

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



PUBLIC HEARING NOTICE

REQUEST: by owner to abandon the entire thirty-three (33) foot wide General Land Office Easements (GLOPE) on parcels 217-29-035 and 217-29-036A, currently zoned Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) located on the north side of Shea Blvd. west of the northwest corner of Shea Blvd. and 124th Street.

CASE#: 13-AB-2017 **APN:** 217-29-035 & 217-29-036A

ADDRESS: on the north side of Shea Blvd. west of The northwest corner of Shea Blvd. and 124th Street

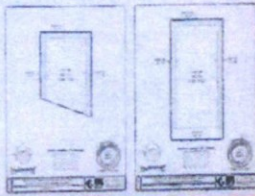
DATE: February 28, 2018

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

LEGAL DESCRIPTION IS AVAILABLE BY
REVIEWING THE CASE FILE

UNLESS OTHERWISE NOTIFIED,
ALL
PUBLIC HEARINGS ARE HELD AT:
SCOTTSDALE CITY HALL
3920 N. DRINKWATER BLVD.

YOUR COMMENTS ABOUT THIS
REQUEST CAN BE MADE PRIOR TO
OR AT THE PUBLIC HEARING.



480-312-7000

5:00 P.M.
PLANNING COMMISSION

POSTING DATE: 2-9-18

<https://services.scottsdaleaz.gov/bldgresources/Cases>

Residential, Environmentally Sensitive Lands (RES-ESL) Single-family Residential, Environmentally Sensitive Lands zoning on a +/- 8-acre site (part of parcel 217-29-035 & 217-29-036A)
LOCATION: the north side of Shea Blvd. and 124th Street
Case Number: 6-GP-2017
Applicant Contact:
Alex Stedman 480-994-0994
astedman@lvadesign.com
Case File Available at City of Scottsdale

Project information may be researched at: <https://services.scottsdaleaz.gov/bldgresources/Cases>

-Penalty for removing or defacing sign prior to date

December 6, 2017

Re: Sienna Hills phase II (NEC Shea Boulevard & Central Arizona Canal) – Abandonment & Preliminary Plat Notification

Dear Neighbor/Landowner:

We are a land planning and landscape architecture firm working on the second phase of the Sienna Hills community. The second phase includes a plan for sixteen new homes on approximately 8 acres. This letter is a notification for two applications that will be submitted in the coming weeks.

We are submitting an application for the abandonment of existing easements along the perimeter of the property. The easements being abandoned were established many decades ago and were intended to secure roadway access to many of the large properties that predated the planned neighborhoods that now exist. The majority of the area that will be abandoned will be incorporated into perimeter open space areas that will create separation between our planned community and adjacent homes.

A preliminary plat application is also being submitted to the City, and represents the next step in our design plans for the site. The second phase will take access through phase 1 of Sienna Hills, and all homes will be single story. A copy of the site plan has been enclosed on the back of this letter.

The project team is committed to keeping you informed as the project progresses. If you have any questions about this community, please feel free to contact us by email (astedman@lvadesign.com) or by phone (480-994-0994). You may also contact Doris McClay with the City of Scottsdale at 480-312-4211 and reference pre-application #105-PA-2017.

Sincerely,

Alex Stedman
Senior Planner
LVA Urban Design Studio, LLC

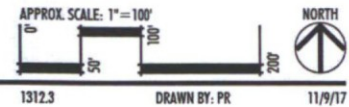
13-AB-2017
12/06/17



LEGEND	
	SITE BOUNDARY
	AREA TO BE ABANDONED
SITE DATA	
SITE AREA (GROSS):	8.2 AC (+/-)
SITE AREA (NET):	7.7 AC (+/-)
EXISTING ZONING:	R1-43 E.S.L.
PROPOSED ZONING:	R1-10 E.S.L.
TOTAL LOTS:	16
GROSS DENSITY:	1.95 DU/AC

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

SIENNA HILLS PH. II CONCEPTUAL SITE PLAN



PRELIMINARY - 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 instrument of service, intended only for the specific purpose and client for which it is prepared. Re-use or improper reliance on this document without written authorization and adoption by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.
 P:\130131317 3 - 02\01 PGP\01A 100 15 702\AR\01A 100 15 702 3-0217 PR AN.dwg Nov 9 2017



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: 2-ZN-6-GP-2017 and 15-ZN-2017

Project Name: _____

Location: north side of Shea Blvd, west of the nwc of Shea and 124th St

Site Posting Date: march 22, 2018

Applicant Name: Alex Steadman

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 Fuzzell
Applicant Signature

3/22/18
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 22nd day of March 2018



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



City of Scottsdale
PUBLIC NOTICE

ZONING/PUBLIC HEARINGS

City Hall, Kiva, 3939 N. Drinkwater Blvd.
<https://eservices.scottsdaleaz.gov/bldgresources/Cases>

PLANNING COMMISSION: 5:00 P.M. 2/28/2018
CITY COUNCIL: 5:00 P.M. 4/10/2018

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 Rural Neighborhoods to Suburban Neighborhoods and for a Zoning District Map Amendment from Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning to Single-family Residential, Environmentally Sensitive Lands (R1-10 ESL) zoning on a +/- 8-acre site (parcels 217-29-035 and 217-29-036A)

LOCATION: the north side of Shea Blvd. west of the northwest corner of Shea Blvd. and 124th Street.

Case Number: 6-GP-2017 & 15-ZN-2017

Posting
Date:
2/2/2018

Applicant Contact:
Alex Stedman 480-994-0994
astedman@lvadesign.com

City Contact:
Doris McClay 480-312-4214
dmccclay@scottsdaleaz.gov

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

Project information may be researched at <https://eservices.scottsdaleaz.gov/bldgresources/Cases>
Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal

3/22/18 16:24:43