

**Marked Agendas
Approved Minutes
Approved Reports**

**The March 15, 2018
Development Review Board
Agenda and Minutes can be
found at:**

<http://www.scottsdaleaz.gov/boards/development-review-board>

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: March 15, 2018 Item No. 5
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Pinnacle Vista Condominiums 14-DR-2017

Location: 6301 East Pinnacle Vista Drive

Request: Request approval of a site plan, landscape plan, and building elevations for a new 16-unit, two-story, multi-family development, with approximately 17,000 square feet of building area in two buildings, all on a 1.66-acre site.

OWNER

Pinnacle Vista VK, LLC
602-318-0034

ARCHITECT/DESIGNER

Synectic Design

ENGINEER

Grading & Drainage Engineers

APPLICANT CONTACT

Lance Baker
Synectic Design Incorporated
480-948-9766

BACKGROUND

Zoning

The site is zoned Medium Density Residential, Environmentally Sensitive Lands, Foothills Overlay (R-3 ESL FO). This property was annexed into the City of Scottsdale on October 6, 1983, and was zoned R-3 on May 1, 1984 with Case 36-Z-84 (Ordinance 1641). The Environmentally Sensitive Lands zoning overlay was placed on the property on February 19, 1992. The Foothills Overlay zoning overlay was placed on the property February 6, 2001.

Context

Located west of the southwest corner of East Pinnacle Vista Drive and North 64th Street, the surrounding developments are single-family residential to the north, west and south, and multiple-family to the east.

Adjacent Uses and Zoning

- North Alterra single-family residential subdivision zoned R1-43 ESL FO (platted in 1998)
- South Ironwood Preserve single-family residential subdivision zoned R1-43 ESL FO (platted in 1999)
- East Ironwood Condominiums zoned R-3 ESL FO (built in 1971 per County Assessor)
- West Single-family house zoned R1-43 ESL FO (built in 1980 per County Assessor)

Key Items for Consideration

- Several emails and calls were received in opposition in March and April 2017 after the initial application was submitted to the City. Most of the concerns were regarding the proposed use, and two-story building height.
- Applicant reoriented site plan and modified elevations between first and second submittal. Less public opposition has been received since the second submittal.

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

This is a request for approval of a site plan, landscape plan and building elevations for a new 16-unit, two-story multiple-family residential development on a 1.67 gross, 1.45 net acre site.

Neighborhood Communication

March 9, 2017: Applicant mailed project notification letter to property owners within 750 feet.

March 23, 2017: City Staff mailed a project notification post card to property owners within 750 feet notifying nearby residents that a Development Review Board application has been submitted.

September 15, 2017: Applicant mailed project notification letter to property owners within 750 feet, and included a link to project website: <https://www.pinnaclevistacondos.com/>

October 13, 2018: City Project Coordinator sent an email to residents who submitted previous correspondence on this application to let them know a revised submittal was made to the City and included an email link to view the submittal.

February 7, 2018: City Project Coordinator sent an email to residents who submitted previous correspondence on this application to let them know of the March 15, 2018 Development Review Board hearing date, time and location.

March 28, 2018: City staff mailed a Development Review Board hearing notification post card to property owners within 750 feet.

All written correspondence received from neighbors is attached to this report.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The project consists of two, two-story buildings containing a total of sixteen (16) multiple-family residential units. A large desert wash flows from northeast to southwest across the eastern-half of

the site requiring all development to occur on the western-half of the property. To address circulation concerns from the Ironwood Condominiums to the east, the developer has offered to construct a hammerhead turnaround on the east side of the wash. Building 1 will be located approximately 48-feet from the edge of pavement along Pinnacle Vista Drive, and 15 feet from the western property line buffered by native desert landscaping between the building, street and existing house to the west. The Building 1 units will have west/east exposure, with Building 2 units having north/south exposure. Building 2 will be located approximately 24 feet from the south property line.

Eight (8) units will be one bedroom and eight (8) units will be two bedrooms with unit sizes ranging between 863 and 1,024 square feet, all with private outdoor patios or balconies in conformance with Zoning Ordinance requirements. An amenity area containing a swimming pool and barbeque facilities are proposed to be located adjacent to the undisturbed desert wash corridor. Covered parking will be provided along both sides of the driveway which leads out to Pinnacle Vista Drive. A refuse enclosure will be provided along the east side of the drive aisle and situated so that the trash truck can safely circulate in and out of the site.

The contemporary building elevations will utilize a color palette meeting the City's light reflective value (LRV) requirements of the Environmentally Sensitive Lands district and use non-reflective building materials. Building materials include painted stucco, painted metal window awning, and a stone veneer wall to screen the stairwells from public view on the east elevation. HVAC units will be ground mounted and screened.

The proposed buildings will be two-stories in height, 23 feet above the finished floor elevation. Due to the fact that this site is located within the AO flood zone, FEMA requires the finished floor elevation to be at least two feet above the highest adjacent natural grade. The Zoning Ordinance states that in cases where drainage considerations supersede the method for measuring building height, the point of reference elevation is subject to the approval of the Floodplain Administrator.

Development Information

- Existing Use: undeveloped
- Proposed Use: 16 unit multiple-family development
- Parcel Size: 1.67 gross acres
1.45 net acres
63,041 square feet
- Dwelling unit space (residential): 17000 square feet
- Building Height Allowed: 24 feet above natural grade, including rooftop appurtenances
- Building Height Proposed: 23 feet above finished floor (AO Flood Zone)
- Parking Required: 24 spaces
- Parking Provided: 25 spaces
- Open Space Required: 22,695 square feet / 0.52 acres
- Open Space Provided: 40,273 square feet / 0.92 acres

- Parking Provided: 25 spaces
- Open Space Required: 22,695 square feet / 0.52 acres
- Open Space Provided: 40,273 square feet / 0.92 acres
- NAOS Required: 16,988 square feet / 0.39 acres
- NAOS Provided: 20,591 square feet / 0.47 acres
- Number of Dwelling Units Allowed: 21
- Number of Dwelling Units Proposed: 16
- Density Allowed: 12.93 dwelling units per acre
- Density Proposed: 9.6 dwelling units per acre

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve the Pinnacle Vista Condominiums, case 14-DR-2017, per the attached stipulations, finding that the provisions of the General Plan policies and goals, and the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

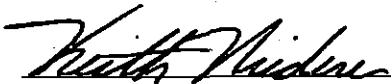
Keith Niederer

Senior Planner

480-312-2953

E-mail: kniederer@ScottsdaleAZ.gov

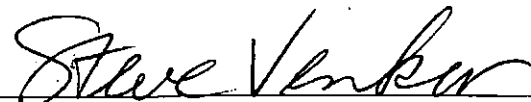
APPROVED BY



Keith Niederer, Report Author

3-6-2018

Date

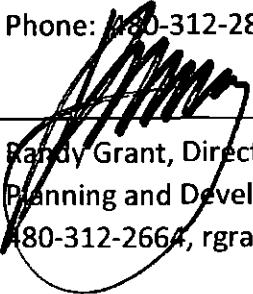


Steve Venker, Development Review Board Coordinator

Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

3/7/18

Date



Randy Grant, Director

Planning and Development Services

480-312-2664, rgrant@scottsdaleaz.gov

3/7/18

Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Zoning Map
 - 3. Applicant's Narrative
 - 4. Combined Context Aerial and Site Plan
 - 5. Site Plan
 - 6. Natural Area Open Space Plan
 - 7. Color Building Elevations
 - 8. Black and White Elevations
 - 9. Perspectives
 - 10. Material and Color Board
 - 11. Color Landscape Plan
 - 12. Black and White Landscape Plan
 - 13. Electrical Site Plan
 - 14. Applicant's Neighborhood Involvement
 - 15. Neighborhood Correspondence
 - 16. City Notification Map

**Stipulations for the
Development Review Board Application:
Pinnacle Vista Condominiums
Case Number: 14-DR-2017**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

**STIPULATIONS IN BOLD AND CAPS WERE ADDED BY THE DEVELOPMENT REVIEW BOARD AT
THE MARCH 15, 2018 DEVELOPMENT REVIEW BOARD HEARING**

APPLICABLE DOCUMENTS AND PLANS:

Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:

1. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Synectic Design, with a city staff date of 1/18/2018.
 - a. The location and configuration of all site improvements shall be consistent with the site plan submitted by Synectic Design, with a city staff date of 1/18/2018.
 - b. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Design Ethic, with a city staff date of 1/18/2018.
 - c. The case drainage report submitted by Grading & Drainage Engineers, Inc. and accepted in concept by the Stormwater Management Department of the Planning and Development Services on October 24, 2017.
 - d. The water and sewer basis of design report submitted by Grading & Drainage Engineers, Inc. and accepted in concept by the Water Resources Department on October 30, 2017.
 - e. The location and design of exterior lighting fixtures shall be consistent with the photometric analysis and fixture cutsheets submitted by Synectic Design, with a city staff date of 1/18/2018.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. **REVISE THENORTHAND WEST ELEVATIONS OF BUILDING 2 TO PROVIDE ENCHANCED ARTICULATION TO THE BUILDING MASSING, WHERE THERE IS A CHANGE IN COLOR OR MATERIALS SIMILAR, TO OTHER DIMENSIONAL ARTICULATION FOUND ELSEWHERE ON THE BUILDING.**
3. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing.



14-DR-2017



Single-Family Residential
Environmentally Sensitive Lands

E. Pinnacle Vista Drive

Single-Family Residential
Environmentally Sensitive Lands

Site

Medium Density Residential
Environmentally Sensitive Lands

Single-Family Residential
Environmentally Sensitive Lands

Q.S.

49-42

Google Earth Pro Imagery

N



Pinnacle Vista Apartments

14-DR-2017



Pinnacle Vista Apartments

14-DR-2017



Pinnacle Vista Apartments

14-DR-2017



Synectic Design, Inc.
1111 W University Dr, Suite 104
Tempe, Arizona 85281

PINNACLE VISTA

6301 E Pinnacle Vista Drive, Scottsdale, Arizona



- 1. Introduction**
- 2. Development Plan**
- 3. Conformance**
 - a. Scottsdale General Plan**
 - b. Desert Foothills Character Plan**
- 4. Conclusion**

1. Introduction

Overview

The development at Pinnacle Vista is a proposed attached single family condominium project in the City of Scottsdale. The project consists of 16 condominium residences ranging from approximately 863 to 1024 square feet each, plus a common pool/amenity area. There will be an equal mix of 8 two-bedroom/two-bathroom residences and 8 one-bedroom/one-bathroom residences; all containing a living/dining room and kitchen.

The developer has a successful track record, having built more than a thousand residences in Scottsdale, Phoenix, Mesa and Chandler.

Location

The project is located on the Southwest side of E Pinnacle Vista Drive and North 64th Street, at 6301 E Pinnacle Vista Drive. The parcel has been zoned R-3 since 1982. The R-3 zoning category is intended to fulfill the need for medium-density residential development while maintaining an environment compatible with single-family neighborhoods. The Assessor's Parcel # is 212-11-005L.



Relationship to Surrounding Properties

The property is located at 6301 E Pinnacle Vista Drive, Scottsdale.

- **To the North:** Alterra, a gated community with 25 homes.
- **To the East:** Ironwood Condominiums, a 20-unit multi-family development with a pool, built in 1971.
- **To the South:** Ironwood Preserve, a gated community with 20 custom homes.
- **To the West:** Single-family homes that are not included in a subdivision.



2. Development Plan

Project Layout

The project consists of 16 attached condominiums located at 6301 E Pinnacle Vista Drive. The residences are divided into two buildings – one with ten (10) residences and the other with six (6), both with a mix of one and two bedroom residences. The buildings are positioned so that most residents will have an open view of the scenic wash and/or natural desert landscape.



Context

The Proposed development strives to be contextually appropriate desert character of the Desert Foothills area. The perimeter of the site incorporates outdoor living space, outdoor recreational space and shaded, landscaped, pedestrian access on compacted decomposed granite along the street frontage that is consistent with other development in the area.

Architectural Character and Materials

The proposed development substantially conforms to the Desert Foothills guidelines as it relates to façade location and massing. The intent is to create a mass that defines the street while still providing recess, repetition and interest; the facade reflects a rhythm consistent with



the intent of those requirements. Materials are layered onto the facade to create visual interest and variety.

Consistent with the Desert Foothills Character Area Plan (DFCAP), the project will blend with the land and reinforce its natural form, utilizing a limited color palette and non-reflective building materials that blend into the background hues and textures of the natural desert setting. The paint will meet the LRV requirements to minimize the impact of the sun as well as complement the buildings in the area and meet the recommendations of the DFCAP Guidelines. The color palette and building materials are consistent with those that are predominate in the area including stucco, stone veneer and painted metal.

Landscape Character and Materials

Consistent with Scottsdale's Sensitive Design Principles, the plants and trees in the landscape plan will highlight the architecture and provide a visual stimulus to passers-by, yet are indigenous to the arid region and have been selected for their low water use and tolerance to drought conditions. The goal is to provide a year-round tapestry of colors that will never be dormant. Natural desert landscaping will be retained and used to the greatest extent possible. Hardscape is minimized by the use of pavers for the driveway entrance.

3a. Conformance to the General Plan

The property is designated as a Rural/Rural Desert Character Neighborhood on the Character Types Map of the 2001 General Plan. The Pinnacle Vista project complies with for the General Plan's Goals and Approaches for this Neighborhood type.

You will find below a cross section of goals and policies with which this project aligns with the goals of the General Plan.

Land Use Element

LU1: Recognize Scottsdale's role as a major regional economic and cultural center, featuring business, tourism, and cultural activities.

- Strengthen the identity of Scottsdale by encouraging land uses that contribute to the character of the community and sustain a viable economic base.
- Encourage land uses that preserve a high quality of life and define Scottsdale's sense of place within the region.
- Promote land uses that accommodate destination resorts along with the recreation, retail, residential, and cultural uses that support tourism activity and sustain a resort-like lifestyle.

Response: This project will provide residents unparalleled access to Scottsdale's more rural neighborhoods in the Desert Foothills area. Currently most of the housing in the area is single-family homes on large lots; this project is designed to transform a vacant lot into a housing opportunity for those who want to live in the Desert Foothills area, but not on an acre of land.



LU4: Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.

- Allow for a diversity of residential uses and supporting services that provide for the needs of the community.
- Provide a variety of housing types and densities and innovative development patterns and building methods that will result in greater housing affordability.

Response: This infill fills a void that currently exists for newer, smaller, attached single-family housing.

Economic Vitality Element

EV7: Sustain the long-term economic well-being of the city and its citizens through redevelopment and revitalization efforts.

- Encourage and support the renovation and reuse of underutilized or vacant parcels / buildings / shopping centers.
- Promote residential revitalization to maintain quality housing and thus maintain quality of life and stability of the local economy.

Response: It will support the economic vitality of the area by offering condominium housing for those who wish to live and work in the area, but not on an acre of land.

Housing Element

HE2: Seek a variety of housing options that blend with the character of the surrounding community.

- Encourage physical design, building structure, and lot layout relationships between existing and new construction to help the new developments complement the surrounding neighborhoods.
- Encourage energy efficiency via integration of the city's Green Building and Sustainability programs (or future programs) in new housing designs.
- Consider incentives that encourage the development of diverse housing types, including smaller, more affordable residences.

Response: The proposed project strives to complement the surrounding neighborhoods by reducing massing with buildings perpendicular to Pinnacle Vista, utilizing a limited color palette and non-reflective building materials that blend into the background hues and textures of the natural desert setting. The paint will meet the LRV requirements to minimize the impact of the sun as well as complement the buildings in the area and meet the recommendations of the

DFCAP Guidelines. The color palette and building materials are consistent with those that are predominate in the area including stucco, stone veneer and painted metal.

The project will utilize green building strategies including building orientation, passive solar design, natural day lighting, and passive cooling techniques, and promote the use of energy efficient systems and construction methods.

HE3: Seek a variety of housing options that meet the socioeconomic needs of people who live and work here.

- Encourage and establish appropriate incentives for development of aesthetically pleasing housing that will accommodate a variety of income levels and socioeconomic needs.
- Find creative solutions to encourage the development of new housing that is more affordable to entry level and moderate-income households for both homeowners and renters.
- Consider incentives that encourage the development of diverse housing types, including smaller, more affordable residences.

Response: Currently most of the housing in the area is single-family homes on large lots, but this new development, with residences ranging from approximately 863 to 1024 square feet, will be designed to offer more options for those that look to live in the community.

Neighborhood Element

NE1: Enhance and protect diverse neighborhoods so they are safe and well-maintained.

- Provide for a range of housing opportunities.

Response: As noted above, most of the housing currently available in the area is single-family homes on large lots, but this new development will be designed to offer more options for those that look to live in the community.

NE3: Sustain the long-term economic well-being of the city and its citizens through redevelopment and neighborhood preservation and revitalization efforts.

- Maintain and create opportunities for quality housing for all citizens. This is a crucial component of Scottsdale's local economy.
- Establish appropriate incentives for the development of aesthetically pleasing, infill housing that serves a variety of income levels.

- Encourage “green building” techniques and alternatives that incorporate healthy, resource- and energy-efficient materials and methods in design, construction, and remodeling in conjunction with revitalization, neighborhood conservation and redevelopment efforts.

Response: The new development will be designed to offer a lifestyle free from the upkeep associated with larger homes and lots.

NE5: Promote and encourage context-appropriate new development in established areas of the community.

- Encourage new development efforts toward existing developed areas in Scottsdale.
- Promote the use of existing infrastructure as an incentive to encourage more infill development within the community.
- Promote existing developed areas of the community as opportune economic development infill sites.
- Encourage green building and sensitive design techniques and alternatives in conjunction with infill development.

Response: The Pinnacle Vista project will utilize green building strategies including building orientation, passive solar design, natural day lighting, and passive cooling techniques, and promote the use of energy efficient systems and construction methods.

Open Space and Recreation Element

OSRE1: Protect and improve the quality of Scottsdale’s natural and urban environments as defined in the quality and quantity of its open spaces.

- Provide ample opportunity for people to experience and enjoy the magnificent Sonoran Desert and mountains, balancing access with preservation.
- Promote creative residential and commercial development techniques consistent with the Character Plan for an area, to further preserve meaningful and accessible open space.
- Protect and use existing native plants, the design themes of character areas within which they are sited, and response to local conditions in landscape designs.
- Promote project designs that are responsive to the natural environment, people’s needs, site conditions, and indigenous architectural approaches to provide unique character for the city.

- Continue to work with developers in designing land use plans that respect the topography, view corridors, wildlife corridors, and open space that exists. Where possible, enhance existing viewsheds as areas are developed and redeveloped.

Response: The development will provide more housing options in the northern part of Scottsdale, giving residents an option to choose a more rural location that gives them the ability to be closer to the desert and mountains than they would have if they lived in a more urban area of Scottsdale.

Pinnacle Vista strives to match the scale and design of the rural desert character of the Desert Foothills area. The perimeter of the site incorporates outdoor living space, outdoor recreational space and shaded, landscaped, pedestrian access on compacted decomposed granite along the street frontage that is consistent with other development in the area. The buildings are positioned so that most residents will have an open view of the scenic wash and/or natural desert landscape.

Consistent with Scottsdale's Sensitive Design Principles, the plants and trees in the landscape plan will highlight the architecture and provide a visual stimulus to passers-by, yet are indigenous to the arid region and have been selected for their low water use and tolerance to drought conditions. The goal is to provide a year-round tapestry of colors that will never be dormant. Natural desert landscaping will be retained and used to the greatest extent possible.



3b. Conformance to the Desert Foothills Character Plan

The General Plan “sets forth the long-range vision” of the Desert Foothills to “promote or enhance the character of the Desert Foothills area for maintaining the natural qualities of the upper desert, open space areas, and the rural lifestyle found in the area.” There are many ways in which the proposed project aligns with that vision.

You will find below a cross section of goals and policies with which this project aligns with the goals of the Downtown Plan.

Goal 1. Preserve the natural, visual qualities of the lush upper Sonoran Desert by using desert-sensitive building techniques that retain and blend with the natural desert character of the area.

Goal 1, Strategy 1: Blend all types of buildings and structures into the natural desert setting by using principles of minimal visual impact set forth by the Great Sonoran.

- Encourage the use of colors and non-reflective building materials that blend into the background hues and textures of the natural desert setting.
- Natural desert landscaping should be retained and used to the greatest extent possible.
- Promote “dark skies” through minimizing outdoor lighting so it is virtually invisible from adjacent properties.

Response: Consistent with the DFCAP, the project will blend with the land and reinforce its natural form, utilizing a limited color palette and non-reflective building materials that blend into the background hues and textures of the natural desert setting. The paint will meet the LRV



requirements to minimize the impact of the sun as well as complement the buildings in the area and meet the recommendations of the DFCAP Guidelines.

Natural desert landscaping will be retained and used to the greatest extent possible. The plants and trees in the landscape plan will highlight the architecture and provide a visual stimulus, yet are indigenous to the arid region and have been selected for their low

water use and tolerance to drought conditions. The goal is to provide a year-round tapestry of colors that will never be dormant.



The project is designed to meet the “Intrinsically Dark” sky requirements for rural areas of Scottsdale. All light-emitting sources will be shielded from visibility of the light source; site lighting will be provided with bollard lights throughout the pedestrian areas, downlights at the unit doors and shielded lights under the car canopies. These techniques will reduce light spillage to neighboring properties and reduce glare from light sources.

Goal 1, Strategy 2: Promote the use of site planning techniques which minimize the visual impact of development and promote a Rural Desert Character.

- To maintain the dominance of the desert vegetation, encourage the use of native landscaping. Discourage turf in areas visible from surrounding properties or streets.
- Where walls are used they should undulate with the natural terrain, use desert tone colors to blend into adjacent natural desert, and should provide breaks or gaps for indigenous wildlife migration routes and maintain open vista corridors.
- Promote building envelopes and construction envelopes to minimize disturbance of the natural site, to create a sense of openness, and to provide meaningful open space.
- Designate grading/construction envelopes during the development of a site to protect the surrounding natural desert areas from construction encroachment.

Response: Natural desert landscaping will be retained and used to the greatest extent possible; no turf is planned in any area of the development. The plants and trees in the landscape plan will highlight the architecture and provide a visual stimulus, yet are indigenous to the arid region and have been selected for their low water use and tolerance to drought conditions. The goal is to provide a year-round tapestry of colors that will never be dormant.

Building envelopes are as compact as possible to maximize the amount of open space on the site, and separate the buildings, parking and site amenities to create open view corridors through the site and provide a feeling of open space. During construction, grading and construction envelopes will be designated and fenced to ensure that the natural area is protected during all phases of construction.

Goal 1, Strategy 3: Sensitively integrate infrastructure into the natural desert setting and rural lifestyle.

Utilities:

- Encourage underground placement of electric utility lines, where feasible, to preserve the visual qualities of the area.
- Encourage utility providers to blend all above-ground cabinets and structures with the surrounding natural environment. If equipment is located along major streets with a defined color palette, keep consistent colors and textures and screen with native vegetation.

Response: Electric utility lines will be placed underground to preserve the visual qualities of the area. Although equipment for this development will not be located along a major street, all above-ground cabinets and structures will utilize earth-tone colors and textures – or screens of natural vegetation – to blend with the surrounding natural environment.



4. Conclusion

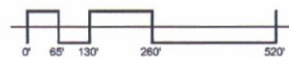
This proposed project demonstrates how a small site - with infill placement of a wash cutting diagonally through the property - can be sensitively developed to provide housing choices for those that do not want a large home on a large lot. As demonstrated in



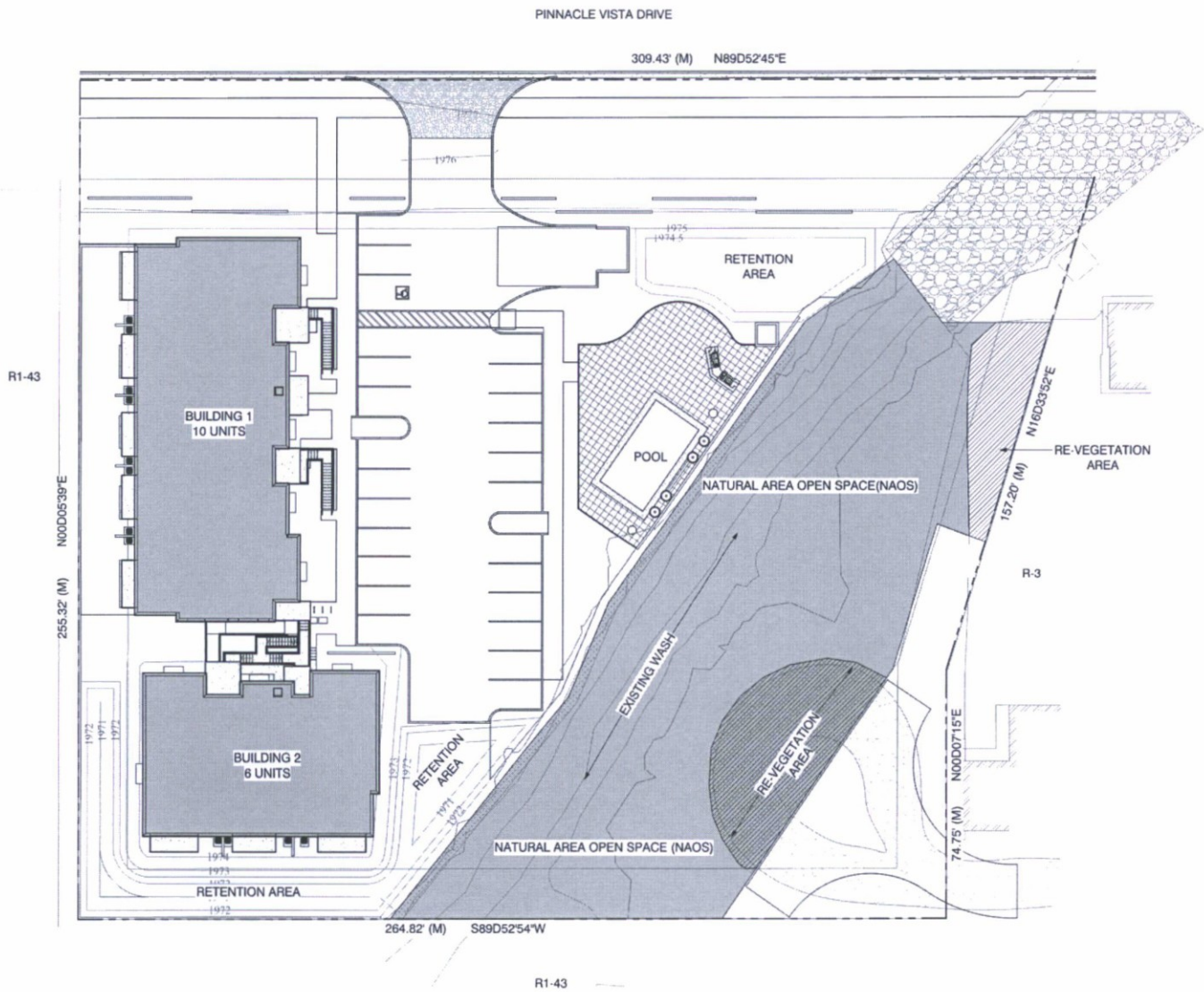
this narrative, the project is in conformance with the City of Scottsdale's General Plan and the Desert Foothills Character Area Plan.

It is the goal of the entire design and development team to create a product that can serve as an example of how to create environmentally-sensitive modern desert architecture on an underutilized infill for smaller single-family residences.





14-DR-2017
1/18/18



NAOS DATA

NAOS CALCULATIONS				
SLOPE CATEGORY	AREA (ACRES)	LOWER DESERT NAOS FACTOR	REQ. NAOS (ACRES)	
0%	2%	0.11	20%	0.02
2%	5%	0.40	25%	0.17
5%	10%	0.38	30%	0.11
10%	15%	0.03	30%	0.03
15%	25%	0.23	30%	0.07
25%	100%	0.00	30%	0.00
TOTAL	1.45			0.39

NAOS REQUIREMENTS			
NAOS REQUIRED PER SLOPE ANALYSIS	0.39 ACRES	16,988 SF	
MAXIMUM ALLOWED REVS. AREA (30%)	0.12 ACRES	5,097 SF	

NAOS PROVIDED			
NAOS PROVIDED (UNDISTURBED)	0.313 ACRES	13,633 SF	
NAOS PROVIDED (REVEGETATED)	0.085 ACRES	3,479 SF	
TOTAL PROVIDED	0.399 ACRES	17,112 SF	

LEGEND	AREA	REQUIRED	PROVIDED
	NATURAL OPEN SPACE		13,633 S.F.
	REVEGETATION OPEN SPACE		3,479 S.F.
TOTAL PROVIDED			17,112 S.F.



SHEET KEYED NOTES

- 1 ROOF DRAIN LEADER INTERNAL (TYP)
- 2 RISE RACKS (TYP) PER GSB DET. 2205
- 3 RAIN LEADER COWS TONGUE
- 4 UNIT MAILBOX PEDESTALS
- 5 PAINTED METAL FASCIA PANEL WITH CRIP EDGE
- 6 PAINTED METAL PARAPET CAP
- 7 STUCCO CONTROL JOINT
- 8 PAINTED METAL TUBE RAILING
- 9 GROUND MOUNTED HVAC UNITS FULLY SCREENED FROM PUBLIC VIEW BY PERMEATOR FENCE
- 10 SHADE CANOPY (TYP)

EXTERIOR ELEVATION GENERAL NOTES

- A. ALL GROUND MOUNTED HVAC UNITS ARE FULLY SCREENED WITH SITE OR SCREEN WALLS.
B. ALL BUILDING COLORS TO HAVE AN LRV VALUE OF LESS THAN 35.
C.



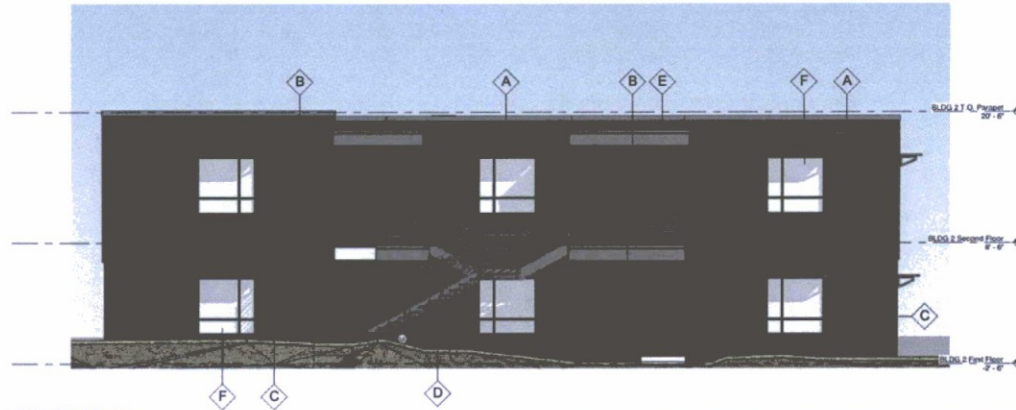
EXTERIOR FINISH LEGEND

1	DESCRIPTION: STUCCO WALL FINISH MFR: SHERWIN WILLIAMS COLOR: COCOON (SW 6172)
2	DESCRIPTION: STUCCO WALL FINISH MFR: SHERWIN WILLIAMS COLOR: STATUS BRONZE (SW 7034)
3	DESCRIPTION: STUCCO WALL FINISH MFR: SHERWIN WILLIAMS COLOR: GRIZZLE GRAY (SW 7066)
4	DESCRIPTION: VINYL WINDOW & DOOR FRAMES MFR: WILGARD TUSCANY SERIES OR EQ. COLOR: ESPRESSO (DARK GRAY)
5	DESCRIPTION: METAL TRIM MFR: SHERWIN WILLIAMS COLOR: IRON ORE (SW 7088)
6	DESCRIPTION: WINDOW / GLAZING LOW-E GLAZING, DUAL PANE CLEAR
7	DESCRIPTION: STONE VENEER MFR: CORAMADO STONE COLOR: VALLEY CORNICE - DESERT SUNSET



3 Building 1 North Elevation
3'10" = 1'-0"

14-DR-2017
1/18/18



4 Building 2 North Elevation
3/16" = 1'-0"



3 Building 2 South Elevation
3/16" = 1'-0"

SHEET KEYED NOTES

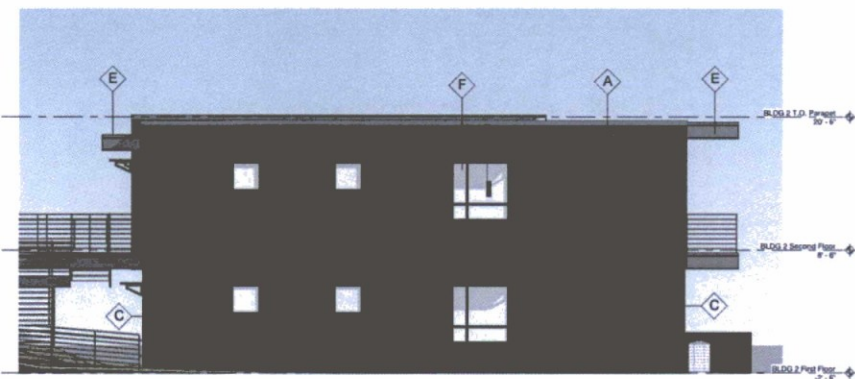
- 1 FULLY RECESSED ELECTRICAL PANELS
- 2 PAINTED METAL TUBE RAILING
- 3 PAINTED METAL FABRICA PANEL WITH DRIP EDGE
- 4 PAINTED METAL PARAPET CAP
- 5 STUCCO CONTROL JOINT
- 6 GROUND MOUNTED HVAC UNITS FULLY SCREENED FROM PUBLIC VIEW BY PERIMETER FENCE

EXTERIOR ELEVATION GENERAL NOTES

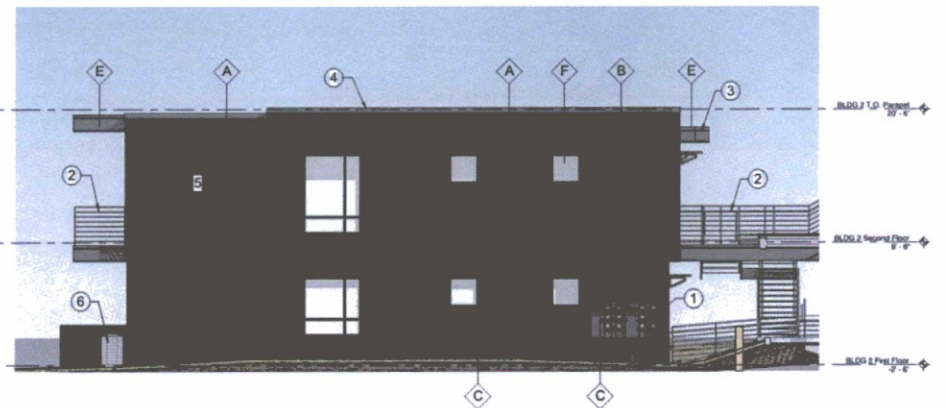
- A. ALL GROUND MOUNTED HVAC UNITS ARE FULLY SCREENED WITH SITE OR SCREEN WALLS.
- B. ALL BUILDING COLORED TO HAVE AN LRV VALUE OF LESS THAN 35
- C.

EXTERIOR FINISH LEGEND

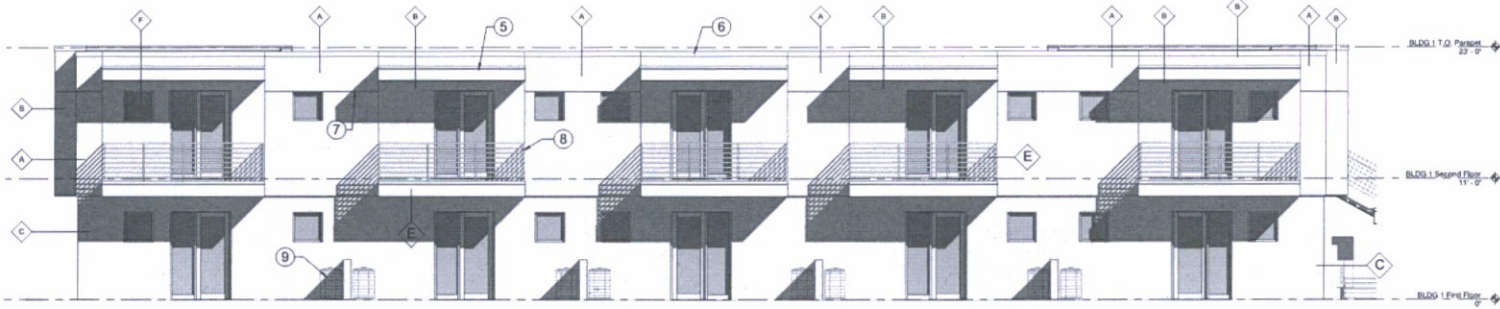
4	DESCRIPTION: STUCCO WALL FINISH MFR: SHERWIN WILLIAMS COLOR: COCOON (SW 6178)
5	DESCRIPTION: STUCCO WALL FINISH MFR: SHERWIN WILLIAMS COLOR: STATUS BRONZE (SW 7034)
6	DESCRIPTION: STUCCO WALL FINISH MFR: SHERWIN WILLIAMS COLOR: GRIZZLE GRAY (SW 7068)
7	DESCRIPTION: VINYL WINDOW & DOOR FRAMES MFR: MILGARD LUCRANY SERIES OR EQ. COLOR: EXPRESSO (DARK GRAY)
8	DESCRIPTION: METAL TRIM MFR: SHERWIN WILLIAMS COLOR: IRON ORE (SW 7095)
9	DESCRIPTION: WINDOW / GLAZING LOW-E GLAZING, DUAL PANE CLEAR
10	DESCRIPTION: STONE VENEER MFR: CORIANO STONE COLOR: VALLEY CORNELL (DESERT SUNSET)



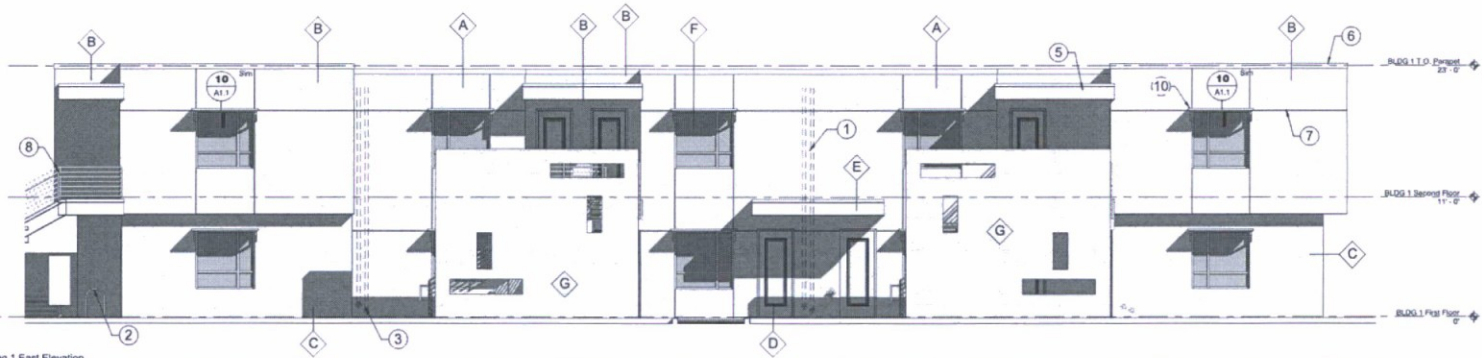
2 Building 2 West Elevation
3/16" = 1'-0"



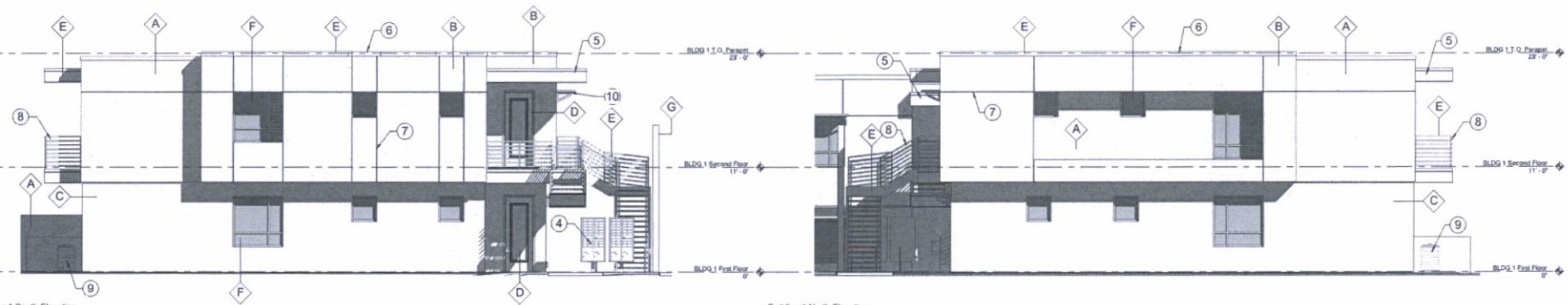
1 Building 2 East Elevation
3/16" = 1'-0"



2 1 West Elevation
1'-0"



3 1 East Elevation
1'-0"



4 1 South Elevation
1'-0"

3 Building 1 North Elevation
3'16" = 1'-0"

- SHEET KEYED NOTES**
1. ROOF DRAIN LEADER INTERNAL (TYP)
 2. RIM RACKS (TYP) PER COS DFL 2285
 3. RAIN LEADER COVERS TONGUE
 4. UNIT MAILBOX PEDESTALS
 5. PAINTED METAL FASCIA PANEL WITH DRIP EDGE
 6. PAINTED METAL PARAPET CAP
 7. STUCCO CONTROL JOINT
 8. PAINTED METAL TUBE RAILING
 9. GROUND MOUNTED HVAC UNITS FULLY SCREENED FROM PUBLIC VIEW BY PERIMETER FENCE
 10. SHADE CANOPY (TYP)

- EXTERIOR ELEVATION GENERAL NOTES**
- A. ALL GROUND MOUNTED HVAC UNITS ARE FULLY SCREENED WITH SITE OR SCREEN WALLS
 - B. ALL BUILDING COLORS TO HAVE AN LRV VALUE OF LESS THAN 35
 - C.

EXTERIOR FINISH LEGEND	
(A)	DESCRIPTION: STUCCO WALL FINISH MFR: SHERWIN WILLIAMS COLOR: COCOON (SW 6175)
(B)	DESCRIPTION: STUCCO WALL FINISH MFR: SHERWIN WILLIAMS COLOR: STATUS BRONZE (SW 7084)
(C)	DESCRIPTION: STUCCO WALL FINISH MFR: SHERWIN WILLIAMS COLOR: GRIZZLE GRAY (SW 7066)
(D)	DESCRIPTION: VINYL WINDOW & DOOR FRAMES MFR: MILGARD TUSCANY SERIES OR EQ COLOR: ESPRESSO (DARK GRAY)
(E)	DESCRIPTION: METAL TRIM MFR: SHERWIN WILLIAMS COLOR: IRON ONE (SW 7065)
(F)	DESCRIPTION: WINDOW / GLAZING LOW-E GLAZING, DUAL PANE CLEAR
(G)	DESCRIPTION: STONE VENEER MFR: CORANADO STONE COLOR: VALLEY COBBLE - DESERT SUNSET

SHEET KEYED NOTES

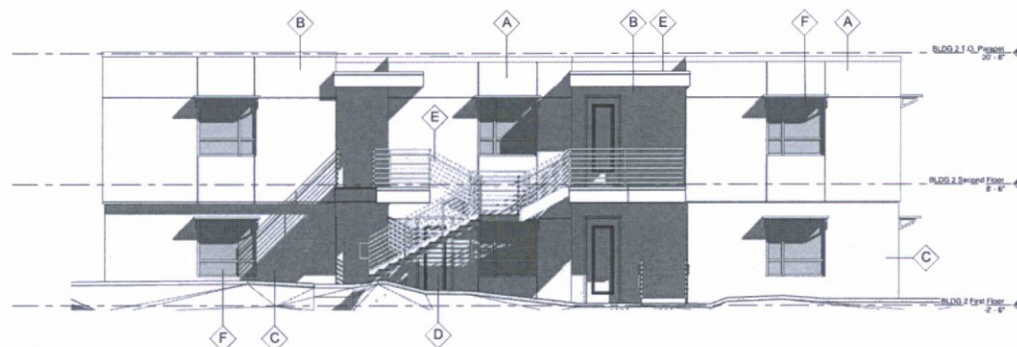
- 1 FULLY RECESSED ELECTRICAL PANELS
- 2 PAINTED METAL TUBE RAILING
- 3 PAINTED METAL FASCIA PANEL WITH DRIP EDGE
- 4 PAINTED METAL PARAPET CAP
- 5 STUCCO CONTROL JOINT
- 6 GROUND MOUNTED HVAC UNITS FULLY SCREENED FROM PUBLIC VIEW BY PERIMETER FENCE

EXTERIOR ELEVATION GENERAL NOTES

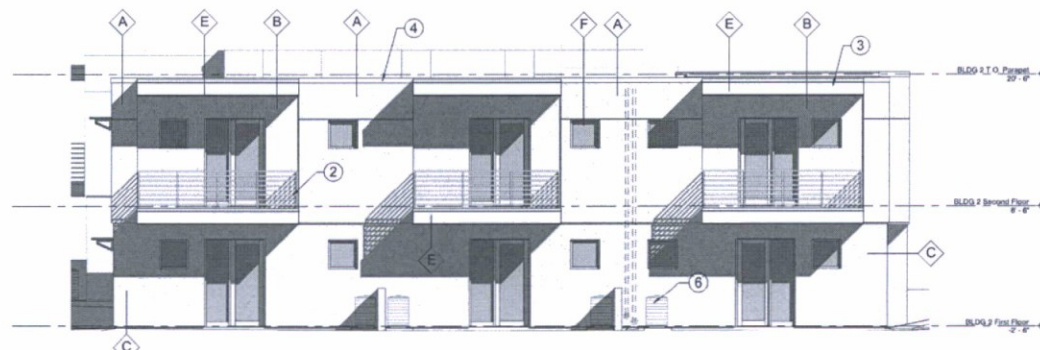
- A. ALL GROUND MOUNTED HVAC UNITS ARE FULLY SCREENED WITH SITE OR SCREEN WALLS.
 B. ALL BUILDING COLORS TO HAVE AN LRV VALUE OF LESS THEN 35.
 C.

EXTERIOR FINISH LEGEND

1	DESCRIPTION: STUCCO WALL FINISH MFR: SHERWIN WILLIAMS COLOR: COCOON (SW 8175)
2	DESCRIPTION: STUCCO WALL FINISH MFR: SHERWIN WILLIAMS COLOR: STATUS BRONZE (SW 7044)
3	DESCRIPTION: STUCCO WALL FINISH MFR: SHERWIN WILLIAMS COLOR: GRIZZLE GRAY (SW 7066)
4	DESCRIPTION: VINYL WINDOW & DOOR FRAMES MFR: MILANO TUSCANY SERIES OR EQ. COLOR: EXPRESSO (DARK GRAY)
5	DESCRIPTION: METAL TRIM MFR: SHERWIN WILLIAMS COLOR: IRON ORE (SW 7069)
6	DESCRIPTION: WINDOW / GLAZING LOW-E GLAZING, DUAL PANE CLEAR
7	DESCRIPTION: STONE VENEER MFR: CORANADO STONE COLOR: VALLEY COBBLE - DESERT SUNSET

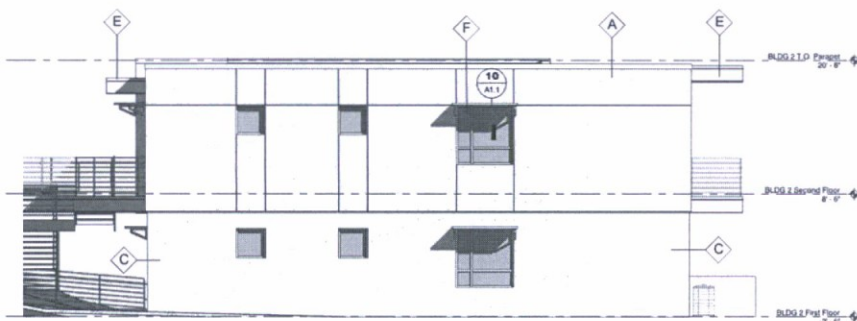


4 Building 2 North Elevation
3/16" = 1'-0"

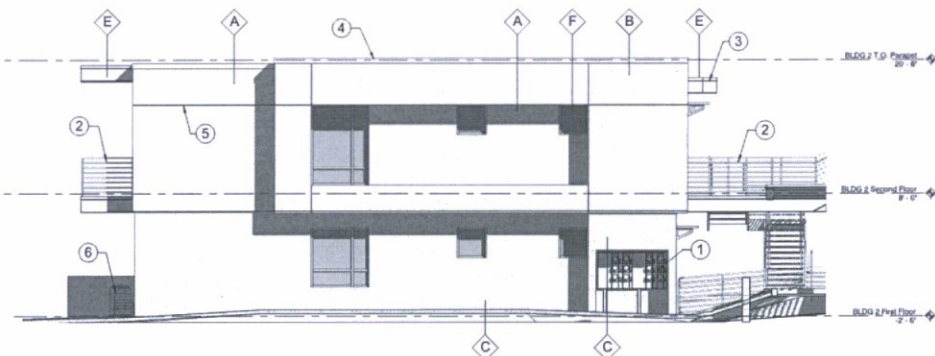


3 Building 2 South Elevation
3/16" = 1'-0"

14-DR-2017
1/18/18



2 Building 2 West Elevation
3/16" = 1'-0"



1 Building 2 East Elevation
3/16" = 1'-0"



14-DR-2017
1/18/18





14-DR-2017
1/18/18



Pinnacle Vista

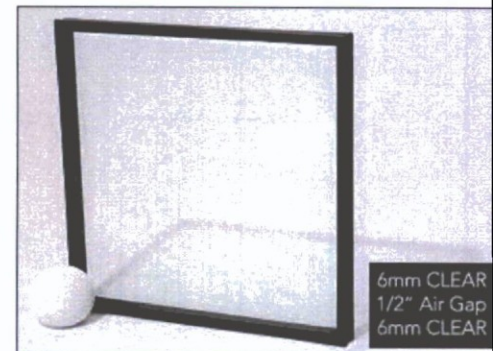
6301 E Pinnacle Vista Drive
Scottsdale, Arizona

SDI Project #3790

TRIM
Sherwin-Williams
Iron Ore
SW 7069



STONE ACCENT WALL
Valley Cobble by Coronado
Color: Desert Sunset



GLAZING
Azurie
SB70XL-3 Clear



BODY COLOR 2
Sherwin-Williams
Status Bronze
SW 7034



BODY COLOR 3
Sherwin-Williams
Grizzle Gray
SW 7068



BODY COLOR 1
Sherwin-Williams
Cocoon
SW 6173









PINNACLE VISTA DRIVE


















BUILDING 1

BUILDING 2

salvaged plant legend

botanical name	common name	size	qty	comment
preserve in place trees				
 PARSONIA MICROPHYLLUM	TOOTHLESS PALM VERO	SALVAGED VARIET	8	SALVAGED STAKE IN PLACE
 PROSOPIS VELUTINA	VELVET MESQUITE	SALVAGED VARIET	1	SALVAGED STAKE IN PLACE
preserve in place shrubs				
 CABBOTIA GIGANTEA	SAGUARO	SALVAGED VARIET	2	SALVAGED
 FOUQUIERIA SPINOSA	OCOTILLO	SALVAGED VARIET	1	SALVAGED
 CRISTE PALUDA	DESERT HAZELBERRY	SALVAGED VARIET	1	SALVAGED
 OPUNIA DELTOIDEA	SAAGUARO	SALVAGED VARIET	1	SALVAGED

plant legend

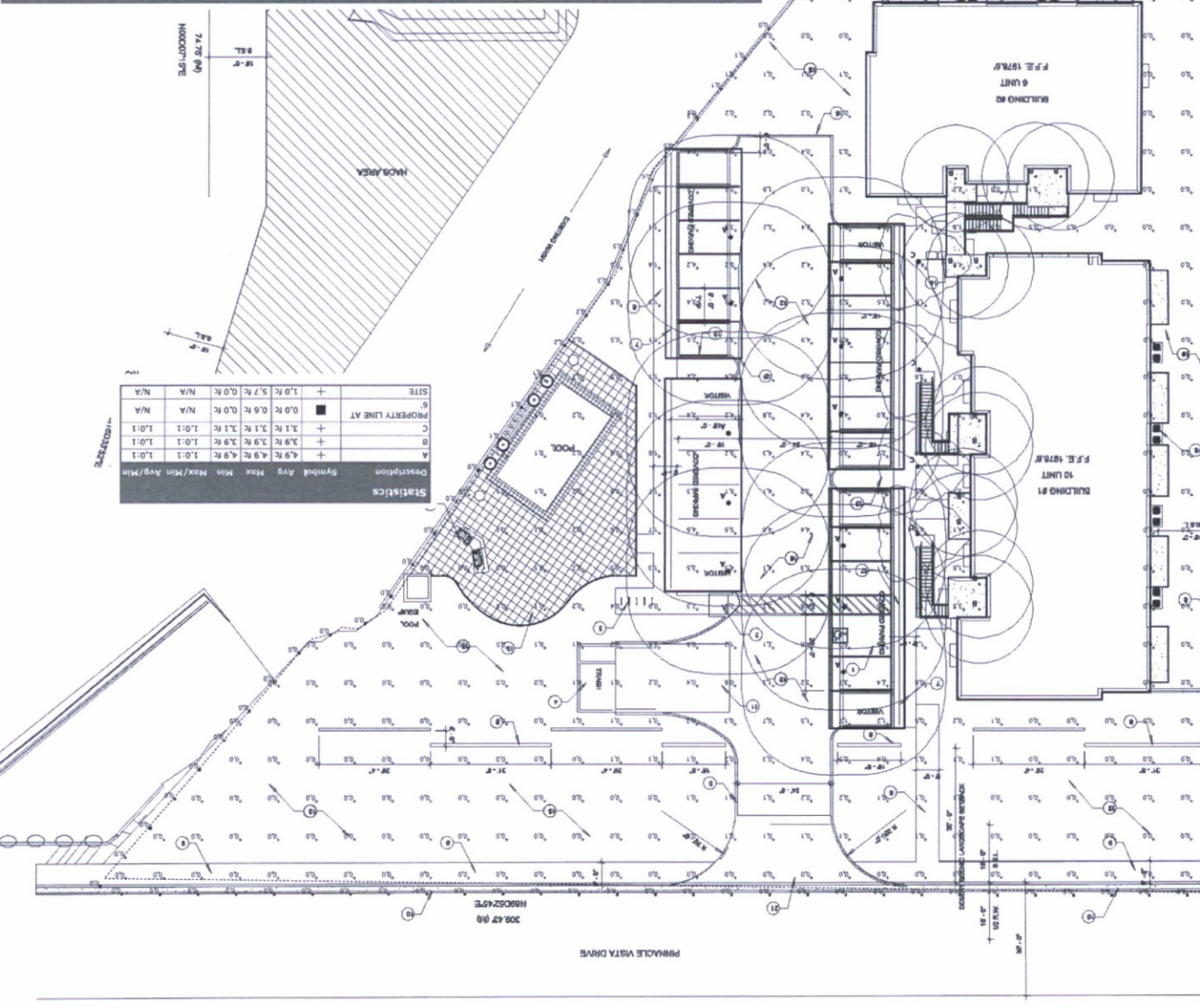
botanical name	common name	size	qty	comment
salvaged saplings				
 CABBOTIA GIGANTEA	SAGUARO	SALVAGED VARIET	8	SALVAGED
trees				
 CASAHuate CASCADRE	SHOONIE THORNLESS CASCADRE	(1 # 1.0 GPH) 24" BOX	11	H. W. CAL STAKE IN PLACE
 PROSOPIS SEEDLESS	HYBRID "AZOPY"	(1 # 1.0 GPH) 24" BOX	13	H. W. CAL STAKE IN PLACE
 PROSOPIS SEEDLESS	HYBRID MESQUITE	(1 # 1.0 GPH) 24" BOX	4	H. W. CAL STAKE IN PLACE
 PARSONIA HYBRID AZT	AZT THORNLESS PALM VERO	(1 # 1.0 GPH) 24" BOX	7	H. W. CAL STAKE IN PLACE
 PARSONIA FLOREDA	BLUE PALM VERO	(1 # 1.0 GPH) 24" BOX	7	H. W. CAL STAKE IN PLACE
shrubs				
 CASAHuate ERICOTILLA	PINE FAREY OATIER	(1 # 1.0 GPH) 5 GAL	7	PLANT AT 4 O.C.
 CELIS PALUDA	DESERT HAZELBERRY	(1 # 1.0 GPH) 5 GAL	12	PLANT AT 7 O.C.
 CORDEA FARMICOLA	VERDELLAN CORDEA	(1 # 1.0 GPH) 5 GAL	13	PLANT AT 7 O.C.
 ENCLISA FARMICOLA	BREITELER	(1 # 1.0 GPH) 5 GAL	57	PLANT AT 4 O.C.
 LAMIA TREDEHATA	CREOSOTE	(1 # 1.0 GPH) 5 GAL	19	PLANT AT 7 O.C.
 SIMONICOLA CHINERIS	JOJOBA	(1 # 1.0 GPH) 5 GAL	4	PLANT AT 9 O.C.
groundcover				
 PROSOPIS SEEDLESS	COMPASS BERRY	1.5 TALL	3	1.5 MINIMUM HEIGHT
 FOUQUIERIA SPINOSA	OCOTILLO	(1 # 1.0 GPH) SET CANE	10	15 CANE MINIMUM
 OPUNIA ENGELMANNI	FRICKLY PEAR	3 GAL	6	PLANT AT 5 O.C.
 OPUNIA VERTICILLATA	SAAGUARO	5 GAL	8	PLANT AT 5 O.C.
 PTERIS AMERIS MACROCARPUS	SUPPER PLANT	(1 # 1.0 GPH)	49	
plants				
AMBROSIA DELTOIDEA	BURRAGE	(1 # 1.0 GPH) 3 GAL	-	PLANT AT 4 O.C.
PROSOPIS LAMICOLA	SERPENTINE BUSH	(1 # 1.0 GPH) 3 GAL	89	PLANT AT 3 O.C.
LAMIA MONTIVIOENS	PURPLE LANTANA	(1 # 1.0 GPH) 1 GAL	11	PLANT AT 5 O.C.
THYMOPHYLLA PENSACHTA	GOULDER CRISOLIA	(1 # 1.0 GPH) 3 GAL	30	PLANT AT 2 O.C.
7 MINUS DECOMPOSED GRANITE	TABLE AREA BROWN	7 MINUS 28 341 9	7 MINUS 341 9	7 MINUS 341 9

A CONDO DEVELOPMENT
AT PINNACLE VISTA

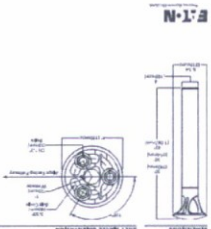
Planned By
Designed By
Reviewed By
GC/Project No.
Date

14-DR-2017
01/18/18

A1
COLOR

[illegible]

Statistics		Description		Symbol		Avg	Max	Min	Max/Min	Avg/Min
A	+	4.9%	4.9%	4.9%	4.9%	1.0:1	1.0:1	1.0:1	1.0:1	1.0:1
C	+	3.1%	3.9%	3.9%	3.1%	1.0:1	1.0:1	1.0:1	1.0:1	1.0:1
B	+	3.1%	3.1%	3.1%	3.1%	1.0:1	1.0:1	1.0:1	1.0:1	1.0:1
PROPERTY LINE AT	■	0.6%	0.6%	0.6%	0.6%	N/A	N/A	N/A	N/A	N/A
5' SITE	+	1.0%	5.7%	5.7%	0.0%	N/A	N/A	N/A	N/A	N/A

[illegible][illegible]

PINNACLE VISTA APTS, LLC

Project: The Applicant will be submitting documentation to the Development Review Board of the City of Scottsdale for the proposed upscale 16-unit multifamily project, composed of two 8-plexes, located near the cross streets of 64th St and Pinnacle Vista Dr.

Location: The Project is located approximately 300 feet west of the southwest corner of N 64th Street and E Pinnacle Vista Drive.

Size: The Project's parcel is approximately 72,449 sq. ft., equal to 1.66 acres.

Zoning: The existing zoning is R-3 FO ESL and will not be changed.

Site Plan: The Site Plan for the Project can be found on the backside of this sheet.

Applicant: Pinnacle Vista Apts, LLC
Kelly Lannan
480-947-6200
kti@azdelpueblo.com

City: Keith Niederer
Senior Planner, City of Scottsdale
480-312-2953
kniederer@scottsdaleaz.gov

Niederer, Keith

From: Niederer, Keith
Sent: Wednesday, February 07, 2018 6:04 PM
Subject: Pinnacle Vista Condominiums - 6301 E. Pinnacle Vista Drive - Development Review Board Public Hearing Date

Hello. You're receiving this email because you have previously reached out to the City of Scottsdale regarding the proposed Pinnacle Vista 16 unit multiple-family residential development on the south side of Pinnacle Vista Drive, west of 64th Street. (Case 14-DR-2017)

Below is a link to the most recent application submittal.
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/47280>

This application has been tentatively scheduled for the Thursday March 15 Development Review Board public hearing. The meeting will be held at City Hall, 3939 N. Drinkwater Blvd. and begin at 1:00. If there is any change to this hearing date, I will send a follow up email. The public is invited to attend and address the board for up to 3 minutes. The use of the property is not within the purview of the board, as the property is zoned R-3. The board will be reviewing the site plan, architectural elevations, landscape plan, and materials and colors.

Any earlier received correspondence will be attached to the Development Review Board report.

Thank you,
Keith Niederer
Senior Planner
City of Scottsdale, AZ
480-312-2953
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 Twitter

Niederer, Keith

From: Niederer, Keith
Sent: Thursday, February 08, 2018 5:56 PM
To: 'Dennis Kravetz'
Cc: Smith, David N; Littlefield, Kathy
Subject: RE: Pinnacle Vista Condominiums - 6301 E. Pinnacle Vista Drive - Development Review Board Public Hearing Date

Tracking:	Recipient	Read
	'Dennis Kravetz'	
	Smith, David N	
	Littlefield, Kathy	Read: 2/9/2018 10:34 AM

Mr. Kravetz,

You are correct. This property is located within the Environmentally Sensitive Lands (ESL) area of the City. ESL is a zoning overlay that supplements the development standards of the different underlying districts. Scottsdale has properties within the ESL areas that are zoned single-family residential, higher density multi-family residential, office and commercial.

New developments in the ESL areas, including this application, are required to demonstrate compliance with the ESL overlay supplemental development standards, including Natural Area Open Space (which the requirement is based on the slope of the property per Ordinance, 16,988 s.f. is required for this site), and light reflective value requirements of 35% or less on the buildings.

Please let me know if you have any further questions.

Sincerely,
Keith Niederer

From: Dennis Kravetz [mailto:djkravetz@q.com]
Sent: Thursday, February 08, 2018 9:49 AM
To: Niederer, Keith <KNiederer@Scottsdaleaz.gov>
Cc: Smith, David N <DnSmith@Scottsdaleaz.gov>; Littlefield, Kathy <KLittlefield@Scottsdaleaz.gov>
Subject: RE: Pinnacle Vista Condominiums - 6301 E. Pinnacle Vista Drive - Development Review Board Public Hearing Date

Yes, the property is zoned R-3. But you forgot to mention that it is also zoned ESL (Environmentally Sensitive Land) and neither the City nor the Board has ever explained how you can maintain the ESL zoning provision with dense development that turns a 1.5 acre lot into all concrete and buildings. The fact that the City Planning Dept. and the Board have never addressed this despite being asked by me and two City councilmen to do so speaks for itself.

From: Niederer, Keith [mailto:KNiederer@Scottsdaleaz.gov]
Sent: Wednesday, February 7, 2018 6:04 PM
To: Undisclosed recipients:
Subject: Pinnacle Vista Condominiums - 6301 E. Pinnacle Vista Drive - Development Review Board Public Hearing Date

Hello. You're receiving this email because you have previously reached out to the City of Scottsdale regarding the proposed Pinnacle Vista 16 unit multiple-family residential development on the south side of Pinnacle Vista Drive, west of 64th Street. (Case 14-DR-2017)

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Any earlier received correspondence will be attached to the Development Review Board report.

Thank you,

Keith Niederer

Senior Planner

City of Scottsdale, AZ

480-312-2953

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Niederer, Keith

From: Niederer, Keith
Sent: Thursday, February 08, 2018 10:26 AM
To: 'hutchabebis'
Subject: RE: Pinnacle Vista Condominiums - 6301 E. Pinnacle Vista Drive - Development Review Board Public Hearing Date

Hi Marie,

You would be looking at Major General Plan Amendment and Rezoning, which would take more than a year, if it were to be approved by City Council.

To begin the fact finding process, you can submit a pre-application request by completing and submitting the form in the link below. The fee is \$87. After you submit, you'll receive a call from one of our administrative assistants to schedule your meeting with City Staff. You can submit in person at the One Stop Shop (7447 E. Indian School) or you can submit it on-line per the directions.

<http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Building/Pre-Application+Request.pdf>

Keith

From: hutchabebis [mailto:marieyohre@gmail.com]
Sent: Wednesday, February 07, 2018 7:09 PM
To: Niederer, Keith <KNiederer@Scottsdaleaz.gov>
Subject: Re: Pinnacle Vista Condominiums - 6301 E. Pinnacle Vista Drive - Development Review Board Public Hearing Date

Hey there Keith,

Thank you for the correspondence. I am very eager to find out how I can apply to change the zoning for 6239 E. Pinnacle that star which is right next-door what would I need to do and shall I do it before the hearing? Thank you for your time and information.

Marie E. Yohre
Associate Broker
THE REAL ESTATE FIRM
[480-277-4151](tel:480-277-4151)
marieyohre@gmail.com
yohre.realty@icloud.com

On Feb 7, 2018, at 6:04 PM, Niederer, Keith <KNiederer@Scottsdaleaz.gov> wrote:

Hello. You're receiving this email because you have previously reached out to the City of Scottsdale regarding the proposed Pinnacle Vista 16 unit multiple-family residential development on the south side of Pinnacle Vista Drive, west of 64th Street. (Case 14-DR-2017)

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<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/47280>

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Thank you,

Keith Niederer

Senior Planner

City of Scottsdale, AZ

480-312-2953

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<image001.png>

<image002.png>

Niederer, Keith

From: Niederer, Keith
Sent: Friday, October 13, 2017 5:35 PM
Subject: Pinnacle Vista Condominiums Revised Application

Earlier this week, City of Scottsdale staff received a revised application submittal of case 14-DR-2017, the Pinnacle Vista Condominiums. The site plan has been modified. To view the revised application, please click on below link, then click on Applicant's Submittal.

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/47280>

Over the next month, City staff will review the application then either schedule the application for a Development Review Board public hearing, or request additional revisions.

You will be notified when the Development Review Board public hearing date, time and location is. You will have the ability to attend the meeting and address the Board.

Keith Niederer

Senior Planner

City of Scottsdale, AZ

480-312-2953

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Perone, Steve

From: Ruenger, Jeffrey
Sent: Tuesday, April 11, 2017 5:12 PM
To: Perone, Steve; Niederer, Keith
Subject: FW: Case-Number 14-DR-2017 and Case Name: Pinnacle Vista Apartments

From: matt checchi [<mailto:mattchecchi@yahoo.com>]
Sent: Tuesday, April 11, 2017 5:04 PM
To: Projectinput
Subject: Case-Number 14-DR-2017 and Case Name: Pinnacle Vista Apartments

Hello Keith,

Thank your for returning my call today about the planned Pinnacle Vista Apartment project in north Scottsdale.

Ironwoods Condominiums owners and residents alike are deeply concerned over the proposed apartment project's omission of the existing turnaround area for Ironwood residents. Our community has used this section of the property since 1973 as a turnaround and access for utility vehicles. Without a turnaround residents on the south side of the property would have to backup a rather long distance down a narrow stretch to park their vehicles. This is just not practical or safe.

Our community would appreciate you sharing our concerns with the appropriate stakeholders and departments within the city. We ask at the very least the plans be altered to accommodate our continued use of the property as a safe turnaround for residents and guests alike.

Thank you,
-matt checchi (owner, Unit #8)

(510) 378-4691

From: Ruenger, Jeffrey
Sent: Tuesday, April 11, 2017 2:08 PM
To: Murillo, Jesus; Perone, Steve
Subject: FW: Reasons for Rejecting Case # 14-DR-2017 (Pinn. Vista Apart.)
Attachments: Reasons for Rejecting Case # 14DR2017 (Pinnacle Vista.pdf)

From: Dennis Kravetz [mailto:djkravetz@q.com]
Sent: Tuesday, April 11, 2017 12:57 PM
To: Projectinput; Lane, Jim; City Council
Subject: Reasons for Rejecting Case # 14-DR-2017 (Pinn. Vista Apart.)

Reasons for Rejecting Case # 14-DR-2017 (Pinnacle Vista Apartments)

Background. A vacant lot slightly over 1.5 acres is located at 6301 E. Pinnacle Vista Drive. There is a proposal to build two, two-story apartment buildings at this site. Each building is to be 4000 square feet and the proposal calls for eight apartments in each building (sixteen in all for both buildings), meaning each apartment will be only 500 square feet! Needless to say, parking lots to accommodate perhaps 50 vehicles (two per residence plus visitors and tradespeople), driveways for delivery trucks, garbage trucks, etc. will be needed as well for a relatively small site.

The area ranging from Pinnacle Vista to Jomax and 64th Street westward was once a golf course, which dates to the late 1970s. In addition to the course, a clubhouse and auxiliary buildings were built, and apartments were built at the southwest corner of Pinnacle Vista and 64th Street (immediately east of the proposed development). The zoning for the lot where the proposed apartments will be located dates to 1983 when the entire area was unincorporated Maricopa County land, later incorporated into the City of Scottsdale. The golf course went away and became luxury single family homes, the clubhouse became a single-family home, and the auxiliary buildings were ultimately part of another home. The apartments remain and are the only attached residences (apartments, condos, or townhouses) within two or more miles north, south, east or west of the proposed apartments. Homes in the near vicinity of the proposed development range in size from 3500 square feet to nearly 8000 square feet. The subdivision to the immediate north of the proposed development is Alterra, to the immediate south is Ironwood Preserve, and the Toll Brothers subdivisions of the Preserve, Saguaro Highlands, and Saguaro Estates are adjacent to Alterra.

One must first wonder where the City Planning Department has been for the past thirty-five years. Not one resident, including several real estate agents who live in the subdivisions named above, was aware that this property was zoned for dense residential development (R-3, ESL FO). If known, residents would have taken action to see that the zoning was changed. All assumed that the apartments at 64th Street and Pinnacle Vista (now technically rented condos) were an anomaly dating to the early 1980s. Also, *every single residential structure* built since then has been—without exception—a single family home, for at least two miles in every direction. No commercial buildings are allowed in this section of Scottsdale.

Despite this, we are aware that the project cannot be dismissed solely because of the surrounding residential luxury homes. The zoning is very dated and was created when the area was largely undeveloped and no one knew what it would become. However this project should still be rejected because of the following reasons even if we accept the current zoning:

1. Two-Story Apartments. All of the residences in Alterra and Ironwood Preserve, which border the proposed development, are one-story homes. Even the apartments/condos immediately east of the proposed development are one-story structures. Yes, there are two story homes when you go further away from the proposed development, but the homes which immediately front and back to the site are only single-story homes which have been there for fifteen years or more. These homeowners should not now be subjected to a loss of privacy and have to look up at two, two-story buildings, whose residents can also look right into the back yards of the homeowners. The homeowners will also likely suffer the loss of the full value of their homes from this development. (Would you want to buy a large luxury home which fronts or backs to very small apartments when other homes at the same price offer no such inconveniences?). A single-story development is in keeping with the overall area, not a two-story development and the project should be rejected for this reason.

2. Extremely Dense Residential Development. When I first heard that 500 square foot apartments were being planned for this site, I thought there must be some mistake. Five hundred square feet is an extremely small amount of living space in an area where the average home is 4500-5000 square feet. These units are approximately one tenth the size of surrounding homes! One can only wonder what type of tenant will be attracted to such units. These units are the size of hotel rooms. I am vacationing this year at hotel rooms that are as big or bigger than these units.

Large, luxury apartments/attached homes—the kind where you cannot tell if it is a large home or multiple units—would certainly fit in with the area better than this extremely dense development. It must be remembered that sixteen apartments with two occupants each requires thirty-two parking spaces. Plus extra spaces for guests, visitors, tradespeople, etc. and large driveways for all of the people and garbage trucks, delivery trucks, etc. to enter, exit and temporarily park inside the development. It must also be remembered that the lot is only a bit over 1.5 acres. The proposal should be rejected for overly dense development which is more suitable for downtown Phoenix or similar areas.

3. Damage to the Environment. When I first considered moving to North Scottsdale I was sold a bill of goods. The City said that this is an “environmentally-friendly area” and we must remember that the lot is zoned as “Environmentally Sensitive Lands.” I was told that the subdivisions in this area were all designed with the environment in mind. Indeed all of the subdivisions named earlier have collars surrounding them which are NAOS conservation areas including my own subdivision, Alterra. These NAOS areas can never be built upon. Approximately 25% of my lot cannot be built on, and I cannot expand my back yard into this area, nor add a sport court. In fact, despite paying taxes on it each year, I cannot even remove dead tree branches from this portion of my lot. That is because that portion of my lot is also zoned as a NAOS conservation area and a dozen neighbors of mine have the same situation.

I and other residents were told that North Scottsdale wanted to preserve the flora and fauna of the area. We were told that the NAOS areas gave animals such as coyotes, bobcats and javelina a corridor to enter and exit our subdivisions as well as to eat or make a home there. In light of the proposed development, I would like to ask the City to answer the following questions if this project is approved:

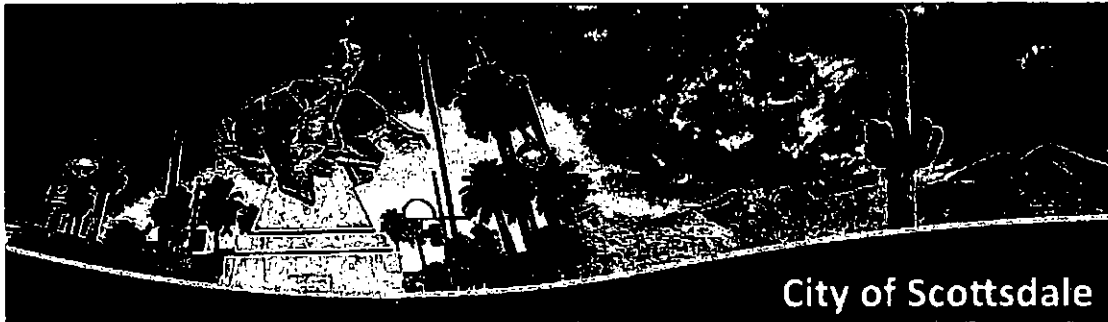
- a. How is the wildlife going to enter and exit the proposed development when virtually the entire site is two large buildings, large parking lots, driveways, etc.?
- b. How can the flora and fauna be preserved when the entire site is all concrete and buildings?
- c. How can you reconcile a development of this nature with the development of the entire surrounding area?
- d. What has the City done to require the developer to comply with the zoning for environmentally sensitive lands?

4. Water Flow. There are storm sewers present on both sides of 64th Street from Dynamite southward until Pinnacle Vista, a distance of approximately .6 miles. Near Pinnacle Vista, the storm sewers merge with the Alterra NAOS area. The Alterra subdivision has a drainage pipe that also merges with these other drainage sites. So too does the drainage from part of Saguaro Highlands and the Preserve and the NAOS lands immediately outside of these subdivisions. Pinnacle Vista Drive itself also drains into this area in that it is higher than the lot in question. Even the condos have drainage into the area. The key juncture where all of this comes together is just immediately south of Pinnacle Vista Drive right on the boundary between the proposed development and the condos that are immediately east of it. If you were standing there you would see a very large storm sewer pipe which passes under Pinnacle Vista Drive and empties here. It is not the only pipe that empties here. You would feel like you are standing in a wash, mini canyon or large drainage ditch. The walls on both sides of you rise several feet from the floor. There are large boulders lining the walls. After heavy rain water rages through the area. The overall drainage area was put there by Mother Nature, but the storm sewer pipes were put there by humans.

Where are the back of the proposed apartments going to be? Right on top of the western wall of this drainage area! This is a disaster waiting to happen. You cannot build on top of the walls lining a wash without serious consequences since the storm sewers which drains streets, subdivisions and NAOS areas feed into this wash. And this entire area is classified as a flood zone by the federal government. The project should be rejected for placing buildings in such an important area for drainage. Messing with this site will not only damage the apartments, but the surrounding homes and 64th Street and NAOS conservation sites.

Submitted by Dennis Kravetz
6240 E. Ironwood (Alterra subdivision)

From: Earl@BroadcastRentals.com
Sent: Monday, April 10, 2017 3:20 PM
To: Perone, Steve
Subject: Pinnacle Vista Apartments, Case No. 14-DR-2017, Case ID 47280



I have just become aware of this proposed development during the past week. I have a number of concerns regarding this project. The design of the project is totally out-of-character with the surrounding environment. Nothing in the immediate area is close to 24' high. I would also question how 16 units will tie into the high pressure sewer line on the north side of Pinnacle Vista, while having to bypass the water, electrical and phone on the south side of Pinnacle Vista. -- sent by Earl Sisson (case# 14-DR-2017)



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Perone, Steve

From: Ruenger, Jeffrey
Sent: Tuesday, April 04, 2017 10:07 AM
To: Niederer, Keith; Perone, Steve
Subject: FW: Case Number 14-DR-2017

From: Dennis Kravetz [mailto:djkravetz@q.com]
Sent: Monday, April 03, 2017 5:01 PM
To: Projectinput
Subject: Case Number 14-DR-2017

RE: Case Number 14-DR-2017 (Pinnacle Vista Apartments)

First of all, I simply cannot believe that this type of project is even being considered for this site. If my math is correct—and being that I have a doctorate I'd say my math is quite good—each of these “apartments” will be 500 square feet given that each building is to be 4000 square feet, and there will be eight units per building. That is ridiculous! I am vacationing this year in motel rooms that have more than 500 square feet each, and I am not exaggerating. This project is not “apartments” but will likely wind up as hooker motel rooms, exactly what North Scottsdale needs.

If you look within about a two mile radius in ANY direction, there are nothing but single family homes with one exception. And that includes the homes in Phoenix and Cave Creek. How can the City even rationalize a project of this type for THIS AREA? Why put 500 square feet apartments within an upscale residential area where the homes range from 3500 square feet up to over 8000 square feet? Do you know what's going to happen to our home values after this project goes in. And this area is one of Scottsdale's finest, where the subdivisions have NAOS conservation areas inside them and buffer zones (also NAOS tracts) between subdivisions. We were told that this would give wildlife a corridor to migrate and coexist with humans and provide an ideal environment that is a mix of development but still with plenty of undeveloped space. Guess the City just lied to us. How is the wildlife going to migrate with 500 square foot apartments crammed into this small site? Not to mention that the apartments will be two-story buildings where nearly every existing home is only one story. Yes, this project will “stick out” allright!

As for that one exception to single family homes, which is immediately east of this proposed project, it contains condos. However there is a very interesting story of how those condos came to be. My information comes from a couple of high-end real estate agents who are very familiar with the area. Most of what are now single-family homes was once a golf course. The golf course came and went and was developed into single-family homes. The clubhouse is now a single-family home. As I understand it, the condos at the SW corner of Pinnacle Vista and 64th were developed by the golf course owners in the 60s or 70s (nobody seems to know when) into apartments that were more like extended-stay motels and very much a part of the golf course which was in a “rural” area for that time period. When the golf course went away, the apartments stayed and were then turned into condos. No doubt this is why the zoning allows for tacky 500 square foot “apartments” next door in an area of all single-family homes. What would be better is if a single-family home were built on this site, and the existing condos were condemned and replaced with a home as well. Instead we are entertaining 500 square-foot apartments. The City should recognize that it was only a quirk many years ago that allowed for the existing condos to be built and for the zoning to allow this. None of us residents knew the zoning for the site would allow for this type of development.

Then there is the issue of drainage. I have examined closely the plans for this site. Given that two buildings (4000 square feet each), parking lots, driveways, landscaping and buffers and other things must all occupy a one acre site, the proposed project will build right into a drainage canyon that is now located where the back of the buildings will be. In

fact some of that canyon will have to be removed to use as land for the "apartments." There are no plans to reroute the water that now passes through the wall of the drainage canyon. So where is the water going to go? It is going to go right into some of the homes that are located downhill (south) of this area.

To refresh the City's mind, we residents in this immediate area are all paying for flood insurance now because we live in a mild flood zone. However, when 64th Street was widened between Pinnacle Vista and Dynamite fifteen or so years ago, storm sewers were put in. So we are paying for living in a flood zone that has storm sewers in it! That's is another ridiculous situation (the City promised that the flood zone would go away if we voted for some bonds for building storm sewers a few years ago, but this immediate area within the flood zone already has storm sewers). In addition to street runoff, all of the nearby subdivisions (e.g., Alterra, the Preserve, Saguaro Estates) drain into this same "canyon" that the storm sewers drain into. It can have some pretty serious water flow after a heavy rain, but it all works as long as you leave it alone. Tearing into the western wall of that canyon changes everything. Putting a single-family home on this location would not interfere as the home would likely be centered on the lot, and the canyon walls would not be disturbed. It is a very bad idea to have drainage disrupted for this project and the City will likely face many lawsuits since it will be the City's approval of dense development that changed everything. I see no plans for drainage for this site and I am not talking about water on the site but water that will not be able to flow in the canyon on the eastern edge of the proposed development.

I strongly recommend that this project be denied when it comes up for vote. I am not even sure if I would recommend this project for downtown Scottsdale. Five hundred square foot, one-room apartments??? You cannot be serious in suggesting that we need this kind of development here. May I also remind you that no commercial enterprises are allowed in this part of Scottsdale. And this project is more like a commercial property given its density and small site.

Dennis Kravetz

From: primo198@aol.com
Sent: Wednesday, March 29, 2017 6:23 AM
To: Perone, Steve
Subject: information



Hello , my property is just south of this development and I would like to be informed on any hearings or information regarding this development. Thank you Gary Primerano -- sent by Gary Primerano (case# 14-DR-2017)



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Please find attached a neighborhood petition opposing the construction of the 2-story Pinnacle Vista Apartments (Case # 14-DR-2017). The main reasons for the opposition is the height of the proposed development (2-story apartments), extremely dense residential development, and damage to the environment. See attached a very eloquent write-up from Mr. Dennis Kravetz, Alterra homeowner (6240 E Ironwood Dr).

This is an area comprised predominantly of luxury custom single-family homes and horse properties on 1+ acres, many costing over \$1 Million. Those of us who live here love the rural feel of the area. The roads are quiet, the evenings are star-filled and peaceful, we have to brake for quail families crossing the street. Wildlife sightings are a regular occurrence, and we hear coyotes and owls in the night. Horse lovers can ride their horses in the area.

This is not your "typical" Scottsdale community that's more densely populated with commercial developments all around. Construction of 2-story apartments would completely alter the look and feel of the community. 2-Story apartments simply don't belong here. This type of "in-fill" construction is something you would see in other parts of town, areas that are being "gentrified." Just take a look at Phoenix. But not here. Not in rural 85266. These apartments will cheapen this area and have a devastating effect on everyone's property values.

The two communities just North and South of the proposed apartments are "Alterra" and "Ironwood Preserve." The average sales price in these communities is \$1 Million. Let me ask you this. If you had \$1 Million to spend on a home, would you want to buy a home with 2-story apartments visible from your back yard? Of course not! Why would you when there are plenty of other homes for sale in this price range. As a real estate broker, I can tell you from personal experience that luxury home buyers are even more selective than buyers with a smaller budget. Homeowners in this area have worked very hard for what they have, and many have survived the real estate market downturn. Property values are finally up again, and now a developer is about to deflate our market again, simply because they paid \$330,000 for a piece of dirt.

The zoning for this lot should have been changed when the City of Scottsdale annexed this area about a decade ago. Why didn't that happen? Why did no one review the zoning of vacant lots to see if they still made sense for what the area is comprised of these days? Back when this lot was zoned multi-family a few decades ago, there was nothing out here: Only a handful of homes, a desert golf course and some apartments built by the owner of the golf course.

Those apartments today are known as "Ironwood Condominiums", a charming single-level, flat roof, slump block constructed community with a "retro" feel. They add to the charm of this rural community. The parcel they want to build the 2-story

apartments on used to be part of Ironwood Condominiums, and when it was sold, it kept its current zoning.

In the decades since those condos were built, this area has drastically changed, and that zoning doesn't make sense anymore. We've had this ticking time bomb sitting amongst us all this time, and we didn't even know it. But now the bomb is about to explode, all because some developer bought a piece of dirt and they want to squeeze as many units on it as they can so they can maximize their profits. And they're going to do this at everyone else's expense. That's not right. But YOU can do something about this.

Another major concern is the effects this development will have to the "environmentally sensitive lands" (ESL) zoning for the area, as well as flooding in the area. I met with the owner of 6240 E Quail Track Dr, which is located diagonally South of the proposed apartments. She's been here 27 years and over the years has noticed a dramatic increase in the amount of water running through her property with all the development that has occurred in the area. The wash that runs through the subject lot on Pinnacle Vista crosses her lot as well. What will happen when they build the apartments with that huge parking lot? Water will run right off of that lot and onto Ms. Bonine's property.

As tax-paying residents of Scottsdale, we urge you to please consider the effects this development will have on area homeowners and on the environment. Every single person who signed this petition lives within walking-distance to this proposed development. **People are outraged**, and everyone I've spoken with says the same thing: "2-story apartments don't belong here."

Again, please see attached write-up by Mr. Kravetz. We thank you for your time and for considering our concerns. I invite you and members of the Development Review Board to personally come tour some of the homes directly across from and behind the proposed apartments so you can see, first hand, the negative impact these 2-story apartments will have on the area.

Sincerely,

A handwritten signature in black ink, appearing to read 'Maria T. Hutto', with a long, sweeping horizontal line extending to the right.

Maria T. Hutto
Associate Broker, MBA, GRI
Realty One Group
Alterra Homeowner and HOA President
Direct: 602-908-7430
Email: mariahutto@cox.net

Reasons for Rejecting Case # 14-DR-2017 (Pinnacle Vista Apartments)

Background. A vacant lot slightly over 1.5 acres is located at 6301 E. Pinnacle Vista Drive. There is a proposal to build two, two-story apartment buildings at this site. Each building is to be 4000 square feet and the proposal calls for eight apartments in each building (sixteen in all for both buildings), meaning each apartment will be only 500 square feet! Needless to say, parking lots to accommodate perhaps 50 vehicles (two per residence plus visitors and tradespeople), driveways for delivery trucks, garbage trucks, etc. will be needed as well for a relatively small site.

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Despite this, we are aware that the project cannot be dismissed solely because of the surrounding residential luxury homes. The zoning is very dated and was created when the area was largely undeveloped and no one knew what it would become. However this project should still be rejected because of the following reasons even if we accept the current zoning:

1. Two-Story Apartments. All of the residences in Alterra and Ironwood Preserve, which border the proposed development, are one-story homes. Even the apartments/condos immediately east of the proposed development are one-story structures. Yes, there are two story homes when you go further away from the proposed development, but the homes which immediately front and back to the site are only single-story homes which have been there for fifteen years or more. These homeowners should not now be subjected to a loss of privacy and have to look up at two, two-story buildings, whose residents can also look right into the back yards of the homeowners. The homeowners will also likely suffer the loss of the full value of their homes from this development.

(Would you want to buy a large luxury home which fronts or backs to very small apartments when other homes at the same price offer no such inconveniences?). A single-story development is in keeping with the overall area, not a two-story development and the project should be rejected for this reason.

2. Extremely Dense Residential Development. When I first heard that 500 square foot apartments were being planned for this site, I thought there must be some mistake. Five hundred square feet is an extremely small amount of living space in an area where the average home is 4500-5000 square feet. These units are approximately one tenth the size of surrounding homes! One can only wonder what type of tenant will be attracted to such units. These units are the size of hotel rooms. I am vacationing this year at hotel rooms that are as big or bigger than these units.

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- b. How can the flora and fauna be preserved when the entire site is all concrete and buildings?
- c. How can you reconcile a development of this nature with the development of the entire surrounding area?

d. What has the City done to require the developer to comply with the zoning for environmentally sensitive lands?

Either the City lied to us residents when it told us that the area was environmentally friendly and zoned "Environmentally Sensitive Lands," or this project must be rejected. It is one or the other and cannot be both!

4. Water Flow. There are storm sewers present on both sides of 64th Street from Dynamite southward until Pinnacle Vista, a distance of approximately .6 miles. Near Pinnacle Vista, the storm sewers merge with the Alterra NAOS area. The Alterra subdivision has a drainage pipe that also merges with these other drainage sites. So too does the drainage from part of Saguaro Highlands and the Preserve and the NAOS lands immediately outside of these subdivisions. Pinnacle Vista Drive itself also drains into this area in that it is higher than the lot in question. Even the condos have drainage into the area. The key juncture where all of this comes together is just immediately south of Pinnacle Vista Drive right on the boundary between the proposed development and the condos that are immediately east of it. If you were standing there you would see a very large storm sewer pipe which passes under Pinnacle Vista Drive and empties here. It is not the only pipe that empties here. You would feel like you are standing in a wash, mini canyon or large drainage ditch. The walls on both sides of you rise several feet from the floor. There are large boulders lining the walls. After heavy rain water rages through the area. The overall drainage area was put there by Mother Nature, but the storm sewer pipes were put there by humans.

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Submitted by Dennis Kravetz
6240 E. Ironwood (Alterra subdivision)

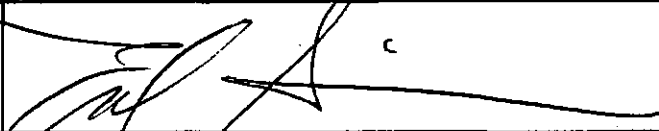
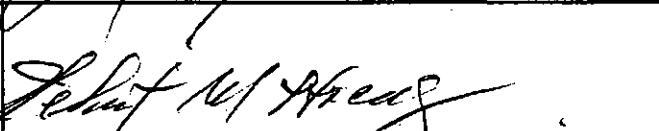
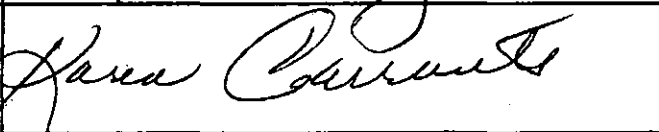
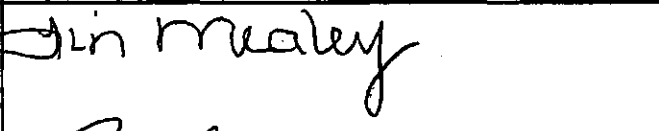
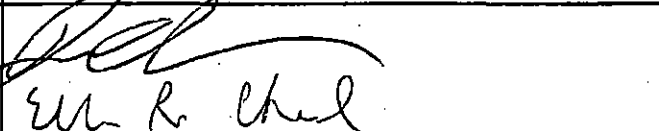
NEIGHBORHOOD PETITION TO OPPOSE CONSTRUCTION OF 2-STORY APARTMENT COMPLEX (CASE # 14-DR-2017)

HOMEOWNER NAME(S)	ADDRESS	SIGNATURE
William & Darlene Valley NEXT DOOR TO APTS!	6239 E. Pinnacle Vista Dr	William Valley
Brook Cox	27250 N. 64th St #1	[Signature]
Mike Wernke & C	6207 E. Pinnacle Vista Dr	Mike Wernke
* Clementine	6240 E. Quail Track Dr	Clementine
Janine	6220 E. Quail Track Dr	Janine Page
Debra Rose	6214 E. Quail Track Dr	Debra Rose
Steve & Linda Benjamin	6220 6204 E. Quail Track Dr 85266	JACKIE & STEVE BENJAMIN
Matt Checchi	27250 N. 64th St Unit 8 85266	Matt Checchi
Andy Thompson	27250 N. 64th St. Unit 9 75244	Andy Thompson

* diagonally behind apartments. Flooding concerns. Must contact



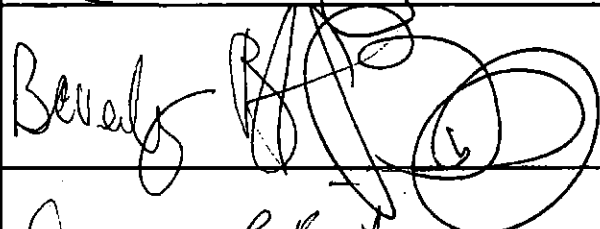
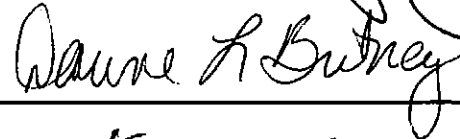


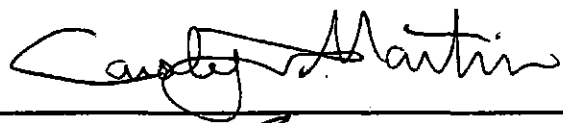

PINNACLE VISTA NEIGHBORS

NEIGHBORHOOD PETITION TO OPPOSE CONSTRUCTION OF 2-STORY APARTMENT COMPLEX (CASE # 14-DR-2017)



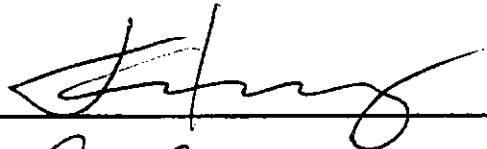
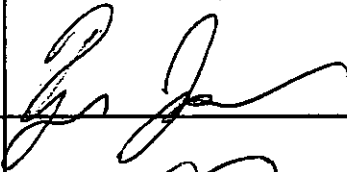

HOMEOWNER NAME(S)	ADDRESS	SIGNATURE
EARL & HEATHER SISSON	6229 E. PINNACLE VISTA	
F/ELHUT STRENG KARIN	8140 E. QUAIL TRAIL DR	
JOHN & KAREN CARRAWAY	6134 E QUAIL TRAIL DR	
Bud & Ann Mearley	6203 E. QUAIL TRAIL DR.	
JEAN & ELLEN CHESLER	6137 E QUAIL TRAIL DR 85266	
E		

ALTERRA HOA

NEIGHBORHOOD PETITION TO OPPOSE CONSTRUCTION OF 2-STORY APARTMENT COMPLEX (CASE # 14-DR-2017)

HOMEOWNER NAME(S)	LOT #	APN	ADDRESS	SIGNATURE
Daniel & Maria Hutto	1	212-17-018	6375 E Ironwood Dr	
Robert Stidham	2	212-17-019	6347 E Ironwood Dr	
Joe & Beverly Bryant (HOME LISTED FOR SALE. DIRECT VIEW OF PROPOSED APARTMENTS FROM INSIDE HOME AND BACK YARD)	3	212-17-020	6319 E Ironwood Dr	
Garry Callaway & Dawne Britney	4	212-17-021	6291 E Ironwood Dr	
Stephen & Karen Wetherell	5	212-17-022	6263 E Ironwood Dr	
Nicola & Melanie D'Aloia	6	212-17-023	27550 N 62nd Pl	
Blaine & Carolyn Martin	7	212-17-024	27582 N 62nd Pl	
Ronald & Michele Dunlop	8	212-17-025	27614 N 62nd Pl	

NEIGHBORHOOD PETITION TO OPPOSE CONSTRUCTION OF 2-STORY APARTMENT COMPLEX (CASE # 14-DR-2017)

HOMEOWNER NAME(S)	LOT #	APN	ADDRESS	SIGNATURE
Mike & Kristin Janicek	9	212-17-026	27646 N 62nd Pl	(See docuSign attached)
Bob & Bernadette Greer	10	212-17-027	6246 E Bent Tree Dr	
Mahood & Deborah Vahedian	11	212-17-028	6274 E Bent Tree Dr	
Jeffrey & Karen Kennedy	12	212-17-029	6302 E Bent Tree Dr	
Ryan & Vicki Jones	13	212-17-030	6330 E Bent Tree Dr	
Martin & Linda Diamond	14	212-17-031	6358 E Bent Tree Dr	
Robert Burghart (HOME LISTED FOR SALE. CORNER LOT, WILL SUFFER FROM INCREASED ROAD NOISE DUE TO APARTMENT TRAFFIC)	15	212-17-032	6386 E Bent Tree Dr	(See docuSign attached)
Michael Parkins & Kimberly Murdoch	16	212-17-033	6365 E Bent Tree Dr	(See docuSign attached)


NEIGHBORHOOD PETITION TO OPPOSE CONSTRUCTION OF 2-STORY APARTMENT COMPLEX (CASE # 14-DR-2017)

HOMEOWNER NAME(S)	LOT #	APN	ADDRESS	SIGNATURE
William & Sue Hallinan	17	212-17-034	6333 E Bent Tree Dr	(see Dowsign attached)
Frank & Beverly Newton	18	212-17-035	6301 E Bent Tree Dr	Frank Newton
Scott & Lanette Galler	19	212-17-036	6269 E Bent Tree Dr	(see dowsign attached)
Kristi Harold	20	212-17-037	6237 E Bent Tree Dr	Kristi Harold Wesley Harold
Dennis Kravetz	21	212-17-038	6240 E Ironwood Dr	Dennis Kravetz
Michael & Michelle Boland	22	212-17-039	6272 E Ironwood Dr	
Kelly & Charlotte Sanderson	23	212-17-040	6304 E Ironwood Dr	Kelly Sanderson
Colin & Susan Bachinsky	24	212-17-041	6336 E Ironwood Dr	Susan Bachinsky
David & Dory Mawyer	25	212-17-042	6368 E Ironwood Dr	DA Mawyer

NEIGHBORHOOD PETITION TO OPPOSE CONSTRUCTION OF 2-STORY APARTMENT COMPLEX (CASE # 14-DR-2017)

HOMEOWNER NAME(S)	LOT #	APN	ADDRESS	SIGNATURE
Mike & Kristin Janicek	9	212-17-026	27646 N 62nd Pl	<div>DocuSigned by: <i>Kristin Janicek</i> TEABAACBF8AB40F...</div>

NEIGHBORHOOD PETITION TO OPPOSE CONSTRUCTION OF 2-STORY APARTMENT COMPLEX (CASE # 14-DR-2017)

HOMEOWNER NAME(S)	LOT #	APN	ADDRESS	SIGNATURE
Robert Burghart (<i>HOME LISTED FOR SALE. CORNER LOT, WILL SUFFER FROM INCREASED ROAD NOISE DUE TO APARTMENT TRAFFIC</i>)	15	212-17-032	6386 E Bent Tree Dr	<div>DocuSigned by:  A0508AE2E5634CD...</div>

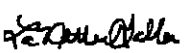
HOMEOWNER NAME(S)	LOT #	APN	ADDRESS	SIGNATURE
Michael Parkins & Kimberly Murdoch	16	212-17-033	6365 E Bent Tree Dr	 DocuSigned by:

ALTERRA (E-SIGN)

NEIGHBORHOOD PETITION TO OPPOSE CONSTRUCTION OF 2-STORY APARTMENT COMPLEX (CASE # 14-DR-2017)

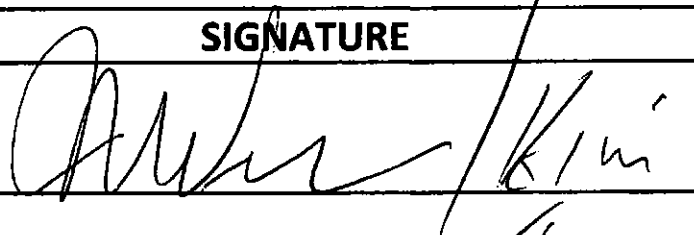

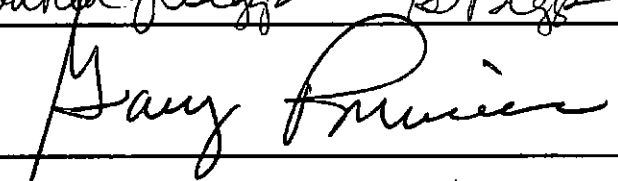
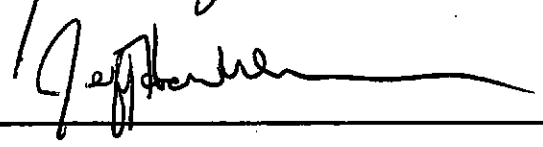

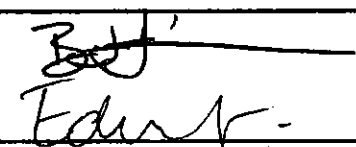
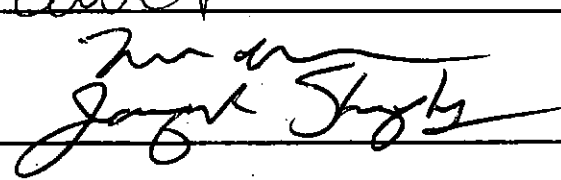
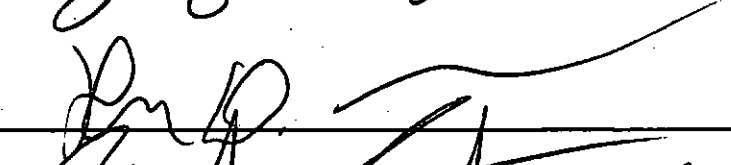

HOMEOWNER NAME(S)	LOT #	APN	ADDRESS	SIGNATURE
William & Sue Hallinan	17	212-17-034	6333 E Bent Tree Dr	<div>DocuSigned by: <i>Bill & Sue Hallinan</i> 3F4EA44E1ED341B...</div>

NEIGHBORHOOD PETITION TO OPPOSE CONSTRUCTION OF 2-STORY APARTMENT COMPLEX (CASE # 14-DR-2017)

HOMEOWNER NAME(S)	LOT #	APN	ADDRESS	SIGNATURE
Scott & Lanette Galler	19	212-17-036	6269 E Bent Tree Dr	<div>DocuSigned by:  3C62F13916D2490...</div>

IRONWOOD PRESERVE HOA

NEIGHBORHOOD PETITION TO OPPOSE CONSTRUCTION OF 2-STORY APARTMENT COMPLEX (CASE # 14-DR-2017)

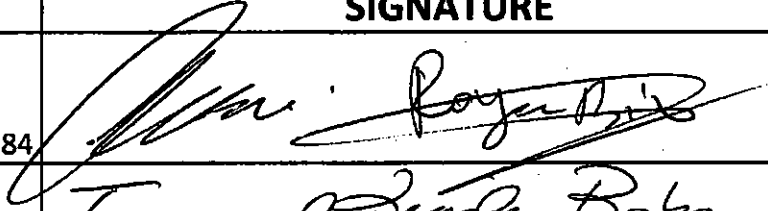

HOMEOWNER NAME(S)	ADDRESS	LOT #	APN	SIGNATURE
John & Kim Tesser	6386 E Quail Track Dr	1	212-11-252	
Gary Thurman & Darla Beggs (HOME LISTED FOR SALE FOR \$1,099,000. DIRECTLY BACKS UP TO PROPOSED APARTMENTS)	6358 E Quail Track Dr	2	212-11-253	
Gary & Cari Primerano	6330 E Quail Track Dr	3	212-11-254	
Jeffrey & Tobie Harkless	27152 N 63rd Pl	4	212-11-255	
James McGinn IV	27120 N 63rd Pl	5	212-11-256	
 Ryan Friese	6288 E Red Bird Cir	6	212-11-257	
Michael & Jacqueline Shipley	6270 E Red Bird Cir	7	212-11-258	
David Allen	6275 E Red Bird Cir	8	212-11-259	
Robert & Lanea Clement	6293 E Red Bird Cir	9	212-11-260	

Ironwood Preserve HOA

NEIGHBORHOOD PETITION TO OPPOSE CONSTRUCTION OF 2-STORY APARTMENT COMPLEX (CASE # 14-DR-2017)

HOMEOWNER NAME(S)	ADDRESS	LOT #	APN	SIGNATURE
Ricardo & Holly Lerma	6321 E Red Bird Rd	10	212-11-261	Ricardo & Holly Lerma
William Scheidhauer (HOME LISTED FOR SALE \$879,900)	6349 E Red Bird Rd	11	212-11-262	
Kamran & Bahar Ata-Abadi	6377 E Red Bird Rd	12	212-11-263	Kamran Ata-Abadi
David & Nancy Glass	6352 E Red Bird Rd	13	212-11-264	David & Nancy Glass
Roland & Marilyn Sharer	6324 E Red Bird Rd	14	212-11-265	Roland Sharer
Mark Sokolowski (HOME LISTED FOR SALE \$1,110,000)	27135 N 63rd Pl	15	212-11-266	
Jeffrey & Christine Phillips	6333 E Quail Track Cir	16	212-11-267	Jeffrey & Christine Phillips
William Geis Jr	6371 E Quail Track Cir	17	212-11-268	
Charles & Michelle Amato	6389 E Quail Track Cir	18	212-11-269	Charles & Michelle Amato

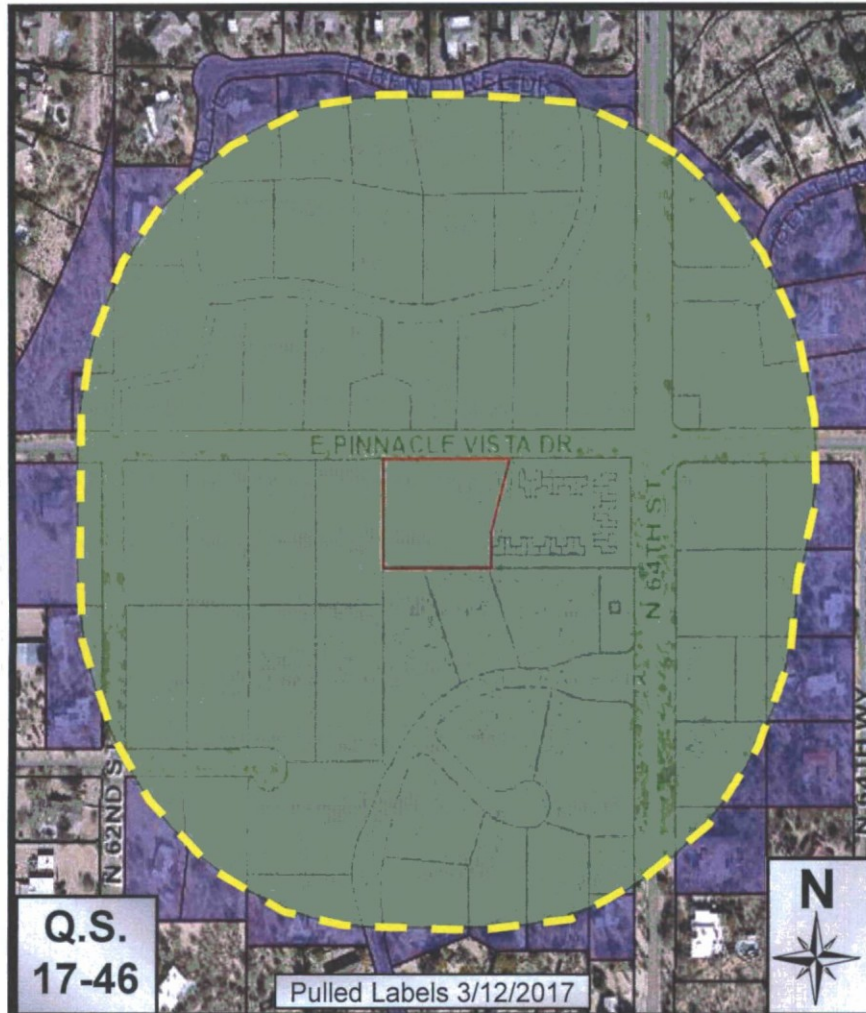
NEIGHBORHOOD PETITION TO OPPOSE CONSTRUCTION OF 2-STORY APARTMENT COMPLEX (CASE # 14-DR-2017)

HOMEOWNER NAME(S)	ADDRESS	LOT #	APN	SIGNATURE
Ali & Roya Bipar	6392 E Quail Track Cir	19	212-11-284	
Thomas & Linda Roben	6364 E Quail Track Cir	20	212-11-271	



NEIGHBORHOOD PETITION TO OPPOSE CONSTRUCTION OF 2-STORY APARTMENT COMPLEX (CASE # 14-DR-2017)

HOMEOWNER NAME(S)	ADDRESS	SIGNATURE
Dave Foley	27250 N 64th St, Unit 2	<div>DocuSigned by: Dave Foley B30B0C53AABA49F...</div>
Donna Juckett	27250 N 64th St, Unit 4	<div>DocuSigned by: Donna Juckett C105DE05C744F9...</div>
Joann Campbell	27250 N 64th St, Unit 6	
Richard & Joan Jowner (Owner of 2 Units)	27250 N 64th St, Units 15 & 20	<div>DocuSigned by: Richard & Joan Powner 1F0BEE01631B401...</div>
Henry Wong (Owner of 3 Units)	27250 N 64th St, Units 5, 17 & 19	<div>DocuSigned by: Henry Wong 9B88C58C0BA74D8...</div>
Todd Adamson	27250 N 64th St, Unit 16	<div>DocuSigned by: Todd Adamson 3174PDD716B40E...</div>
Richard & Monique Sidy	27250 N 64th St, Unit 11	<div>DocuSigned by: Richard & Monique Sidy 2126CA20A2284D2...</div>

City Notifications – Mailing List Selection Map



Map Legend:

-  Site Boundary
-  Properties within 750-feet
- 103 Postcards

Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- Nextdoor.com
- City Website-Projects in the hearing process

Pinnacle Vista Apartments

14-DR-2017