gainsborough Rd
Scottsdale, AZ 85251-2317

Hall Karen H Trust
Or Current Resident
4525 N 66th St 30
Scottsdale, AZ 85251-1025

Luxian Villas on Camelback
Project 269-PA-2017

**Neighborhood Notification
HOA Mailings**

Casa Del Monte Inc.
4525 North 66th St Unit 73
Scottsdale, AZ 85251

Phoenician II Inc.
4645 East Cotton Gin Loop
Phoenix, AZ 85040

6500 Camelback Homeowners Association
3219 East Camelback Rd #313
Phoenix, AZ 85018

School District

Scottsdale Unified School District
7575 East Main Street
Scottsdale, AZ 85251



April 28, 2016

Neighborhood Notification Letter
Re: Project #269-PA2017 Luxian Villas on Camelback

Dear Homeowners, HOAs and related parties:

Please allow this notice to inform you that the above noted development is being submitted to the City of Scottsdale Design Review Board for approval of site plans and construction documents.

The project is located at 6500 East Camelback Road between Invergordon Road and 66th Street on the north side of Camelback Road in Scottsdale, Arizona.

The project is located on approximately 3± acres and is zoned R-4. The entire acreage consists of approximately 135,480± SF.

The project will consist of 14 condominium units in a well landscaped environment that is adjacent to the Phoenician golf course. The condominium units will be between approximately 2,700-3,000 square feet each in size and will offer design, state of the art interior finishes, and amenities comparable to other condominium developments in the area and will be consistent with the character of the neighborhood.

Included with the notification, is the preliminary site plan and preliminary elevations for the project.

For any questions, the following contact information is provided:

City of Scottsdale Planning Department

Jeff Barnes, Planning Co-ordinator 480-312-7000

Applicant

Todd Simmons, Owner 480-696-3114



FRONT ELEVATION

1/8" = 1'-0"



