

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

REQUEST TO SPEAK



Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.

Public testimony is limited to three (3) minutes per speaker.

Additional time **MAY** be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print)

Marcia Jepson

MEETING DATE

3/1/18

NAME OF GROUP/ORGANIZATION (if applicable)

ADDRESS

8054 E. Wilshire Dr

ZIP

85257

HOME PHONE

480-941-8247

WORK PHONE

E-MAIL ADDRESS (optional)

me_jepson@yahoo.com

I WISH TO SPEAK ON AGENDA ITEM # 3

I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.

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- The Chair will call your name when it is your turn to speak.
- Approach the podium and state your name and address for the record.
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 - o A green light indicates the timer has been activated.
 - o A yellow light indicates there is one minute remaining.
 - o A red light indicates the comment period has ended.

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NAME (print)

MARILYN DADEL Cutrufo

MEETING DATE

3/1/18

NAME OF GROUP/ORGANIZATION (if applicable)

ADDRESS

2536 N. 80th Pl

ZIP

HOME PHONE

480 229-3600

WORK PHONE

E-MAIL ADDRESS (optional)

mdcutrufo@gmail.com

I WISH TO SPEAK ON AGENDA ITEM # 3 I WISH TO DONATE MY TIME TO _____

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NAME (print) Ambria Hammel MEETING DATE 3/1/2018

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 7936 E. Wilshire Dr. #104 ZIP 85257

HOME PHONE 480 307 2881 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

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NAME (print) LOYD PARKER MEETING DATE 3-1-18

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 8047 E CAMBRIDGE Ave ZIP 85257

HOME PHONE 480 946 3114 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # 3 I WISH TO DONATE MY TIME TO _____

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WRITTEN COMMENTS



This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Amberia Hammel MEETING DATE 3/1/2018

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 7936 E Wilshire Dr. #104 ZIP _____

HOME PHONE 480 307 2881 WORK PHONE _____

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # 3 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) _____

PUBLIC HEARING NOTICE

REQUEST: Request approval of the site plan, landscape plan, and building elevations for a multi-family development comprised of 8 three-story buildings, with 33 dwelling units in approximately 63,500 square feet of building area, all on a 3.6-acre site.

CASE#: 33-DR-2017

DATE: March 1, 2018

HEARING DATE SUBJECT TO CHANGE
PLEASE CHECK FOR UPDATES FOR LATEST INFORMATION

480-312-7000

02/16/18

YOUR COMMENTS ABOUT THIS REQUEST CAN BE MADE
PRIOR TO OR AT THE PUBLIC HEARING.
IF YOU HAVE AN OPINION AT THIS HEARING, PLEASE
ALLOW SUFFICIENT TIME TO FULLY SET A COMMENT CARD.

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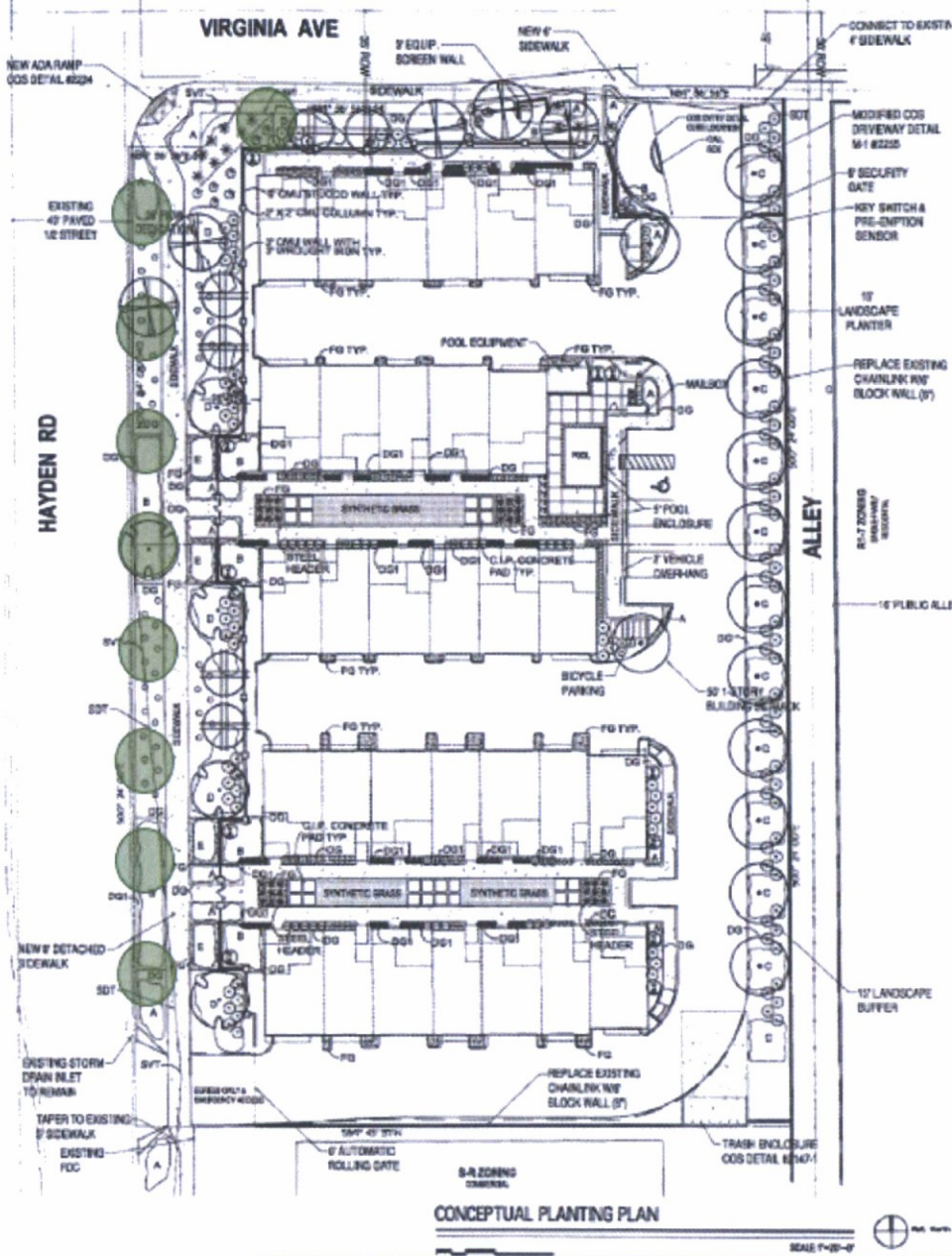
Barnes, Jeff

From: Diana Kaminski <dianakaminski@cox.net>
Sent: Wednesday, February 28, 2018 5:42 PM
To: Barnes, Jeff
Subject: RE: 33-DR-2017

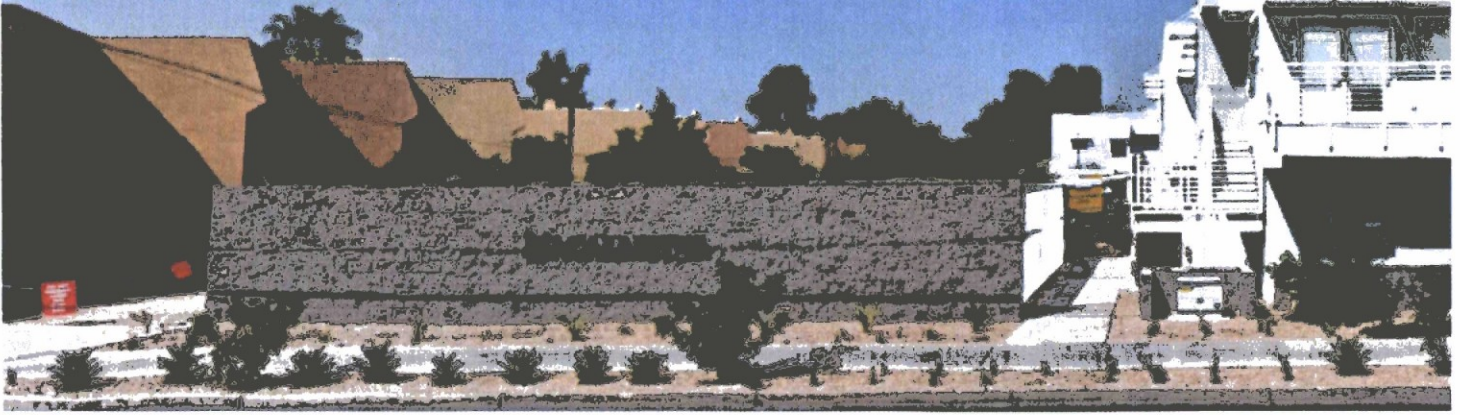
Jeff,

Like many folks, I have to work. My hours are typically from 8am to 5pm, and some evenings. I take time off to volunteer at school, but I can't afford to take time off for meetings that are held during the work day. It is really too bad that Scottsdale does not consider the time of public meetings to enable the public to be involved. Can you please forward my prior email to the commissioners for their consideration?

With regard to the landscape, I would like to request that non-deciduous, dense canopy trees (not palo verde) be used on the west side of the sidewalk on Hayden, and south side of sidewalk on Virginia, to provide shade to the public sidewalk. It seems that the street front, the area used most by pedestrians and bicyclists, is very sparsely landscaped, and lacking shade where it is most needed by the public. Please encourage and require more street front landscape that buffers pedestrians from traffic on the street (taller shrubs in the planting strip between street and sidewalk) and shade trees.



The property across the street has a few trees under the power lines that will take many years to grow, and none on the west side of the sidewalk, to provide shade. The project also provides a screen wall to the utility box, screening it from view of the new residents, but exposing it to the public. This screen wall should have had screening on the street front, with an opening on the south side, where the sidewalk is, for access. Over time the plants in front of this may be removed by the utility to maintain access to the box, in full view of the street. These little details are noticed by residents, and we'd appreciate a better street front appearance than this. I know it is new and it will grow, but it's pretty stark.



A project that achieves the street front aesthetic is Ten Wine, on Osborn, with a tree-lined sidewalk and taller plants:



Please pass this information on to the Design Board, I'd greatly appreciate their consideration.

Thanks,
Diana

From: Barnes, Jeff [mailto:JBarnes@Scottsdaleaz.gov]

Sent: Wednesday, February 28, 2018 2:59 PM

From: Diana Kaminski <dianakaminski@cox.net>
Subject: RE: 33-DR-2017

Diana,

Attached is a scan of the Landscape plan submitted with 33-DR-2017 for your reference.

Thank you for your comments I will include them in the case file, but with this case going to the Development Review Board tomorrow the opportunity for me to include them in our staff review of the application has passed. If you would like to express them to the Development Review Board to consider with their decision tomorrow, please attending the meeting.

http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Boards/Development/agendas-minutes/2018-agendas/03-01-18_Regular_Agenda.pdf

Jeff Barnes
Senior Planner
City of Scottsdale
Planning & Development Services
jbarnes@scottsdaleaz.gov
(480) 312-2376

Checkout Our NEW Online Services:

- Avoid long waits at the One Stop Shop Service Counters by checking real-time wait times:
<https://eservices.scottsdaleaz.gov/bldgresources/WaitTimes>
<https://eservices.scottsdaleaz.gov/bldgresources>

From: Diana Kaminski [<mailto:dianakaminski@cox.net>]
Sent: Tuesday, February 27, 2018 9:49 PM
To: Barnes, Jeff <JBarnes@Scottsdaleaz.gov>
Subject: 33-DR-2017

Hi Jeff,

I didn't see the landscape plan for the townhomes on Hayden, I am very interested in what they are doing to provide landscape on the project. We are not getting enough tree and ground coverage on new projects, they are very gravel-centric. Can you send me the landscape plan?

I am also concerned about guest parking, I don't know what the ratio is I'm sure the 8 provided probably meets code, by my experience w/ townhomes is that the 2 spaces allotted for 3 bedrooms does not cover the shared roommate scenario and the 3 driver household, esp. if the garage gets filled with bikes and stuff. Please make sure the CC&Rs require the garages remain accessible for the vehicle parking. Based on the location of this project, there is no on-street parking available for guests, which means they will park in front of someone else's home on Virginia if the 8 spaces are taken by residents of the townhomes. Just something to consider on infill projects, as it can impact nearby residents.

Like the colors a lot, and the variation in the elevations. However, I'd like to see more that just stucco, the homes in the area are masonry, and it would be nice if the ground floor, could be masonry rather than stucco. This would also help assure long term durability where vehicles are circulating to prevent damage to cement board or stucco over foam, which are less durable products. The shade canopies seem a bit small, would like to see greater depth to the canopies to add shadow dimension and real shade to the windows, they look like only a 12" projection, a 2-3' projection would be better for the west and south facing elevations.

Thank you,

Barnes, Jeff

From: Barnes, Jeff
Sent: Wednesday, February 28, 2018 2:58 PM
To: 'Diana Kaminski'
Subject: RE: 33-DR-2017
Attachments: 201802261349.pdf

Diana,

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Thank you for your comments I will include them in the case file, but with this case going to the Development Review Board tomorrow the opportunity for me to include them in our staff review of the application has passed. If you would like to express them to the Development Review Board to consider with their decision tomorrow, please attending the meeting.

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Jeff Barnes

Senior Planner
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Thank you,
Diana

Barnes, Jeff

From: Marilyn Dadey-Cutrufo <mdcutrufo@gmail.com>
Sent: Friday, September 08, 2017 9:56 AM
To: Barnes, Jeff; ktl@azdelapueblo.com
Subject: Regarding case number 33-DR-2017

Jeff,
Just a follow up to our visit regarding the Harper's Nursery property. I called Hayden Virginia LLC today 9/8/2017 and left a message. My intention is to express our concerns also regarding:

- *What are the plans to control any vermin or insects during demolition and clean up of the property?
- *It is important that all the existing trees at the property line boarding the alley not be cut down. It is my understanding that current site plans do not include these trees. Without them we will have no privacy barrier between the condos and our property. This also impacts all 5 properties that border Harper's. After speaking to our neighbors that too have expressed concern.
- * Are condo patios flush with the wall of the building rather then protruding?

We understand that the height of the condos are with in the R-5 parameters nevertheless we are very concerned about maintaining our home and privacy as we have for the past 29 years.

Sincerely,
Frank Cutrufo and Marilyn Dadey-Cutrufo
2536 N. 80th Pl
Scottsdale, AZ 85257
480-229-3650

2529 N. HAYDEN TOWNHOMES



2529 NORTH HAYDEN RD. SCOTTSDALE, AZ 85257

Neighborhood Notification Report

Submitted: July 20, 2017

33-DR-2017

08/11/17

NEIGHBORHOOD NOTIFICATION

Del Pueblo Communities has reached out to all property owners within 750' of the project boundaries and the registered Home Owners Associations. See a list of property owners and addresses notified in Exhibit C of this report. A letter and site plan of the proposed development (Exhibit D) was mailed on July 18th, 2017.

As of the submittal of this packet, two inquiries for additional information were received from property owners within 750' of the project site. The inquiries were received by email and can be viewed, along with the applicants written responses in the attached Exhibit E. Outreach to these neighbors and others will continue. A record of future input and communications will be included with subsequent submittals.

Del Pueblo Communities is committed to engaging the surrounding property owners throughout the development approval process. Neighborhood outreach is ongoing, this report will be updated periodically to incorporate the expressed interests of residents and the discussions held for this development review proposal.

- Exhibits:
- A - Neighborhood Notification Checklist
 - B - Neighborhood Notification 750' Radius Parcel Map
 - C - Neighborhood Notification Address Mailing List
 - D - Neighborhood Notification Letter & Site Plan
 - E - Community Input Certification & input received to date

Neighborhood Notification Checklist



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

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

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

This application is for a:

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

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

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

Step 1: Neighborhood Notification

<p>Provide information by:</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1st Class Letter or Postcard <input type="checkbox"/> In Person <input type="checkbox"/> Phone call <input type="checkbox"/> Certified Mail <input type="checkbox"/> Door Hangers/Flyers 	<p>To:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Property owners and HOAs within 750' (*required for all WCF) <input type="checkbox"/> Adjacent property owners/ tenants/HOAs <input type="checkbox"/> School District(s) <input type="checkbox"/> Interested Party list (provided by Project Coordinator) <input type="checkbox"/> 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 WPC requirements~~)

Planning and Development Services

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

Neighborhood Notification Checklist

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



Step 3: Hold An Open House Meeting

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

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

Step 4: Complete a Neighborhood Notification Report

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

- You are required to submit a Neighborhood Notification Report with your application.
- Submit either the original, or a copy of this marked Neighborhood Notification Packet.
- Document your Project Notification efforts as follows:
 - Provide a list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOA's).
 - Provide a map showing where notified neighbors are located.
 - Provide the dates contacted, and the number of times contacted.
 - Indicate how they were contacted (e.g. letter, phone call). If certified mail was used, provide receipts of delivery.
 - Provide copies of letters or other means used to contact neighbors, the school district, and HOA's.
 - Provide originals of all comments, letters, and correspondence received.
- Verify the "Project Under Review" Sign Posting or Newspaper listing as follows:
 - Provide affidavit of posting, and pictures of sign, which are date and time stamped.
 - Copy of Newspaper listings with date of publication.
- Document the Open House Meeting(s) as follows:
 - List dates, times, and locations of open house meeting(s).
 - Provide the sign-in sheets, list of people attended the meeting(s), comment sheets, and written summary of the comments, issues and concerns provided at the open house meeting(s).
 - List the method by which the applicant has addressed, or intends to address, the issues, concerns, and problems identified during the process.
 - List dates, times, and locations of any follow-up with interested parties.
- List any other neighborhood, citizen involvement.

Related Resources:

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

Planning and Development Services

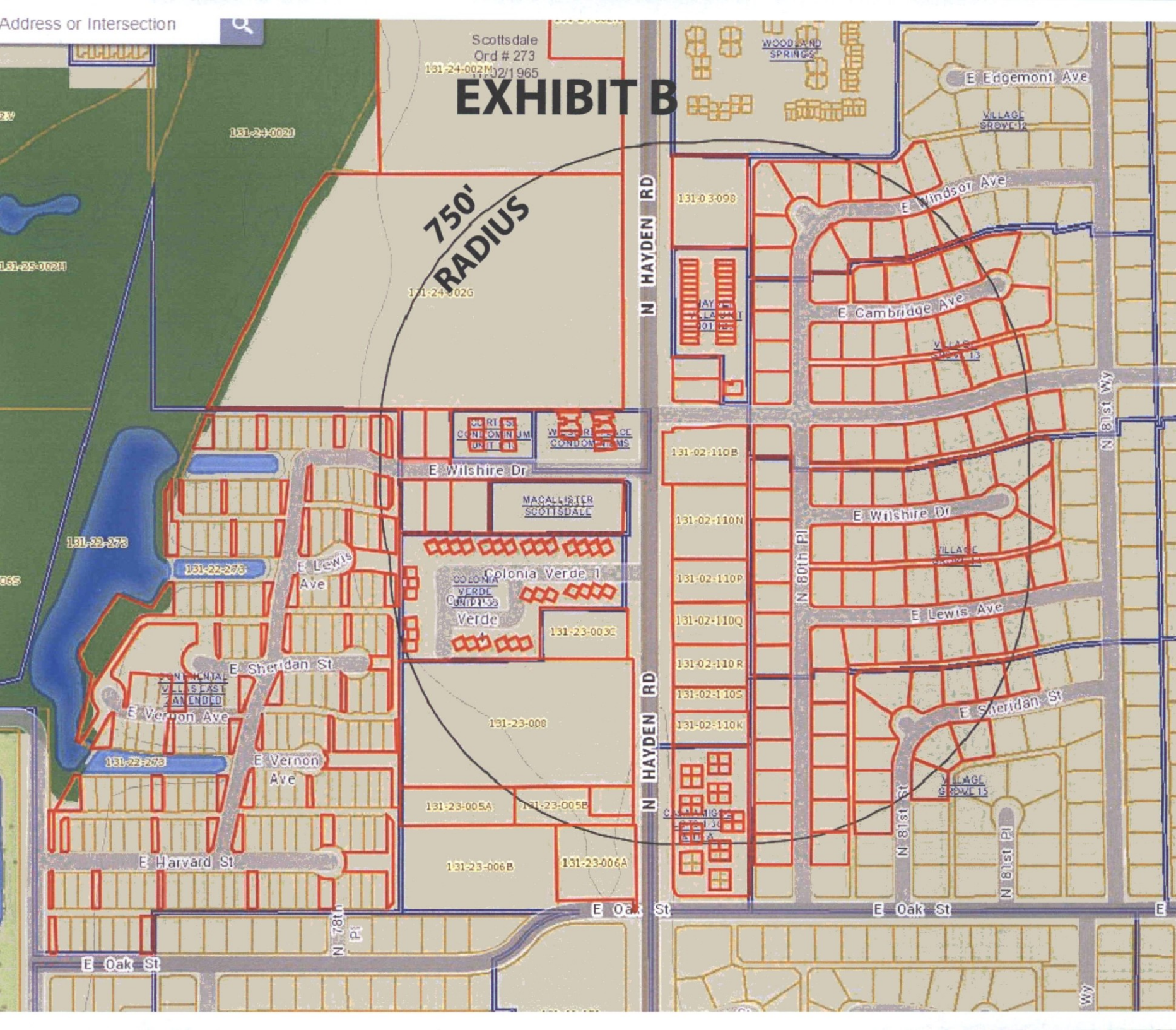
7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



EXHIBIT B

750'
RADIUS

Scottsdale
Ord # 273
131-24-002M
11/2/1965



131-24-002D

131-23-002M

131-22-273

131-22-275

131-22-273

131-24-002G

WILSHIRE
CONDOMINIUMS

WILSHIRE
CONDOMINIUMS

MACALLISTER
SCOTTSDALL

COLONIA
VERDE
CONDOMINIUMS
Verde

131-23-003C

131-23-008

131-23-005A

131-23-005B

131-23-006B

131-23-006A

E Oak St

E Oak St

E Oak St

N 78th Pl

N HAYDEN RD

N HAYDEN RD

N 80th Pl

N 81st St

N 81st Pl

N 81st Way

Way

WOODLAND
SPRINGS

E Edgemont Ave

VILLAGE
GROVE 12

E Windsor Ave

E Cambridge Ave

VILLAGE
GROVE 13

131-03-098

131-02-110B

131-02-110N

131-02-110P

131-02-110Q

131-02-110R

131-02-110S

131-02-110K

E Wilshire Dr

E Lewis Ave

E Sheridan St

VILLAGE
GROVE 15

131-02-110J

131-02-110I

131-02-110H

131-02-110G

131-03-099

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131-03-095

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131-03-300

131-03-301

131-03-302

131-03-303

131-03-304

BENNETT ANTHONY S
2546 N 81ST WY
SCOTTSDALE AZ 85257

CARROLL CHARLES E/ANN
2538 N 81ST WY
SCOTTSDALE AZ 85257

BARRUS MARTY A
8113 E WILSHIRE DR
SCOTTSDALE AZ 85257

BROOKS PAULINE ANN (BB)
8326 E CHEERY LYNN RD
SCOTTSDALE AZ 85251

FLAGG DAVID/CRAGER STONY
8102 E WILSHIRE DR
SCOTTSDALE AZ 85257

HACKNEY SARAH L
8060 E WILSHIRE DR
SCOTTSDALE AZ 85257

JOINER JOHN W/MARCIA E
8054 E WILSHIRE DR
SCOTTSDALE AZ 85257

GARNER GREGORY S
1707 E DR
TEMPE AZ 85282

LAURANT JANICE L
8040 E WILSHIRE DR
SCOTTSDALE AZ 85257

DOYLE THOMAS C/MEREDITH A
8032 E WILSHIRE DR
SCOTTSDALE AZ 85257

SMETANA TIMOTHY J/RACHEL M
2542 N 80 PL
SCOTTSDALE AZ 85257

CUTRUFO FRANK J/DADEY-CUTRUFO
MARILYN
2536 N 80TH PL
SCOTTSDALE AZ 85257

COLLIER KIMBERLY
2530 N 80TH PL
SCOTTSDALE AZ 85257

ANDRADE NADINE TR
PO BOX 12460
SCOTTSDALE AZ 85257

SCHMITT DWAIN R/JENNIFER LEWIS
8301 N POCO CALLE
PARADISE VALLEY AZ 85253

REPP KEVIN WARD/REBECCA EILEEN
2510 N 80TH PL
SCOTTSDALE AZ 85257

HOLLISTER BRANDI A
2504 N 80TH PL
SCOTTSDALE AZ 85257

MIKE AND PENNY TRUST
8033 E WILSHIRE DR
SCOTTSDALE AZ 85257

UNDERWOOD MARC DARRELL/SHERRY
DENISE
8041 E WILSHIRE DR
SCOTTSDALE AZ 85257

PASQUET FRITZ/MELISSA
8049 E WILSHIRE DR
SCOTTSDALE AZ 85257

CAO HONG L/TRAN CHUONG QUOC
8053 E WILSHIRE DR
SCOTTSDALE AZ 85257

RICHARD AND DEBORAH FREYTAG TRUST
8059 E WILSHIRE DR
SCOTTSDALE AZ 85257

MAVRIKOS ARTHUR/IRENE
8103 E WILSHIRE DR
SCOTTSDALE AZ 85257

HERPERGER JEFFREY JOHN/TECHERA MARIA
8107 E WILSHIRE DR
SCOTTSDALE AZ 85257

GOTLIEB ROBERTA L
2530 N 81ST WY
SCOTTSDALE AZ 85257

DOIRON DAMON L
4634 E CALLE TUBERIA
PHOENIX AZ 85018

KRAMER DAWN M
8110 E LEWIS AVE
SCOTTSDALE AZ 85257

CALDWELL KAREN A
8102 E LEWIS
SCOTTSDALE AZ 85257

KOZAKIS RESIDENCE TRUST
8060 E LEWIS AVE
SCOTTSDALE AZ 85257

OBRIEN FAMILY TRUST
8054 E LEWIS AVE
SCOTTSDALE AZ 85257

WEISE MARY BETH TR
8048 E LEWIS AVE
SCOTTSDALE AZ 85257

MARCOUX MICHAEL/MICHELLE
8040 E LEWIS AVE
SCOTTSDALE AZ 85257

SMITH JUSTIN RAY
8032 E LEWIS AVE
SCOTTSDALE AZ 85257

KREBS VICTORIA L
8033 E LEWIS AVE
SCOTTSDALE AZ 85257

BAKER PATRICIA M
8041 E LEWIS AVE
SCOTTSDALE AZ 85257

GRAY NORMA L
8049 E LEWIS AVE
SCOTTSDALE AZ 85257

ROLAN DAVID L & LYNNE S
8053 E LEWIS AVE
SCOTTSDALE AZ 85257

KEETON RONALD E/PEGGY IRENE
8059 E LEWIS AVE
SCOTTSDALE AZ 85257

PHILLIPS MICHAEL A & PATRICIA
8103 E LEWIS AVE
SCOTTSDALE AZ 85257

LYNX WAGEN INC
8109 E LEWIS AVE
SCOTTSDALE AZ 85257

FLANAGAN KERRY A
8117 E LEWIS AVE
SCOTTSDALE AZ 85257

ESPOSITO MARTIN T
8124 E SHERIDAN ST
SCOTTSDALE AZ 85257

PAULA C WAYBRIGHT LIVING TRUST
8118 E SHERIDAN ST
SCOTTSDALE AZ 85257

EVANS FAMILY TRUST
8110 E SHERIDAN ST
SCOTTSDALE AZ 85257

COTTER GIBBONS LIVING TRUST
8102 E SHERIDAN ST
SCOTTSDALE AZ 85257

HAMILTON MARCIA E
2340 N 81ST ST
SCOTTSDALE AZ 85257

FOX GARY MICHAEL
2336 N 81ST ST
SCOTTSDALE AZ 85257

GRIFFIN TIFFANY
2330 N 81ST ST
SCOTTSDALE AZ 85257

HARRINGTON PATRICK
2324 N 81ST ST
SCOTTSDALE AZ 85257

KOVZELOVE THEODORE S & HILDEGARD
2315 N 80TH PL
SCOTTSDALE AZ 85257

CARLSON JOANNE/RAY JOHN
2323 N 80TH PL
SCOTTSDALE AZ 85257

NEUHAUSER HEINZ/FLYNN MARGARET
2329 N 80TH PL
SCOTTSDALE AZ 85257

GREINIG BETTY G TR
2335 N 80TH PL
SCOTTSDALE AZ 85257

LOW KONG TAI
2343 N 80TH PL
SCOTTSDALE AZ 85257

DOUDS TIMOTHY A/CHARITY E
2344 N 80TH PL
SCOTTSDALE AZ 85257

RAY FAMILY LIVING TRUST UNDER TRUST
2336 N 80TH PL
SCOTTSDALE AZ 85257

MARTIN TAMMY C
2330 N 80TH PL
SCOTTSDALE AZ 85257

STURLA EUGENE P & MARSHA A
2324 N 80TH PL
SCOTTSDALE AZ 85257

HARPER PHYLLIS G
2316 N 80TH PL
SCOTTSDALE AZ 85257

SINGLETON CHARLES W/DEBORAH J
2323 N 81ST ST
SCOTTSDALE AZ 85257

HOGGATT DARREN J/HEIDI A
8101 E SHERIDAN ST
SCOTTSDALE AZ 85257

CROSS JACK M/VALRIE D
8111 E SHERIDAN ST
SCOTTSDALE AZ 85257

KAISER EDWARD R
8030 E OAK ST
SCOTTSDALE AZ 85257

COLTER MRT LLC
8032 E OAK ST
SCOTTSDALE AZ 85257

CALLAHAN DEAN/JACKSON SHERRY
8032 E OAK ST
SCOTTSDALE AZ 85257

CORRALES JESSE B
8028 E OAK ST
SCOTTSDALE AZ 85257

VERSKA ERIC A
8022 E OAK ST
SCOTTSDALE AZ 85257

VERSKA ERIC
8024 E OAK ST
SCOTTSDALE AZ 85257

CALLAHAN DEAN B TR
8020 E OAK ST
SCOTTSDALE AZ 85257

DAY TIMOTHY T JR
8018 E OAK ST
SCOTTSDALE AZ 85257

SHINE CARYN E
8054 E OAK ST
SCOTTSDALE AZ 85257

OWENS DAVID T
8056 E OAK ST
SCOTTSDALE AZ 85257

KAUFMAN HOWARD S/MICHELLE A
8050 E OAK ST
SCOTTSDALE AZ 85257

PICKARD CYNTHIA J
8046 E OAK ST
SCOTTSDALE AZ 85257

PICKARD CYNTHIA J
8046 E OAK ST
SCOTTSDALE AZ 85257

DERRINGER LINDA L
8044 E OAK ST
SCOTTSDALE AZ 85257

PARKE CARMELINE SANDRA/CHAPPELL ELLIS
H JR
8042 E OAK ST
SCOTTSDALE AZ 85257

COONEY THERESE
8038 E OAK ST
SCOTTSDALE AZ 85257

MASTRO TRISHA L
8040 E OAK ST
SCOTTSDALE AZ 85257

MIRKOVICH 2013 REVOCABLE TRUST
8036 E OAK ST
SCOTTSDALE AZ 85257

WINNEY GEORGE U III/GHORAB MAZIN W
8042 E OAK ST
SCOTTSDALE AZ 85257

CASA AMIGOS CORP
8000 E OAK ST
SCOTTSDALE AZ 85257

KYLE B HAGEN LIVING TRUST
8054 E WINDSOR AVE
SCOTTSDALE AZ 85257

HUNSLEY KERRY G JR/DIANA
8050 E WINDSOR AVE
SCOTTSDALE AZ 85257

ECOMMERCE REALTY SERVICES LLC
8042 E WINDSOR AVE
SCOTTSDALE AZ 85257

GOLDENBERG HARRY/MARY
8036 E WINDSOR AVE
SCOTTSDALE AZ 85257

MARTINEZ RALPH & MARJORIE L
8028 E WINDSOR AVE
SCOTTSDALE AZ 85257

EKLUND ARTHUR C/WISE-EKLUND REBECCA
2638 N 80TH PL
SCOTTSDALE AZ 85257

SCORPIUS INVESTMENTS LLC
2632 N 80TH PL
SCOTTSDALE AZ 85257

JC LIFESTYLES LLC
2624 N 80TH PL
SCOTTSDALE AZ 85257

GRIGGS JAMES W
2623 N 80TH PL
SCOTTSDALE AZ 85257

BONNETT FAMILY TRUST
8037 E WINDSOR AVE
SCOTTSDALE AZ 85257

YOSHA RACHEL L
8045 E WINDSOR AVE
SCOTTSDALE AZ 85257

SCHIAVO GIUSEPPE F/KATHERINE ELIZABETH
8051 E WINDSOR AVE
SCOTTSDALE AZ 85257

OHEARN SCOTT ALAN/CARRIE ANN
8055 E WINDSOR AVE
SCOTTSDALE AZ 85257

HOFFMAN BRANDON
8102 E CAMBRIDGE AVE
SCOTTSDALE AZ 85257

ROSS FAMILY LIVING TRUST
8066 E CAMBRIDGE AVE
SCOTTSDALE AZ 85257

WILLIAM AND ESTEL HOOK FAMILY TRUST
8058 E CAMBRIDGE AVE
SCOTTSDALE AZ 85257

PEDULLA MICHELE
8050 E CAMBRIDGE AVE
SCOTTSDALE AZ 85257

CASTILLO JOSEPH/HELEN
8044 E CAMBRIDGE AVE
SCOTTSDALE AZ 85257

LENTINI JOHN J/KARLAS P
8036 E CAMBRIDGE AVE
SCOTTSDALE AZ 85257

COMPAS JAMES/JOAN
8035 E CAMBRIDGE AVE
SCOTTSDALE AZ 85257

CHURNESKY ERIC D/RACHEL M
8041 E CAMBRIDGE AVE
SCOTTSDALE AZ 85257

PARKER SUSAN
8047 E CAMBRIDGE AVE
SCOTTSDALE AZ 85257

PILCHER ROBERTA L
8053 E CAMBRIDGE AVE
SCOTTSDALE AZ 85257

TOSTRUD JAMES L/DEBRA L
8059 E CAMBRIDGE AVE
SCOTTSDALE AZ 85257

PORTER JOHN C SR/ROBIN
8101 E CAMBRIDGE AVE
SCOTTSDALE AZ 85257

BOUNPRASAY CHANTHASONE/GILDERSLEEVE
EDDIE J
8109 E CAMBRIDGE AVE
SCOTTSDALE AZ 85257

DEAN LOREN R/BILLIE JUNE TR
8112 E VIRGINIA AVE
SCOTTSDALE AZ 85257

WETHERBY WILLIAM I/CLARA B
8102 E VIRGINIA AVE
SCOTTSDALE AZ 85257

MISSOURI REALTY LLC
8068 E VIRGINIA AVE
SCOTTSDALE AZ 85257

MINEER DONALD B/KAREN W
8062 E VIRGINIA AVE
SCOTTSDALE AZ 85257

WRIGHT LESLIE D/EMILIE M TR
8056 E VIRGINIA AVE
SCOTTSDALE AZ 85257

JANOWICZ FRANCES H TR
8048 E VIRGINIA AVE
SCOTTSDALE AZ 85257

MARTINEZ-TSCHIRKY DOLORES/LEE ROBERT
8042 E VIRGINIA AVE
SCOTTSDALE AZ 85257

STONE JOHN E
8036 E VIRGINIA AVE
SCOTTSDALE AZ 85257

MORAN SHEEVAUN
2620 N 80TH PL
SCOTTSDALE AZ 85257

ROSE BARBARA CLAIRE
2614 N 80TH PL
SCOTTSDALE AZ 85257

SMITH PATRICIA B TR
2608 N 80TH PL
SCOTTSDALE AZ 85257

TOMLINSON REED
2602 N 80TH PL
SCOTTSDALE AZ 85257

BRANN DAVID M/ WONG SOYUN
2554 N 80TH PL
SCOTTSDALE AZ 85257

MARKS JOSEPH A/SANDRA
8035 E VIRGINIA AVE
SCOTTSDALE AZ 85257

EHLER JESSICA
8041 E VIRGINIA AVE
SCOTTSDALE AZ 85257

PEIRCE GILBERT HAVEN/IRENE CHRISTOPHER
CO-TR
8047 E VIRGINIA AVE
SCOTTSDALE AZ 85257

TRUEBA KYLE J/MEZINKO ELIZABETH A
8055 E VIRGINIA AVE
SCOTTSDALE AZ 85257

BOBBETT VICTOR MICHAEL/ABBAY LEN
8061 E VIRGINIA AVE
SCOTTSDALE AZ 85257

STETSON CHRISTOPHER W
8067 E VIRGINIA AVE
SCOTTSDALE AZ 85257

LANE LORRIE
8101 E VIRGINIA AVE
SCOTTSDALE AZ 85257

WILES ROBERT D & MARIANNE F
8111 E VIRGINIA AVE
SCOTTSDALE AZ 85257

FRANTZ ROGER C/ERNESTUS BARBARA I
2635 N HAYDEN RD
SCOTTSDALE AZ 85257

BECKER LAURA A
2615 N HAYDEN RD #101
SCOTTSDALE AZ 85257

HALLEWELL LACEY E/HOUSTON STEVEN J
2615 N HAYDEN RD #102
SCOTTSDALE AZ 85257

COE BARRY M
2615 N HAYDEN RD #103
SCOTTSDALE AZ 85257

TROUB JOSHUA ROBERT
2615 N HAYDEN RD #104
SCOTTSDALE AZ 85257

WELLS JONATHAN RYAN
2615 N HAYDEN RD #105
SCOTTSDALE AZ 85257

HERNANDEZ VALENTIN D II
2615 N HAYDEN RD #106
SCOTTSDALE AZ 85257

MALLONEE RONALD
2615 N HAYDEN RD #107
SCOTTSDALE AZ 85257

WEST FORK HOLDINGS LLC
2615 N HAYDEN RD #108
SCOTTSDALE AZ 85257

WILLIAM J SYNKOWSKI AND LONI A
SYNKOWSKI TRUST
2615 N HAYDEN RD #109
SCOTTSDALE AZ 85257

2615 N HAYDEN ROAD 110 LLC
2615 N HAYDEN RD #110
SCOTTSDALE AZ 85257

SHINSKY LEON BERNARD III/JULIE ANNE TR
2615 N HAYDEN RD #111
SCOTTSDALE AZ 85257

SKRZYNSKA JOLANTA TR
2615 N HAYDEN RD #112
SCOTTSDALE AZ 85257

THIESSEN MINDY S
2615 N HAYDEN RD #113
SCOTTSDALE AZ 85257

EDRIS AARON/MARGO
2615 N HAYDEN RD #114
SCOTTSDALE AZ 85257

OLSON LANCE L
2615 N HAYDEN RD #115
SCOTTSDALE AZ 85257

DEKEYSER EDWARD S/LORI S
2615 N HAYDEN RD #116
SCOTTSDALE AZ 85257

KOTCH LORI R/RONALD/CAROLYN J
2615 N HAYDEN RD #117
SCOTTSDALE AZ 85257

VISINTINE RICHARD C
2615 N HAYDEN RD #118
SCOTTSDALE AZ 85257

SCOTT MATTHEW A/ROBERT C
2615 N HAYDEN RD #119
SCOTTSDALE AZ 85257

SMITH VALERIE G
2615 N HAYDEN RD #120
SCOTTSDALE AZ 85257

CYNTHIA S HOLDER REVOCABLE TRUST
2615 N HAYDEN RD #121
SCOTTSDALE AZ 85257

HAMPTON NICOLE
2615 N HAYDEN RD #122
SCOTTSDALE AZ 85257

RENDA LEONORA R
135530 N HAYDEN RD #123
SCOTTSDALE AZ 85257

HURTADO BRODIE C/VANCE BARBARA ANN
2615 N HAYDEN RD #124
SCOTTSDALE AZ 85257

LENGUA LILIANA/ROBERTA
2615 N HAYDEN RD #125
SCOTTSDALE AZ 85257

GOEDEKEN TARA ANN
2615 N HAYDEN RD #126
SCOTTSDALE AZ 85257

MARTINEZ ANDREW D
2615 N HAYDEN RD #127
SCOTTSDALE AZ 85257

BALESTER SCOTT
2615 N HAYDEN RD #128
SCOTTSDALE AZ 85257

THOMAS KATHLEEN R
2615 N HAYDEN RD #129
SCOTTSDALE AZ 85257

SEBBA JON B/CHILDRESS SEBBA CHRIS TR
7827 E LEWIS AVE
SCOTTSDALE AZ 85257

CAMPBELL JULIANA MURPHY
7824 E LEWIS AVE
SCOTTSDALE AZ 85257

CIRIBASSI DAVID J
7821 E WILSHIRE DR
SCOTTSDALE AZ 85257

REICHER BERNARD D/SHEILA TR
7818 E WILSHIRE DR
SCOTTSDALE AZ 85257

FIRST CHURCH OF THE NAZARENE
2340 N HAYDEN RD
SCOTTSDALE AZ 85257

SRPAI & PD
2318 N HAYDEN RD
SCOTTSDALE AZ 85257

ALCORN CASEY C
2500 N HAYDEN RD #1
SCOTTSDALE AZ 85257

MEYER KATELYN I
2500 N HAYDEN RD #2
SCOTTSDALE AZ 85257

KOBRINSKY EUGENE
2500 N HAYDEN RD #3
SCOTTSDALE AZ 85257

MCFERREN EMILY J
2500 N HAYDEN RD #4
SCOTTSDALE AZ 85257

C & S INVESTING LLC
2500 N HAYDEN RD #5
SCOTTSDALE AZ 85257

GERODIMOS GEORGE
2500 N HAYDEN RD #6
SCOTTSDALE AZ 85257

PENSE TIMOTHY/NICOLE
2500 N HAYDEN RD #7
SCOTTSDALE AZ 85257

SPENCE ENTERPRISES LLC
2500 N HAYDEN RD #8
SCOTTSDALE AZ 85257

STEPHAN HERBERT/PATRICIA/JAMES
2500 N HAYDEN RD #9
SCOTTSDALE AZ 85257

PATTERSON JENNIFER M
2500 N HAYDEN RD #10
SCOTTSDALE AZ 85257

SLATER DENNIS M/PATRICIA P
2500 N HAYDEN RD #11
SCOTTSDALE AZ 85257

CONRAD GRANT W/ELFRIEDE J
2500 N HAYDEN RD #12
SCOTTSDALE AZ 85257

RANCHO AAA LIFE INSURANCE TRUST
2500 N HAYDEN RD #13
SCOTTSDALE AZ 85257

KOBRINSKY EUGENE
2500 N HAYDEN RD #14
SCOTTSDALE AZ 85257

HELMS RACHELE V
2500 N HAYDEN RD #15
SCOTTSDALE AZ 85257

GUSTAFSON SUSAN L
2500 N HAYDEN RD #16
SCOTTSDALE AZ 85257

FURUMOTO GARY TR
2500 N HAYDEN RD #17
SCOTTSDALE AZ 85257

GOLDBERG H VANESSA TR
2500 N HAYDEN RD #18
SCOTTSDALE AZ 85257

SFL LIVING TRUST
2500 N HAYDEN RD #19
SCOTTSDALE AZ 85257

RPK MANAGEMENT LLC
2500 N HAYDEN RD #20
SCOTTSDALE AZ 85257

VIDERMAN ALEX/KOBRINSKY EUGENE
2500 N HAYDEN RD #21
SCOTTSDALE AZ 85257

STRUGALA MARIE N
2500 N HAYDEN RD #22
SCOTTSDALE AZ 85257

GARCIA PAULA
2500 N HAYDEN RD #23
SCOTTSDALE AZ 85257

JEPSON JAN E
2500 N HAYDEN RD #24
SCOTTSDALE AZ 85257

LYON PROPERTY MANAGEMENT LLC
2500 N HAYDEN RD #25
SCOTTSDALE AZ 85257

HUTCHINSON PATRICIA A TR
2500 N HAYDEN RD #26
SCOTTSDALE AZ 85257

RAMSEY STEVEN P
2500 N HAYDEN RD #28
SCOTTSDALE AZ 85257

BROWN ISHEA M
2500 N HAYDEN RD #29
SCOTTSDALE AZ 85257

CALDWELL MICHELLE
2500 N HAYDEN RD #30
SCOTTSDALE AZ 85257

MCGILL ERIN
2500 N HAYDEN RD #31
SCOTTSDALE AZ 85257

SMITH COLLEEN A
2500 N HAYDEN RD #32
SCOTTSDALE AZ 85257

ECONOMOPOULOS TASHIA I
2500 N HAYDEN RD #33
SCOTTSDALE AZ 85257

FREEMAN J ELIZABETH
7910 E WILSHIRE DR #101
SCOTTSDALE AZ 85257

FREEMAN J ELIZABETH
7910 E WILSHIRE DR #102
SCOTTSDALE AZ 85257

FREEMAN J ELIZABETH
7910 E WILSHIRE DR #203
SCOTTSDALE AZ 85257

FREEMAN J ELIZABETH
7910 E WILSHIRE DR #104
SCOTTSDALE AZ 85257

FREEMAN J ELIZABETH
7910 E WILSHIRE DR #205
SCOTTSDALE AZ 85257

FREEMAN J ELIZABETH
7920 E WILSHIRE DR #106
SCOTTSDALE AZ 85257

FREEMAN J ELIZABETH
7920 E WILSHIRE DR #207
SCOTTSDALE AZ 85257

FREEMAN J ELIZABETH
7920 E WILSHIRE DR #108
SCOTTSDALE AZ 85257

FREEMAN J ELIZABETH
7920 E WILSHIRE DR #209
SCOTTSDALE AZ 85257

FREEMAN J ELIZABETH
7920 E WILSHIRE DR #10
SCOTTSDALE AZ 85257

RIEHLE PAUL ROBERT
7936 E WILSHIRE DR #101
SCOTTSDALE AZ 85257

GREENBECK HERBERT A/LORI H TR
7936 E WILSHIRE DR #102
SCOTTSDALE AZ 85257

KNADLER PAUL/JEANETTE
7936 E WILSHIRE DR #101
SCOTTSDALE AZ 85257

HAMMEL AMBRIA
7936 E WILSHIRE DR #104
SCOTTSDALE AZ 85257

BELL-CHEATHEAM DARLENE
7936 E WILSHIRE DR #105
SCOTTSDALE AZ 85257

VINOD K & USHA K MALHOTRA LIVING TRUST
7936 E WILSHIRE DR #106
SCOTTSDALE AZ 85257

ARTH TERRENCE
7936 E WILSHIRE DR #107
SCOTTSDALE AZ 85257

WONG CHRISTINE
7936 E WILSHIRE DR #201
SCOTTSDALE AZ 85257

CHESTER ERIN
7936 E WILSHIRE DR #202
SCOTTSDALE AZ 85257

FEILER DAVID
7936 E WILSHIRE DR #203
SCOTTSDALE AZ 85257

GRIJALVA MIGUEL ANGEL TAPIA/INFANTE
MIREYA GU
7936 E WILSHIRE DR #204
SCOTTSDALE AZ 85257

PUBINS RYAN/STEVEN
7936 E WILSHIRE DR #205
SCOTTSDALE AZ 85257

RA AND RE LLC
7936 E WILSHIRE DR #206
SCOTTSDALE AZ 85257

RAMIREZ ALBA L
7936 E WILSHIRE DR #207
SCOTTSDALE AZ 85257

MACALLISTER APARTMENTS LLC
7520 E ANGUS DR
SCOTTSDALE AZ 85251

HARPERS ON HAYDEN LLC
2529 N HAYDEN RD
SCOTTSDALE AZ 85257

LUTOSTANSKI RONALD S/MARIE R
2339 N HAYDEN RD
SCOTTSDALE AZ 85257

HARPERS ON HAYDEN LLC
2529 N HAYDEN RD
SCOTTSDALE AZ 85257

2501 N HAYDEN ROAD LLC
2501 N HAYDEN RD
SCOTTSDALE AZ 85257

STEINER REAL ESTATE LLC
2445 N HAYDEN RD
SCOTTSDALE AZ 85257

BREJEA JOHN/FLORICA
2401 N HAYDEN RD
SCOTTSDALE AZ 85257

2343 HAYDEN LLC
2343 N HAYDEN RD
SCOTTSDALE AZ 85257

HULL BRYAN P/CAREN M
2607 N HAYDEN RD
SCOTTSDALE AZ 85257

HULL BRYAN P/CAREN M
2601 N HAYDEN RD
SCOTTSDALE AZ 85257

CONTINENTAL VILLAS EAST UNIT II ASSOC
7702 E SHERIDAN ST
SCOTTSDALE AZ 85257

CORTESE PHIL/CATERINA TR
7909 E WILSHIRE DR
SCOTTSDALE AZ 85257

TERRA ROSA INVESTMENTS LLC/ETAL
2420 N HAYDEN RD
SCOTTSDALE AZ 85257

REED STEVEN WILLIAM
7902 E WILSHIRE DR
SCOTTSDALE AZ 85257

REED LYNN M
7906 E WILSHIRE DR
SCOTTSDALE AZ 85257

SRPAI & PD
2316 N HAYDEN RD
SCOTTSDALE AZ 85257

LOCKER ROBERT A/TARA S
7905 E WILSHIRE DR
SCOTTSDALE AZ 85257

INTEMANN ROBERT A
7901 E WILSHIRE DR
SCOTTSDALE AZ 85257

N/A SAN TROPEZ-82 LP
2700 N HAYDEN RD
SCOTTSDALE AZ 85257

INDIAN RIVER PLAZA L L C
7919 E THOMAS RD
SCOTTSDALE AZ 85257

BROOKS PAULINE ANN (BB)
8326 E CHEERY LYNN RD
SCOTTSDALE AZ 85251

GARNER GREGORY S
1707 E DR
TEMPE AZ 85282

ANDRADE NADINE TR
PO BOX 12460
SCOTTSDALE AZ 85257

SCHMITT DWAIN R/JENNIFER LEWIS
8301 N POCO CALLE
PARADISE VALLEY AZ 85253

DOIRON DAMON L
4634 E CALLE TUBERIA
PHOENIX AZ 85018

WEISE MARY BETH TR
115 E GARFIELD
TEMPE AZ 85281

LYNX WAGEN INC
5434 E OAK ST
PHOENIX AZ 85008

COTTER GIBBONS LIVING TRUST
2702 E EVANS DR
PHOENIX AZ 85032

FOX GARY MICHAEL
PO BOX 3752
SCOTTSDALE AZ 85271

CARLSON JOANNE/RAY JOHN
602 E ERIE ST NO 401
MILWAUKEE WI 53202

LOW KONG TAI
3025 EAST YALE ST
PHOENIX AZ 85008

COLTER MRT LLC
1006 W ADAMS ST
PHOENIX AZ 85007

CALLAHAN DEAN/JACKSON SHERRY
2414 E OAK ST
PHOENIX AZ 85008

CORRALES JESSE B
8026 E OAK ST
SCOTTSDALE AZ 85257

DAY TIMOTHY T JR
7755 E VIA DEL FUTURO
SCOTTSDALE AZ 85258

OWENS DAVID T
8052 E OAK ST
SCOTTSDALE AZ 85257

KAUFMAN HOWARD S/MICHELLE A
10835 E SAN SALVADOR DR
SCOTTSDALE AZ 85259

PICKARD CYNTHIA J
8048 E OAK ST
SCOTTSDALE AZ 85257

PICKARD CYNTHIA J
8048 E OAK
SCOTTSDALE AZ 85257

PARKE CARMELINE SANDRA/CHAPPELL ELLIS
H JR
3147 N 83RD PL
SCOTTSDALE AZ 85251

MIRKOVICH 2013 REVOCABLE TRUST
6738 E PALM LN
SCOTTSDALE AZ 85257

WINNEY GEORGE U III/GHORAB MAZIN W
PO BOX 17326
SAN DIEGO CA 92177-7326

CASA AMIGOS CORP
760 S STAPLEY DR
MESA AZ 85204

ECOMMERCE REALTY SERVICES LLC
16101 N 82ND ST
SCOTTSDALE AZ 85260

SCORPIUS INVESTMENTS LLC
4400 N SCOTTSDALE AZ RD #120
SCOTTSDALE AZ 85251

JC LIFESTYLES LLC
7117 E RANCHO VISTA DR UNIT #5006
SCOTTSDALE AZ 85251

OHEARN SCOTT ALAN/CARRIE ANN
3091 S SINLAND DR
CHANDLER AZ 85248

WILLIAM AND ESTEL HOOK FAMILY TRUST
2106 E PEGASUS DR
TEMPE AZ 85283

PARKER SUSAN
13262 N 75TH DR
PEORIA AZ 85381

WETHERBY WILLIAM I/CLARA B
8719 S VIRGINIA AVE
SCOTTSDALE AZ 85250

MISSOURI REALTY LLC
101 E 1ST AVE #105
MESA AZ 85210

MORAN SHEEVAUN
PO BOX 808
HUNTINGTON BEACH CA 92648

BRANN DAVID M/ WONG SOYUN
6817 E GELDING DR
SCOTTSDALE AZ 852543466

FRANTZ ROGER C/ERNESTUS BARBARA I
6767 AVENIDA ANDORRA
LA JOLLA CA 92037

WEST FORK HOLDINGS LLC
7047 E GREENWAY PKWY UNIT 140
SCOTTSDALE AZ 85254

2615 N HAYDEN ROAD 110 LLC
4253 E 58TH ST
DAVENPORT IA 52807

SHINSKY LEON BERNARD III/JULIE ANNE TR
PO BOX 11623
GLENDALE AZ 85318

OLSON LANCE L
2141 HARBOR DR
BISMARCK ND 58504

DEKEYSER EDWARD S/LORI S
3835 156 AVE SOUTHEAST
MAPLETON ND 58059

VISINTINE RICHARD C
3715 SURREY HILL PL
COLUMBUS OH 43220

CYNTHIA S HOLDER REVOCABLE TRUST
3519 INGLENOOK LN
ROCKFORD IL 61114

LENGUA LILIANA/ROBERTA
466 N EARLHAM ST
ORANGE CA 926692908

SEBBA JON B/CHILDRESS SEBBA CHRIS TR
6224 S RAINSBOROUGH CT
SALT LAKE CITY UT 84121

SRPAI & PD
P O BOX 52025
PHOENIX AZ 85072

C & S INVESTING LLC
25622 S 116TH ST
CHANDLER AZ 85249

SPENCE ENTERPRISES LLC
20241 N 67TH AVE NO A1
GLENDALE AZ 85308

PATTERSON JENNIFER M
3523 E COMSTOCK DR
GILBERT AZ 85296

RANCHO AAA LIFE INSURANCE TRUST
20343 N HAYDEN RD
SCOTTSDALE AZ 85285

KOBRINSKY EUGENE
8100 E CAMELBACK RD #72
SCOTTSDALE AZ 85251

FURUMOTO GARY TR
1108 CHESTERFIELD CT
RENO NV 89523

SFL LIVING TRUST
2500 NORTH HAYDEN ROAD NO 19
SCOTTSDALE AZ 85257

RPK MANAGEMENT LLC
1418 N SCOTTSDALE AZ RD NO 141
SCOTTSDALE AZ 85257

LYON PROPERTY MANAGEMENT LLC
5906 ETIWANDA AVE
RANCHO CUCAMONGA CA 91739

SRPAI & PD
P O BOX 52025
PHOENIX AZ 85072

N/A SAN TROPEZ-82 LP
920 GARDEN ST STE A
SANTA BARBARA CA 93101

INDIAN RIVER PLAZA LLC
6621 N SCOTTSDALE AZ RD
SCOTTSDALE AZ 85250

Woodland Springs
ATTN: Jo Hannigan
760 S Stapley Dr
Mesa AZ 85204

Colonia Verde Assn HOA
ATTN: George Gerodimos
2500 N Hayden Rd #6
SCOTTSDALE AZ 85257

SCOTTSDALE AZ Coalition
ATTN: Nancy Cantor
3408 N Pauite Wy #5
SCOTTSDALE AZ 85251

Continental Villas East II
ATTN: Charles Boyce
7828 E Vernon Ave
SCOTTSDALE AZ 85257

Wilshire Place
ATTN: Dean Cheatham
7936 E Wilshire Dr #105
SCOTTSDALE AZ 85257

Casa Amigos
ATTN: Linda Derringer
8044 E Oak St
SCOTTSDALE AZ 85257

Casa Amigos
ATTN: Dean Callahan
8020 E Oak St
SCOTTSDALE AZ 85257

Hayden Villa Condo Assn
ATTN: Erandy Cabrera
16625 S Desert Foothills Pkwy
Phoenix AZ 85048

SCOTTSDALE AZ Council of HOAs (SCOHA)
ATTN: Curtis Ekmark
6720 N SCOTTSDALE AZ Rd #261
SCOTTSDALE AZ 85253

Casa Amigos
ATTN: Edward Kaiser
8004 E Oak St
SCOTTSDALE AZ 85257

Woodland Springs
ATTN: Frank Canton
SCOTTSDALE AZ 8521

FREEMAN J ELIZABETH
10257 N 99TH ST
SCOTTSDALE AZ 85258

GREENBECK HERBERT A/LORI H TR
8307 E DAVENPORT DR
SCOTTSDALE AZ 85260

KNADLER PAUL/JEANETTE
26927 N 7TH LN
PHOENIX AZ 85085

VINOD K & USHA K MALHOTRA LIVING TRUST
250 N SUNNYSIDE DR
CEDAR CITY UT 84720

ARTH TERRENCE
11447 E QUARTZ ROCK RD
SCOTTSDALE AZ 85255

WONG CHRISTINE
514 NANTUCKET CT
ENCINITAS CA 920241538

FEILER DAVID
16426 N 59TH ST
SCOTTSDALE AZ 85254

RA AND RE LLC
2801 E REDWING RD
SCOTTSDALE AZ 85250

LUTOSTANSKI RONALD S/MARIE R
5726 W IVANHOE
CHANDLER AZ 85226

2501 N HAYDEN ROAD LLC
3238 E SCOTTSDALE AZ RD
SCOTTSDALE AZ 85251

BREJEA JOHN/FLORICA
14433 N INTERLACKEN DR
PHOENIX AZ 85022

2343 HAYDEN LLC
19219 N 92ND WY
SCOTTSDALE AZ 85255

CONTINENTAL VILLAS EAST UNIT II ASSOCPO
BOX 62073
PHOENIX AZ 85082

TERRA ROSA INVESTMENTS LLC/ETAL
7010 A ACOMA DR - 103
SCOTTSDALE AZ 85254

Casa Amigos
ATTN: Jay Harris
8004 E Oak St
SCOTTSDALE AZ 85257

Wilshire Place
ATTN: Michelle Barbisan
9590 E Ironwood Square Dr #125-A
SCOTTSDALE AZ 85258

Colonia Verde Assn HOA
ATTN: Chris Nelson
17787 N Perimeter Dr #A-111
SCOTTSDALE AZ 85255

Casa Amigos
ATTN: Thressa Wadley
760 S Stapley Dr #3
Mesa AZ 85204

Continental Villas East II
ATTN: Allison Shelton
2850 E Camelback Rd #300
Phoenix AZ 85016

SCOTTSDALE AZ Council of HOAs (SCOHA)
ATTN: Andrea Moscarello
6720 N SCOTTSDALE AZ Rd #261
SCOTTSDALE AZ 85253

Continental Villas East II
ATTN: Nicole Fifer
2850 E Camelback Rd #300
Phoenix AZ 85016

HAYDEN VIRGINIA, LLC
7520 EAST ANGUS DRIVE
SCOTTSDALE, ARIZONA 85251
480-947-6200

July 14, 2017

RE: Development Review Application
Hayden Townhomes 327-PA-2017

Dear Neighbor,

Del Pueblo Communities is a proud South-Scottsdale based development company providing exceptionally sensitive, well-designed communities for more than two decades. True to the company's core values, Del Pueblo Communities is seeking Development Review approval to create a distinctive, high-quality, urban residential townhome community located at the southeast corner of Hayden Road and Virginia Avenue, in south Scottsdale. This proposed 31-unit for-sale townhome community is planned for 1.8 acres (±78,400 square feet) of R-5 Zoned land (current Harper's Nursery site).

The community plan includes three separate townhome floor plan options for buyers, each with a two-car enclosed garage, and configured in five (5) three-story buildings. The site plan also includes a common pool/recreation area, open space amenities for the residents, and a considerable open space buffer along the east property boundary intended to preserve the existing mature trees.

As a land owner or tenant within 750 feet of the site, you are being notified about the project and are invited to review and learn more about the proposal. Please refer to the attached site plan for additional details. If you have any questions or would like additional information, please contact the applicant or City representative at your earliest convenience.

CONTACTS:

Applicant: Kelly Lannan
HAYDEN VIRGINIA LLC
7520 E. Angus Dr.
Scottsdale, AZ 85251
Phone: (480) 947-6200
Email: kti@azdelpueblo.com

City Contact: Jeff Barnes
Planning & Development Services
City of Scottsdale
7447 E. Indian School Rd, Suite 105
Scottsdale, AZ 85251
Phone: (480) 312-2376
Email: jbarnes@scottsdaleaz.gov

Community Input Certification



CASE NO: 327-PA-2017

PROJECT LOCATION: 2529 N. Hayden Rd

COMMUNITY INPUT CERTIFICATION

In the City of Scottsdale it is important that all applicants for rezoning, use permit, and/or variances inform neighboring residents, affected school districts, and other parties that may be impacted by the proposed use, as well as invite their input. The applicant shall submit this completed certification with the application as verification that such contact has been made.

DATE	NAME (Person, Organization, Etc. and Address)	Type of Contact		
		Meeting	Phone	Letter
8.10.2017	MARY ROSS (8066 E. CAMBRIDGE AVE, SOTTSDALE 85257)			EMAIL
8.10.2017	RON KEETON (8059 E LEWIS AVE, SCOTTSDALE AZ 85257)			EMAIL

Signature of owner/applicant

8.11.2017

Date

Planning and Development Services

From: [Kelly Lannan](#)
To: ["Mary Ross"](#)
Subject: RE: Hayden Townhomes 327-PA-2017
Date: Thursday, August 10, 2017 10:37:00 AM

Good Morning Mary,

Please find the answers to your email below:

1. What is the timeline? **Development will start approximately 6 months after DRB**
 - a. When should approvals be granted? **Before November 2017**
 - b. When would construction start? **First part of 2018**
 - c. How long is construction expected to take? **Unknown**
2. What is the marketing plan for the sale of the townhomes? **Unknown**
 - a. What are the target demographics? **Those who can afford a \$400,000 home**
 - b. When will the marketing of the units start? **Unknown, 2018**
3. Is there more information about the three different floorplans? **Not yet**
4. What are the expected sale prices? **\$400,000**
5. How can we stay current with any updated information about the project? **Once the website is active, updates will be available**

Thanks,

Kelly Lannan
ktl@azdelpueblo.com
602-318-0034

From: Mary Ross [mailto:mswross@gmail.com]
Sent: Monday, August 07, 2017 5:57 PM
To: Kelly Lannan <ktl@azdelpueblo.com>
Cc: Scott FL <hatmofla@gmail.com>
Subject: FW: Hayden Townhomes 327-PA-2017

Hi, Kelly Lannan.

Could you answer the questions below?

Mary Ross

From: Barnes, Jeff [<mailto:JBarnes@Scottsdaleaz.gov>]
Sent: Monday, August 7, 2017 11:00 AM
To: 'Mary Ross'
Cc: Scott FL
Subject: RE: Hayden Townhomes 327-PA-2017

Mrs. Ross,

It appears your questions regarding development timeline, marketing, and demographics may be better directed to the applicant team to respond to, I will not be able to be of much help with that information. Hopefully there was also applicant contact information on the notification you received. Otherwise we have the applicant contact as Kelly Lannan at 480-947-6200 or KTL@AZDELPUEBLO.COM listed in our records.

As far as information I am able to provide you, at this point the application is preliminary and the notification you received is part of the applicant's preparation for making an official Development Review application submittal to us for review. Once that official application is received, you should also receive a postcard from us that directs you to where you can visit our website and follow the details of the case online.

Jeff Barnes
Planner
City of Scottsdale
Planning & Development Services
jbarnes@scottsdaleaz.gov
(480) 312-2376

Checkout Our NEW Online Services:

• Avoid long waits at the One Stop Shop Service Counters by checking real-time wait times:
<https://eservices.scottsdaleaz.gov/bldgresources/WaitTimes>
<https://eservices.scottsdaleaz.gov/bldgresources>

From: Mary Ross [<mailto:mswross@gmail.com>]
Sent: Sunday, August 06, 2017 2:03 PM
To: Barnes, Jeff
Cc: Scott FL
Subject: Hayden Townhomes 327-PA-2017

Hello, Mr. Barnes.

My husband and I live within 750 feet of the proposed townhome development at Hayden and Virginia, so received the July 14th letter about it.

Here are some of the initial questions we have about the project, assuming all approvals are received as planned:

1. What is the timeline?
 - a. When should approvals be granted?
 - b. When would construction start?
 - c. How long is construction expected to take?
2. What is the marketing plan for the sale of the townhomes?
 - a. What are the target demographics?
 - b. When will the marketing of the units start?
3. Is there more information about the three different floorplans?

4. What are the expected sale prices?
5. How can we stay current with any updated information about the project?

Thanks so much for any information you can provide.

Scott & Mary Ross (Ross Family Living Trust)
8066 E. Cambridge Avenue
Scottsdale, AZ 85257
mswross@gmail.com

From: [Kelly Lannan](#)
To: ["R Keeton"](#)
Subject: RE: Hayden Townhomes 327-PA-2017
Date: Thursday, August 10, 2017 9:05:00 AM

Good Morning Ron,

Please see answers below:

Will there be an "open-house" meeting for neighborhood review prior to your submission to the City of Scottsdale?

- **Our application before the City is not a zoning case, so therefore the City does not require and neighborhood meeting on DRB cases.**

What are the dates for meetings with the Design Review Board, Planning and Development and City Council?

- **We only have one meeting, that is with DRB. The date is not yet posted**

Is there a way to review plans as the site plan delivered with the letter is not legible nor sufficient in detail.

- **Once we have the DRB submittal finalized this week, we will submit it to the City and they will do a mailer with more information**

What is the total proposed height of the project from street level? The letter states 'three-story' but what does that mean?

- **The proposed height is 3 stories, which is allowed in the zoning district.**

Will this project be similar to your apartment project across the street in design, concept changes, construction time and roadway disruptions?

- **This project will be different in the that it will be single family not apartments. We do not have to run the sewer into the street as we did before, so hopefully a lot less**

Has a traffic study been performed and available for review?

- **Traffic studies are not required**

Has an impact study been performed regarding environmental, water, sewer and utility issues?

- **Yes, those studies have been completed to the extent the City requires and there were no problems.**

How are trash services to be provided?

- **City-serviced dumpster**

What impact or access will the project have on the alley to the east of the property and how will that portion of the alley be maintained?

- **We are not using the alley at all.**

Thanks,

Kelly Lannan
ktl@azdelpueblo.com
602-318-0034

From: R Keeton [mailto:azkeeton@yahoo.com]
Sent: Thursday, August 10, 2017 9:01 AM

To: info <info@azdelpueblo.com>

Subject: Fw: Hayden Townhomes 327-PA-2017

I sent the e-mail below to the address per your letter of July 14, 2017 but never received a reply.

On Wednesday, August 2, 2017 8:12 PM, R Keeton <azkeeton@yahoo.com> wrote:

Mr. Lannan,

We are in receipt of your letter and site plan for the above referenced project and have a few questions:

Will there be an "open-house" meeting for neighborhood review prior to your submission to the City of Scottsdale?

What are the dates for meetings with the Design Review Board, Planning and Development and City Council?

Is there a way to review plans as the site plan delivered with the letter is not legible nor sufficient in detail.

What is the total proposed height of the project from street level? The letter states 'three-story' but what does that mean?

Will this project be similar to your apartment project across the street in design, concept changes, construction time and roadway disruptions?

Has a traffic study been performed and available for review?

Has an impact study been performed regarding environmental, water, sewer and utility issues?

How are trash services to be provided?

What impact or access will the project have on the alley to the east of the property and how will that portion of the alley be maintained?

Thank you, in advance, for your reply.

Ron Keeton

602-828-7671

azkeeton@yahoo.com

Barnes, Jeff

From: Marty Barrus <marty_barrus@yahoo.com>
Sent: Friday, July 21, 2017 7:20 AM
To: Barnes, Jeff
Subject: Townhomes at Hayden & Virginia

Mr Barnes

As a long time homeowner in this area, I am very opposed to the concept of THREE STORY townhomes just down the street. We live in a nice well-maintained neighborhood. Just because we don't live in North Scottsdale as you snobs like to call it, it does not mean that we need to be "fixed." Three story multiple family housing will decrease the value of our old well-built homes, increase the odds of vandalism and break-in, and change the residential appearance of the entire neighborhood. I for one do not want to walk out my door and see nothing but ugly buildings blocking the sunrise or sunset.

Please reconsider this Hayden Virginia LLC development. The value of my home will drop substantially. This is unfair to the homeowners in this area.

I realize that I am wasting my time, because the city planners do not care what the people in your SOUTH Scottsdale area want or need. I have lived here since 1968 and loved my home, but I am not wealthy enough to live in your elevated status.

Consider how you would feel if this were down your street.

Marty