

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

**Citizen  
Review**

# REQ IES' ' ' O SPEAK



5

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

NAME (print) MARIA Hutto MEETING DATE 3/15/18

NAME OF GROUP/ORGANIZATION (if applicable) ALTERRA HOA

ADDRESS 6375 E Trowwood DR, Scottsdale ZIP 85266

HOME PHONE \_\_\_\_\_ WORK PHONE 602-908-7430

E-MAIL ADDRESS (optional) \_\_\_\_\_

☐ I WISH TO SPEAK ON AGENDA ITEM # 5 ☐ I WISH TO DONATE MY TIME TO \_\_\_\_\_

☒ I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING #5

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NAME (print) EARL SISSON MEETING DATE 3/15/18

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 6229 E. PINNACLE VISTA ZIP 85266

HOME PHONE 480 415-8625 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS (optional) \_\_\_\_\_

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NAME (print) GARY PRIMERANO MEETING DATE 3-15-18  
NAME OF GROUP/ORGANIZATION (if applicable) IRONWOOD PRESERVE HOA  
ADDRESS 6330 E. QUAIL TRACK DR., Scottsdale ZIP 85266  
HOME PHONE 602-882-4999 WORK PHONE \_\_\_\_\_  
E-MAIL ADDRESS (optional) PRIMO198@AOL.COM

☒ I WISH TO SPEAK ON AGENDA ITEM # 5 ☐ I WISH TO DONATE MY TIME TO \_\_\_\_\_

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NAME (print) Roland Sharer MEETING DATE 3-15-2015

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 6324 E. Redbird Road ZIP 85266

HOME PHONE 602-980-7253 WORK PHONE Retired

E-MAIL ADDRESS (optional) \_\_\_\_\_

☒ WISH TO SPEAK ON AGENDA ITEM # 5 ☒ I WISH TO DONATE MY TIME TO Gary Primeran

☒ WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING #5

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NAME (print) Rob Clement MEETING DATE \_\_\_\_\_

NAME OF GROUP/ORGANIZATION (if applicable) Ironwood Preserve

ADDRESS 6293 E. Redbird Circle ZIP 85266

HOME PHONE 480-699-1801 WORK PHONE 480-262-8476

E-MAIL ADDRESS (optional) \_\_\_\_\_

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NAME (print) Susan Anderson MEETING DATE March 15/17

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 27040 N 65<sup>th</sup> St Place ZIP 85266

HOME PHONE 480 513-6183 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS (optional) andersonr2@telus.net

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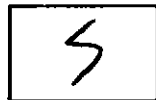
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NAME (print) MARIE YOHRE MEETING DATE 3/15/2018

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 6239 E Pinnacle Vista Drive ZIP \_\_\_\_\_

HOME PHONE 480-277-4151 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS (optional) marieyohre@gmail.com

☒ I WISH TO SPEAK ON AGENDA ITEM # 5 ☐ I WISH TO DONATE MY TIME TO \_\_\_\_\_

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NAME (print) GAIL TILSNER MEETING DATE 3-15-18

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 7035 E. IRONWOOD DR. ZIP 85266

HOME PHONE 480-566-5766 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS(optional) \_\_\_\_\_

AGENDA ITEM # 14-DR-2017 ☐ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back) proposal for multi family residence in an area where the same size lot is currently the size for a single family home





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NAME (print) Thomas Tilsen MEETING DATE 3/15/2018

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 7035 E. Ironwood Drive ZIP 85266

HOME PHONE 480-566-5766 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS(optional) \_\_\_\_\_

AGENDA ITEM # 14-DR 2017 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) This is a residential area with large, single family homes on large lots. A multi-family development in this area is very inconsistent with the surroundings. In my opinion, this development would be an eyesore.



**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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**Perone, Steve**

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**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

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**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)

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**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 64<sup>th</sup> 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 64<sup>th</sup> 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 64<sup>th</sup> 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?

"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 64<sup>th</sup> 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 64<sup>th</sup> 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

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

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**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” alright!

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 64<sup>th</sup> 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 64<sup>th</sup> 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

Dear Mr. Niederer,

April 21, 2017

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,



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.

The area ranging from Pinnacle Vista to Jomax and 64<sup>th</sup> 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 64<sup>th</sup> 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 64<sup>th</sup> 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?

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 64<sup>th</sup> 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 64<sup>th</sup> Street and NAOS conservation sites.

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

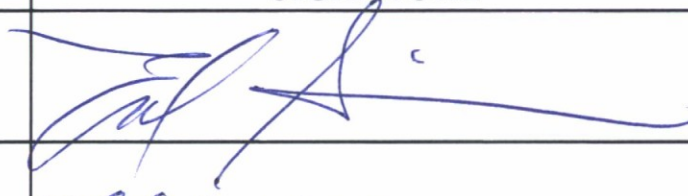



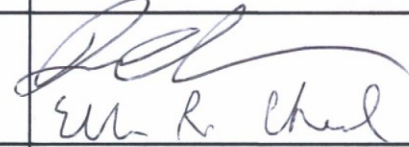
# NEIGHBORHOOD PETITION TO OPPOSE CONSTRUCTION OF 2-STORY APARTMENT COMPLEX (CASE # 14-DR-2017)

HOMEOWNER NAME(S)	ADDRESS	SIGNATURE
William & Darlene Valley NEXT DOOR TO APTS!	6239 E. Pinnacle Vista Dr	William Valley
Brood GSP	27250 N. 64th St #1	
Mike Wenk EE	6207 E. Pinnacle Vista Dr	Mike Wenk
<del>James Brown</del>	<del>6240 E. Quail Track Dr</del>	<del>James Brown</del>
<del>Don Dr</del>	6220 E. Quail Track Dr	CASHY PAGE
Debra Rose	6214 E. Quail Track Dr	Debra Rose
Steve & Julie Benjamin	<del>6220</del> 180-585-4183	JACKIE & STEVE BENJAMIN
Matt Checchi	6204 E. Quail Track Dr.	Joe D. D. Ben
	27250 N. 64th St Unit 8 85266	Matt Checchi
Lindy Thomsen	27250 N. 64th St. Unit 9 75246	Lindy Thomsen

diagonally behind apartments. Flooding concerns. must contact.

PINNACLE VISTA NEIGHBORS


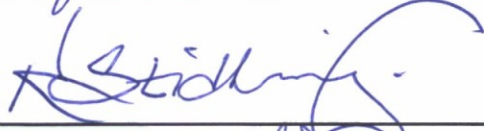

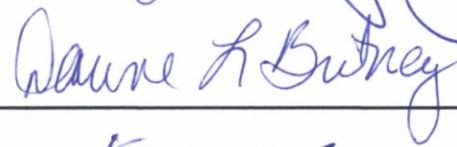




**NEIGHBORHOOD PETITION TO OPPOSE CONSTRUCTION OF 2-STORY APARTMENT COMPLEX (CASE # 14-DR-2017)**

HOMEOWNER NAME(S)	ADDRESS	SIGNATURE
EARL & HEATHER SISSON	6229 E. PINNACLE VISTA	
HERMUT STRENG KARIN	6140 E. QUAIL TRACK DR	
John & Karen CARRANTO	6134 E QUAIL TRACK DR	
Bud & Ann Mearley	6203 E. QUAIL TRACK DR.	
JEAN & ELLEN CHESLER	6137 E QUAIL TRACK DR 85266	


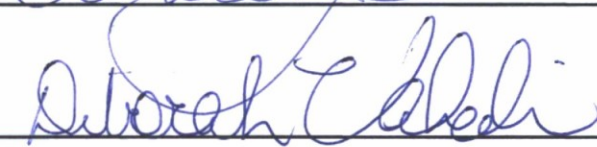

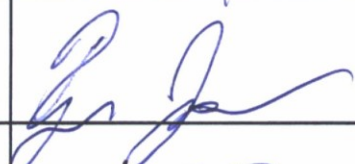

JEAN-LOUIS CHASSAIGNON

# 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	
Dee & 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	
Harry 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	
Laine & Carolyn Martin	7	212-17-024	27582 N 62nd Pl	
Donald & 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
Cott & Lanette Galler	19	212-17-036	6269 E Bent Tree Dr	(see dowsign attached)
Christi Harold	20	212-17-037	6237 E Bent Tree Dr	Kristi Harold <del>Sheila Harold</del>
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
Polin & Susan Bachinsky	24	212-17-041	6336 E Ironwood Dr	S 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: Kristin Janicek TEABAAC9F8AB40F...</div>

ALTERRA (E-SIGN)

**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>

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

HOMEOWNER NAME(S)	LOT #	APN	ADDRESS	SIGNATURE
Michael Parkins & Kimberly Murdoch	16	212-17-033	6365 E Bent Tree Dr	<div>DocuSigned by:  0020000F2000400...</div>

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 &amp; Sue Hallinan</i> 3F4EA442E1ED341B...</div>

ALTERRA (E-SIGN)



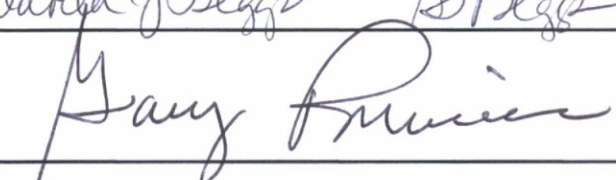
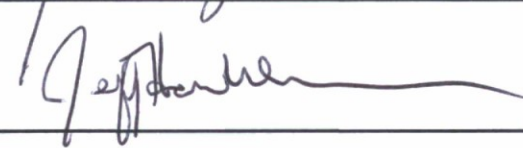
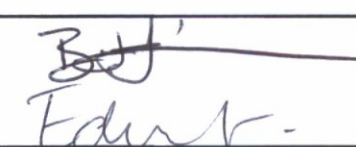
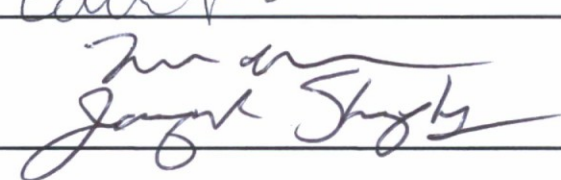


**NEIGHBORHOOD PETITION TO OPPOSE CONSTRUCTION OF 2-STORY APARTMENT COMPLEX (CASE # 14-DR-2017)**

HOMEOWNER NAME(S)	LOT #	APN	ADDRESS	SIGNATURE
Scott & Lanette Galler	19	212-17-036	6269 E Bent Tree Dr	<div>DocuSigned by:  3C52F13916D2490...</div>

ALTERRA (E-SIGN)

# IRONWOOD PRESERVE HOA

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

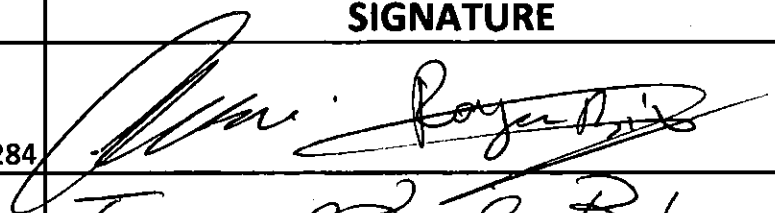
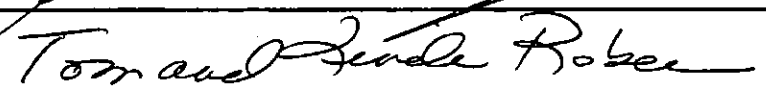
HOMEOWNER NAME(S)	ADDRESS	LOT #	APN	SIGNATURE
John & Kim Tesser	6386 E Quail Track Dr	1	212-11-252	
Gary Thurman & Darla Beggs <b>HOME LISTED FOR SALE FOR \$1,099,000. DIRECTLY BACKS UP TO PROPOSED APARTMENTS)</b>	6358 E Quail Track Dr	2	212-11-253	 <i>1444</i>
Gary & Cari Primerano	6330 E Quail Track 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	
<i>Friese</i> 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	 <i>Lanea Clement</i>

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
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 Wiggins
Poland & Marilyn Sharer	6324 E Red Bird Rd	14	212-11-265	Roland Shaw
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	Jeff & Christine
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 Amato

# Ironwood Preserve HOA

## 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	DocuSigned by: Dave Foley B3DB0C53AABA49F...
Donna Juckett	27250 N 64th St, Unit 4	DocuSigned by: Donna Juckett C103BE03C7444F9...
Joann Campbell	27250 N 64th St, Unit 6	
Richard & Joan Jowner ( <b>Owner of 2 Units</b> )	27250 N 64th St, <b>Units 15 &amp; 20</b>	DocuSigned by: Richard & Joan Powner 1F0BEE076316461...
Henry Wong ( <b>Owner of 3 Units</b> )	27250 N 64th St, <b>Units 5, 17 &amp; 19</b>	DocuSigned by: Henry Wong 9688C58C0BA7408...
Todd Adamson	27250 N 64th St, Unit 16	DocuSigned by: Todd Adamson 3174F0D71B8640E...
Richard & Monique Sidy	27250 N 64th St, Unit 11	DocuSigned by: Richard & Monique Sidy 2126CA2A4226402...

IRONWOOD CONDOMINIUMS

## **Niederer, Keith**

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**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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## **Niederer, Keith**

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**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 64<sup>th</sup> 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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**From:** Development Review Board  
**Sent:** Wednesday, March 14, 2018 7:02 PM  
**To:** Development Review Board  
**Subject:** Development Review Board Public Comment (response #47)

## Development Review Board Public Comment (response #47)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	<a href="http://www.scottsdaleaz.gov/boards/development-review-board/public-comment">http://www.scottsdaleaz.gov/boards/development-review-board/public-comment</a>
Submission Time/Date:	3/14/2018 7:01:25 PM

### Survey Response

<b>COMMENT</b>	
Comment:	<p>In response to proposed two story condo development on Pinnacle Vista Dr . I strongly appose allowing this multi unit condo development to go forward . The Foothills overlay strongly expressed the community's desire to remain Rural . The zoning which was allowed Example Ironwood Apartments built in 1971 although 1 story , was before the parcels were annexed into City of Scottsdale in the early eighty's . The desert foothills plan was to limit the 'overbuilding ' of properties typically described as being rural . This proposal absolutely undermines the Desert Foothills Plan to protect and preserve The strong presence of natural desert .</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
<b>PLEASE PROVIDE YOUR NAME:</b>	
First & Last Name:	Susan Anderson
<b>AND ONE OR MORE OF THE FOLLOWING ITEMS:</b>	
Email:	<a href="mailto:andersonsue2002@hotmail.com">andersonsue2002@hotmail.com</a>
Phone:	(480) 513-6183
Address:	27040 N 65th Place Scottsdale AZ 85266Nm42j7

**From:** Development Review Board  
**Sent:** Thursday, March 15, 2018 10:15 AM  
**To:** Development Review Board  
**Subject:** Development Review Board Public Comment (response #48)

**Development Review Board Public Comment (response #48)**

**Survey Information**

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	<a href="http://www.scottsdaleaz.gov/boards/development-review-board/public-comment">http://www.scottsdaleaz.gov/boards/development-review-board/public-comment</a>
Submission Time/Date:	3/15/2018 10:14:34 AM

**Survey Response**

<b>COMMENT</b>	
Comment:	I own a home on 64th way (272171 N 64th Way). Our community is a very nice single family residential community. I think the idea of putting in condos on 674th street is a terrible idea. I would bet if you did a survey of the home owners in their area 100% would be against this project. Ed Frawley
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
<b>PLEASE PROVIDE YOUR NAME:</b>	
First & Last Name:	Ed Frawley
<b>AND ONE OR MORE OF THE FOLLOWING ITEMS:</b>	
Email:	<a href="mailto:frawley@leerburg.com">frawley@leerburg.com</a>
Phone:	(715) 410-1233
Address:	27171 N 64TH WAY
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

**From:** Development Review Board  
**Sent:** Tuesday, March 20, 2018 7:58 PM  
**To:** Perone, Steve  
**Subject:** Development Review Board Public Comment (response #49)

Development Review Board Public Comment (response #49)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	http://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	3/20/2018 7:57:35 PM

Survey Response

<b>COMMENT</b>	
Comment:	This is a development that is OUT OF SCALE with the rest of the development in this area - large lots, mostly single-family on at least an acre. You are wrong to cave to development interests - this is not an appropriate development for this area.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
<b>PLEASE PROVIDE YOUR NAME:</b>	
First & Last Name:	Alison Rondone
<b>AND ONE OR MORE OF THE FOLLOWING ITEMS:</b>	
Email:	<a href="mailto:arondone@ymail.com">arondone@ymail.com</a>
Phone:	(480) 622-0525
Address:	27031 N. 65th Pl
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

**From:** arondone@ymail.com  
**Sent:** Tuesday, March 20, 2018 7:56 PM  
**To:** Barton, Wayland  
**Subject:** Pinnacle Vista Condominiums - west of 64th Street and Pinnacle Vista.



This is the WRONG project for this neighborhood. Everything in this area is low-profile (one story) and single-family (with the exception of the Ironwood condos, but they are low in scale, historic, and fit with the aesthetics of the neighborhood. A two-story structure in this neighborhood would be totally WRONG. Development should be in scale with what's here now. I am a resident of the Desert Hideaway subdivision and totally oppose a two-story condominium complex in this area. -- sent by Alison E Rondone (case# 14-DR-2017)



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# Affidavit of Posting

Office of the City Clerk

STATE OF ARIZONA            )  
  )  
COUNTY OF MARICOPA        )        ss

I, Wayland Barton, being first duly sworn, depose and say:

That on 2/27/18 I posted notification poster(s) for the properties indicated below.

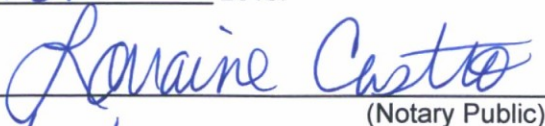
**Site(s) must be posted on or before: 2/28/18**

Case No.	Description and Location of Project	No. of Signs	Date Posted
14-DR-2017	Pinnacle Vista Condominiums, 6301 E Pinnacle Vista Dr Unit 1	1	2/27/18

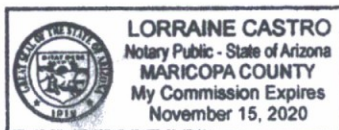
**Date of Development Review Board Public Meeting:** March 15, 2018, AT 1:00 P.M. IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.

  
(Signature)

Acknowledged this 5<sup>th</sup> day of MARCH 2018.

  
(Notary Public)

My commission expires 11/15/2020



**Planning and Development Services**

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

# PUBLIC HEARING NOTICE

**REQUEST:** Request approval of a site plan, landscape plan, and building elevations for a new 16-unit, two story, multi-family development, located on a 1.45 net area property.

**CASE#:** 14-DR-2017

**DATE:** March 15, 2018

UNLESS OTHERWISE NOTIFIED, ALL  
PUBLIC HEARINGS ARE HELD AT:

SCOTTSDALE CITY HALL  
3939 N. DRINKWATER BLVD.

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

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



**480-312-7000**

POSTING DATE:

02/27/18

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

# 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 64<sup>th</sup> St and Pinnacle Vista Dr.

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

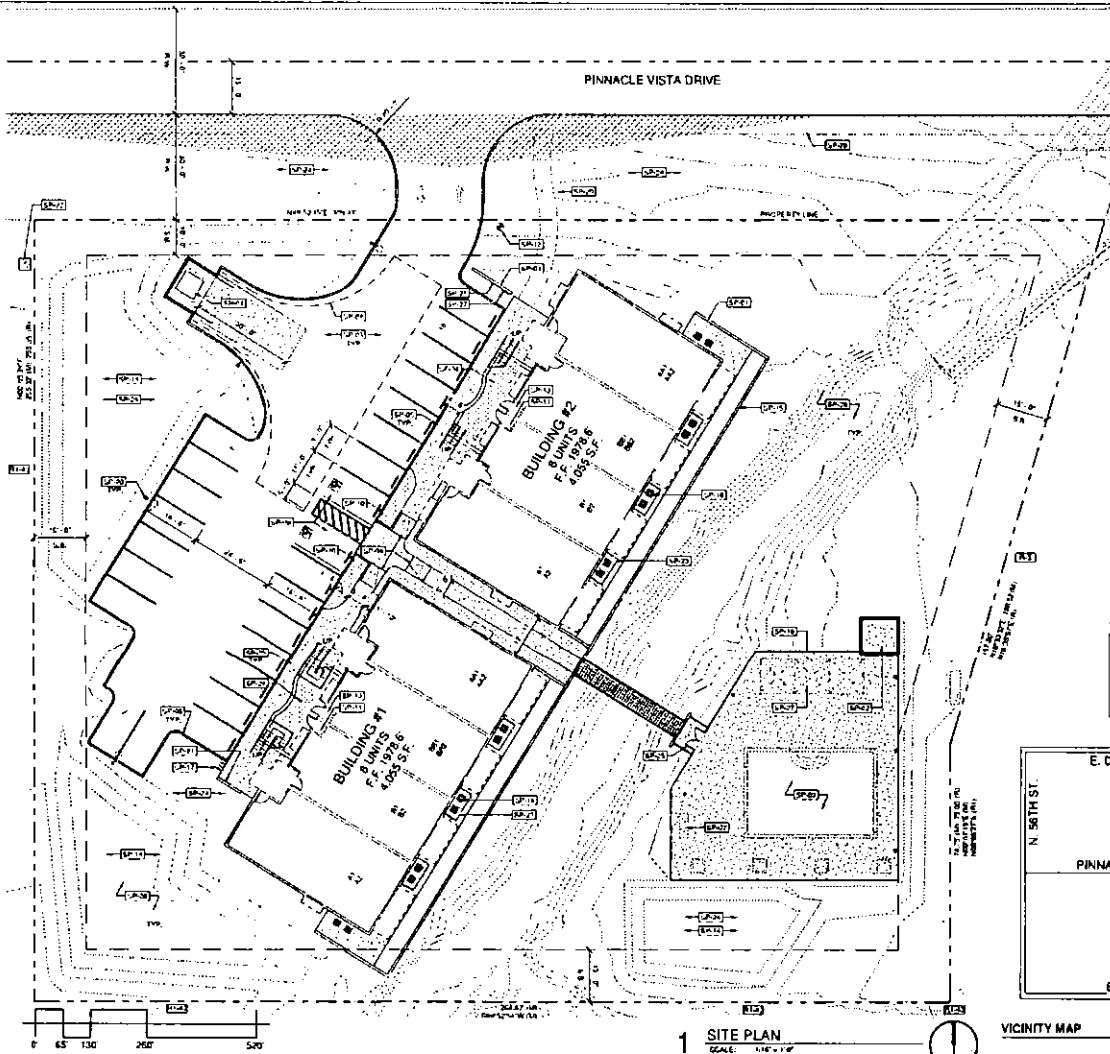
**Size:** The Project's parcel is approximately 72,449 sq. ft., equal to 1.66 acres.

**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.

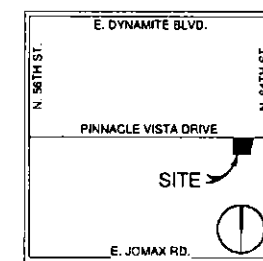
**Applicant:** Pinnacle Vista Apts, LLC  
Kelly Lannan  
480-947-6200  
[ktl@azdelpueblo.com](mailto:ktl@azdelpueblo.com)

**City:** Keith Niederer  
Senior Planner, City of Scottsdale  
480-312-2953  
[kniederer@scottsdaleaz.gov](mailto:kniederer@scottsdaleaz.gov)



# LEGEND

- OPEN UNPAVED W/ WALKWAY
- CAST IN PLACE CONCRETE
- LANDSCAPE PLANTER



# VICINITY MAP

NO SCALE

# 1 SITE PLAN

SCALE: 1" = 10'

# SITE PLAN KEYNOTES

- SP-01 SCREENWALL. SEE DETAIL
- SP-02 POOL AND EQUIPMENT UNDER SEPERATE PERMIT
- SP-03 ASPHALT PAVING
- SP-04 ADA RAMP. SEE DETAIL
- SP-05 CONCRETE WALKWAY / PAVING. TYP.
- SP-06 CONCRETE CURB. TYP.
- SP-07 TRASH ENCLOSURE PER C.O.S. REQUIREMENTS. SEE DETAIL 40R1-2
- SP-08 FIRE TRUCK ROUTE
- SP-09 ACCESSIBLE PARKING STALL. SEE DETAIL 20R1-2
- SP-10 ACCESSIBLE SKIN. SEE DETAIL
- SP-11 INTERNAL LADDER ROOM

- SP-12 NEW FIRE HYDRANTS WITHIN 110' OF RESIDENTIAL. SEE CIVIL
- SP-13 FIRE RISER
- SP-14 RETENTION AREA. SEE CIVIL DRAWINGS
- SP-15 9" DEEP SCOUR WALL. SEE CIVIL DRAWINGS
- SP-16 ON GRADE CONDENSER UNITS. SEE DETAIL
- SP-17 BIKE RACK LOCATION (5 SEATS). SEE DETAIL
- SP-18 METAL FENCE. TYP.
- SP-19 LIGHT FIXTURES. SEE PHOTOVETRICS
- SP-20 LIGHT POLE ON CONCRETE BASE. SEE DETAIL 50R1-2
- SP-21 ELECTRICAL METERS

- SP-22 ELECTRICAL TRANSFORMER
- SP-23 PAINTED METAL MESH ENCLOSURE & GATE @ EQUIPMENT PAD
- SP-24 LANDSCAPE AREA. SEE LANDSCAPE PLAN
- SP-25 POOL GATE
- SP-27 PRE-ENGINEERED CANTON CABANA BY RESORT CABANAS INC. PER MFR.
- SP-28 FUTURE SIDEWALK PER CITY OF SCOTTSDALE
- SP-29 DECOMPOSED GRANITE PEDESTRIAN PATHWAY

# SITE PLAN GENERAL NOTES

- A. FIRE TRUCK TURNING RADIUS SHALL COMPLY W/ FIRE ORDINANCE 4045.503.2.1 AND PROVIDE UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
- B. INTERNAL DRIVE AISLE TO SUPPORT 83,000 LBS OF GROSS VEHICLE WEIGHT (PER SECTION 2.1.602 OF DSPM)
- C. POOL GATE TO BE SELF-CLOSING, OUT SWINGING. MIN. 36" WIDE x 60" HIGH.

# PROJECT NARRATIVE

This project will be a (16) unit multi-family project on parcel #212-11-005-L located at 6249 E. Pinnacle Vista Dr. The site is zoned R-3 and is divided by a natural wash. The proposed residential units are divided into two 8-unit buildings with an equal mix of one and two bedroom units. The personal outdoor spaces for the units are positioned facing the scenic wash and natural desert landscape. A pool and recreation BBQ area is located across the wash to be accessed by a steel pedestrian bridge. The design is sensitive to the neighboring natural environment; using a scour walls to protect the natural wash, and offering solar-sensitive solutions at balconies and window openings. The materials chosen visually anchor the first level while gently lifting the second level among the natural desert planting along the wash with a modestly modern feel for an active lifestyle in the North Scottsdale setting.

# PROJECT DATA

APN #:	212-11-005-L
EXISTING ZONING:	R-3 FO ESL
GROSS LOT AREA:	71,161 SF (1.63 AC)
NET LOT AREA:	15,630.03 SF (1.45 AC)
EXISTING USE:	VACANT LAND
PROPOSED USE:	MULTI-FAMILY RES.
NUMBER OF DWELLING UNITS:	16
BUILDING HEIGHT:	24'-0"
REQUIRED OPEN SPACE:	22,682 SF
PROVIDED OPEN SPACE:	35,511 SF
*SEE CIVIL/LANDSCAPE DRAWINGS FOR MAOS INFORMATION	

# PARKING & BICYCLE REQUIREMENTS

PARKING REQUIRED:	24 SPACES
(1.3 SPACES PER ONE-BDRM UNIT, 1.7 SPACES PER TWO-BDRM UNIT, 8x1.3 = 8x1.7 = 24)	
PARKING PROVIDED:	25 SPACES
ACCESSIBLE PARKING REQUIRED:	2 SPACES
ACCESSIBLE PARKING PROVIDED:	2 SPACES
BICYCLE PARKING REQUIRED:	5 (2 PER 10 PARKING)
TOTAL BICYCLE PARKING PROVIDED:	5 SPACES

# UNIT INFORMATION

GROSS FLOOR AREA:  
BUILDING #1 - 8 UNITS (4x 1 BR UNITS, 4x 2 BR UNITS); 4,055 SF  
BUILDING #2 - 8 UNITS (4x 1 BR UNITS, 4x 2 BR UNITS); 4,055 SF  
TOTAL: 8,110 SF

UNIT TYPE	TYPE	LOCATION	UNITS
UNIT-A1	2 BDRM	1ST FLOOR	2
UNIT-A2	2 BDRM	2ND FLOOR	2
UNIT-AA1	2 BDRM	1ST FLOOR	2
UNIT-AA2	2 BDRM	2ND FLOOR	2
UNIT-B1	1 BDRM	1ST FLOOR	2
UNIT-B2	1 BDRM	2ND FLOOR	2
UNIT-BB1	1 BDRM	1ST FLOOR	2
UNIT-BB2	1 BDRM	2ND FLOOR	2
TOTAL			16

# OWNER

PINNACLE VISTA APTS. LLC  
CONTACT: KELLY LANIAR  
7520 E. ANGUS DRIVE, SCOTTSDALE, ARIZONA 85251  
PHONE: (480) 947-6200  
FAX: (480) 947-6222  
EMAIL: KTL@AZDELPUERTO.COM  
WEB: WWW.AZDELPUERTO.COM

# ARCHITECT

BOLLINGER CONSULTING ARCHITECTS, INC.  
ARCHITECT: KEVIN BOLLINGER #14338, NCARB  
3428 E. INDIAN SCHOOL RD., PHOENIX, ARIZONA 85018  
PHONE: (602) 957-9205  
FAX: (602) 954-9577  
EMAIL: INFO@BCAARCH.COM  
WEB: WWW.BCACOMPANIES.COM

# CIVIL ENGINEER

GRADING & DRAINAGE ENGINEERS, INC.  
ENGINEER: BRIAN WOODS  
4505 W. CAREDEANOS BLVD., GLENDALE, ARIZONA 85110  
PHONE: (602) 581-3371  
FAX: (602) 581-3371  
EMAIL: DESIGNS@GDEENGINEERS.COM

# LANDSCAPE ARCHITECT

DESIGN ETHIC LANDSCAPE ARCHITECTURE  
LANDSCAPE ARCHITECT: BRANDON PAUL  
7201 E. CAMELBACK #250 SCOTTSDALE, ARIZONA 85251  
PHONE: (480) 225-7077  
EMAIL: BRPAUL@DESIGNETHIC.NET



Del Puelo

A MULTI-FAMILY DEVELOPMENT  
AT PINNACLE VISTA

NO. 14338

DESIGN	
CHECK	
SCALE	

DATE:

PROJECT #

DESIGN

CHECK

SCALE

SITE PLAN

DR1



Assessor Paul D. Petersen  
Maricopa County Assessor's Office

Feature Information  
of 1

Clear

212-17-025

#### Owner Information

Owner Name: DUNLOR, DONALD A MICHELE L  
Property Address: 27614 N 62ND PL SCOTTSDALE 85266  
Mailing Address: 27614 N 62ND PL SCOTTSDALE AZ 85255  
Deed Number: 000249772  
Sale Date: 4/30/1993  
Sale Price: \$557,896

#### Property Information

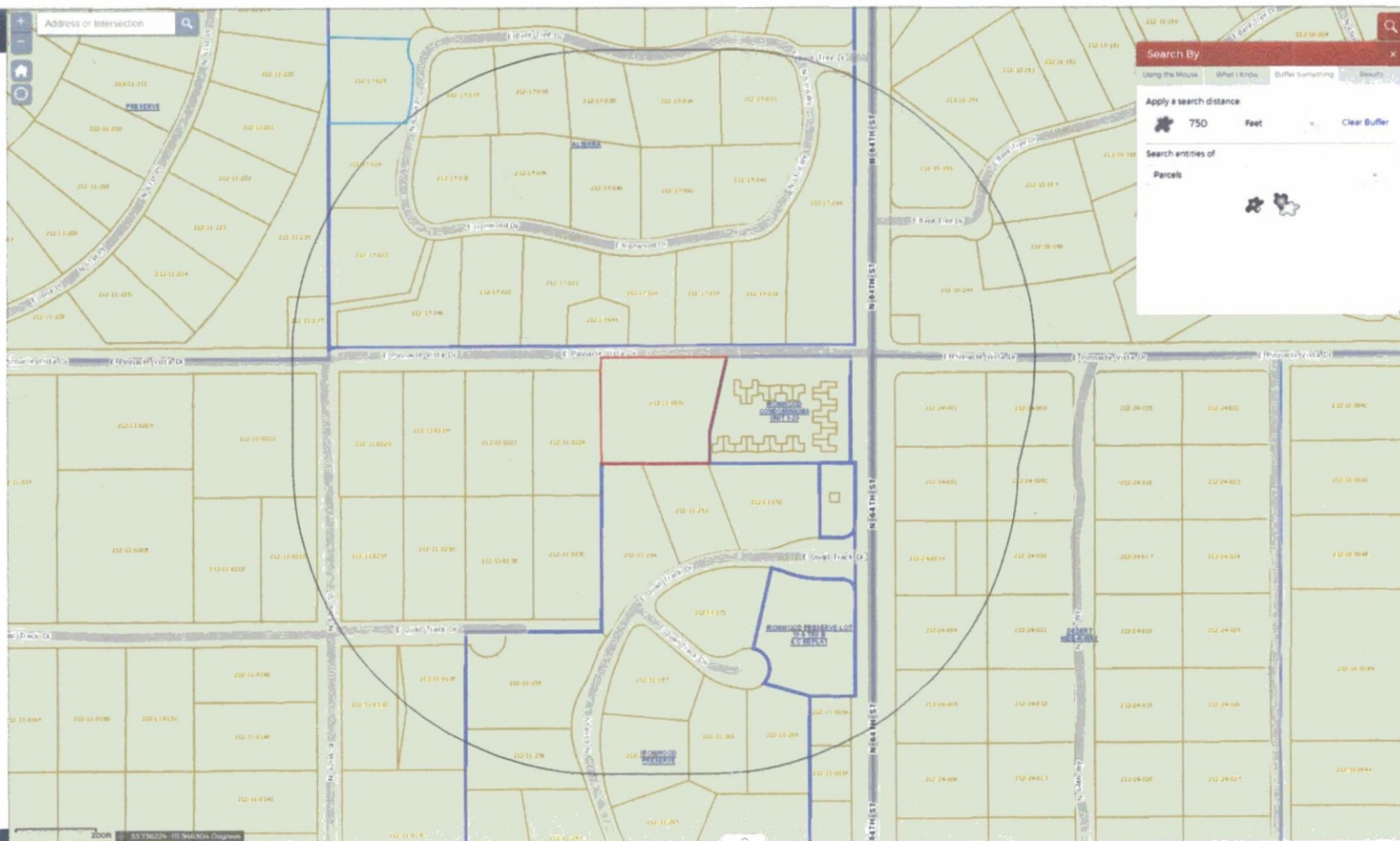
Latitude: 33.73761 -111.947336  
Longitude: 33.73761 -111.947336  
Jurisdiction: SCOTTSDALE  
Zoning: R1-43  
Lot Size (sq ft): 40,410  
MCR #: 484-45  
Subdivision: ALTESSA  
Lot #: 8  
Floor: 1  
Construction Year: 1999  
Living Space (sq ft): 4,356

#### Valuation Information

Tax Year: 2018  
FCV: \$702,100  
LPV: \$688,635

2017  
\$695,500  
\$627,271

Click here for more  
detailed information



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Parcels

1

BCDB TRUST  
27582 N 62ND ST  
SCOTTSDALE AZ, 85266

ALTERRA PROPERTY OWNERS ASSOCIATION  
2824 N POWER RD STE 113-122  
MESA, AZ 85215

DUNLOP RONALD K/MICHELE L  
27614 N 62ND PL  
SCOTTSDALE AZ, 85266

KRAVETZ DENNIS J TR  
6240 E IRONWOOD DR  
SCOTTSDALE, AZ 85266

HAROLD KRISTI  
6237 E BENT TREE DR  
SCOTTSDALE AZ, 85266

BOLAND MICHAEL R/MICHELLE A  
6272 E IRONWOOD DR  
SCOTTSDALE, AZ 85266

GALLER SCOTT M/LANETTE D TR  
6269 E BENT TREE DR  
SCOTTSDALE AZ, 85266

~~BOLAND MICHAEL R/MICHELLE A  
1913 MIRACLE DR  
CASPER, WY 82604~~

NEWTON FRANK L/MAISON BEVERLY J  
6301 E BENT TREE DR  
SCOTTSDALE, AZ 85266

SANDERSON FAMILY REVOCABLE LIVING  
TRUST  
6304 E IRONWOOD DR  
SCOTTSDALE, AZ 85266

HALLINAN WILLIAM J/SUE ANN TR  
6333 E BENT TREE DR  
SCOTTSDALE, AZ 85266

BACHINSKY COLIN W/SUSAN M  
6336 E IRONWOOD DR  
SCOTTSDALE, AZ 85266

PARKINS MICHAEL/MURDOCH KIMBERLY  
6365 E BENT TREE DR  
SCOTTSDALE, AZ 85266

MAWYER FAMILY TRUST  
6368 E IRONWOOD DR  
SCOTTSDALE, AZ 85266

C B GREGOIRE REVOCABLE LIVING TRUST  
27224 N 64TH WY  
SCOTTSDALE AZ, 85266

RUSSO TERRY  
27210 N 64TH WY  
SCOTTSDALE AZ, 85266

MELKUS DIXIE LEE  
27201 N 64TH ST  
SCOTTSDALE AZ, 85266

HAUER PHILIP A/SHARON  
27202 N 64TH WY  
SCOTTSDALE, AZ 85266

REESOR DALE R/GRETCHEN K  
27033 N 64TH ST  
SCOTTSDALE, AZ 85266

PRESERVE OWNERS ASSOCIATION- THE  
27530 N 56TH PL  
SCOTTSDALE, AZ 85266

GREGOIRE CONNIE J TR/MILLER DAVID  
R/SHARON TR  
27219 N 64TH ST  
SCOTTSDALE, AZ 85266

GREGOIRE CONNIE J TR/MILLER DAVID  
R/SHARON TR  
9435 N SUNSET RIDGE  
FOUNTAIN HILLS, AZ 85268

GREGOIRE CONNIE J TR/MILLER DAVID  
R/SHARON TR  
27219 N 64TH ST  
SCOTTSDALE, AZ 85266

GREGOIRE CONNIE J TR/MILLER DAVID  
R/SHARON TR  
9435 N SUNSET RIDGE  
FOUNTAIN HILLS, AZ 85268

GREGOIRE CONNIE J TR/MILLER DAVID  
R/SHARON TR  
27223 N 64TH ST  
SCOTTSDALE, AZ 85266

GREGOIRE CONNIE J TR/MILLER DAVID  
R/SHARON TR  
9435 N SUNSET RIDGE  
FOUNTAIN HILLS, AZ 85268

GREGOIRE CONNIE J TR/MILLER DAVID  
R/SHARON TR  
6437 E PINNACLE VISTA DR  
SCOTTSDALE, AZ 85266

GREGOIRE CONNIE J TR/MILLER DAVID  
R/SHARON TR  
9435 N SUNSET RIDGE  
FOUNTAIN HILLS, AZ 85268

DALOIA NICOLA/MELANIE  
27550 N 62ND ST  
SCOTTSDALE AZ, 85266

ALTERRA PROPERTY OWNERS ASSOCIATION  
2824 N POWER RD STE 113-122  
MESA, AZ 85215

WETHERELL FAMILY TRUST  
6263 E IRONWOOD DR  
SCOTTSDALE AZ, 85266

CALLAWAY GARRY/BRITNEY DAWNE L  
6291 E IRONWOOD DR  
SCOTTSDALE, AZ 85266

ALTERRA PROPERTY OWNERS ASSOCIATION  
2824 N POWER RD STE 113-122  
MESA, AZ 85215

BRYANT JOE/BEVERLY OGBURN  
6319 E IRONWOOD DR  
SCOTTSDALE, AZ 85266

STIDHAM ROBERT  
6347 E IRONWOOD DR  
SCOTTSDALE AZ, 85266

DM LIVING TRUST  
6375 E IRONWOOD DR  
SCOTTSDALE AZ, 85266

RINALDI CRAIG P  
6418 E BENT TREE DR  
SCOTTSDALE, AZ 85266

PATTERSON DAVID L/CINDY L  
6433 E BENT TREE DR  
SCOTTSDALE, AZ 85266

LARSON LAFE  
6421 E BENT TREE DR  
SCOTTSDALE, AZ 85266

SAGUARO HIGHLANDS COMMUNITY  
ASSOCIATION  
6303 S RURAL RD  
TEMPE, AZ 85283

GREGOIRE CONNIE J TR/MILLER DAVID  
R/SHARON TR  
27241 N 64TH ST  
SCOTTSDALE, AZ 85266

GREGOIRE CONNIE J TR/MILLER DAVID  
R/SHARON TR  
9435 N SUNSET RIDGE  
FOUNTAIN HILLS, AZ 85268

ROSE JACK G/DEBRA S  
6214 E QUAIL TRACK DR  
SCOTTSDALE, AZ 85266

STEVE & JACKIE BERGMAN TRUST  
6204 E QUAIL TRACK DR  
SCOTTSDALE, AZ 85266

MEALEY LINDA/H S JR  
6203 E QUAIL TRACK DR  
SCOTTSDALE, AZ 85266

MEALEY LINDA/H S JR  
6203 E QUAIL TRACK DR  
SCOTTSDALE, AZ 85266

GNR HOLDINGS LLC  
6215 E QUAIL TRACK DR  
SCOTTSDALE, AZ 85266

GNR HOLDINGS LLC  
PO BOX 25144  
SCOTTSDALE, AZ 85255

IRONWOOD PRESERVE HOMEOWNERS  
ASSOCIATION INC  
PO BOX 25593  
SCOTTSDALE AZ 85255

TESSER LIVING TRUST  
6386 E QUAIL TRACK DR  
SCOTTSDALE, AZ 85266

BEGGS GARY THURMAN/DARLA JANE  
6358 E QUAIL TRACK DR  
SCOTTSDALE, AZ 85266

PRIMERANO GARY J/CARLA  
6330 E QUAIL TRACK DR  
SCOTTSDALE, AZ 85266

HARKLESS FAMILY REVOCABLE TRUST  
27152 N 63RD PL  
SCOTTSDALE, AZ 85266

MCGINN JAMES ROBERT IV  
27120 N 63RD PL  
SCOTTSDALE, AZ 85266

SOKOLOWSKI MARK R  
27135 N 63RD PL  
SCOTTSDALE, AZ 85266

PHILLIPS JEFFREY B/CHRISTINE M  
6333 E QUAIL TRACK CIR  
SCOTTSDALE, AZ 85266

PRESERVE OWNERS ASSOCIATION THE  
1625 E NORTHERN AVE STE 200  
PHOENIX, AZ 85020

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


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

MATLACK INVESTMENT PROPERTIES LLC  
6191 E PINNACLE VISTA DR  
SCOTTSDALE, AZ 85266

MATLACK INVESTMENT PROPERTIES LLC  
7807 S HARSAW RD  
OAK GROVE, MO 64075

STRENG HELMUT M & KARIN R  
6140 E QUAIL TRACK DR  
SCOTTSDALE, AZ 85266

WEAHEE MICHAEL D/ROSE L  
27219 N 64TH ST  
6207 E PINNACLE VISTA DR



DAVIS BRIAN F/LAURA E  
6217 E PINNACLE VISTA DR  
SCOTTSDALE, AZ 85266

SISSON EARL M & HEATHER M  
6229 E PINNACLE VISTA DR  
SCOTTSDALE, AZ 85266

SISSON EARL M & HEATHER M  
RT 2 BOX 941B  
CAVE CREEK, AZ 85331

YOHRE MARIE E  
6239 E PINNACLE VISTA DR  
SCOTTSDALE, AZ 85266

YOHRE MARIE E  
POB 1527  
CAVE CREEK, AZ 85327

JEANNE BONINE REVOCABLE REAL ESTATE  
TRUST  
6240 E QUAIL TRACK DR  
SCOTTSDALE, AZ 85266

PAGE WILLIAM C/CATHY TR  
6220 E QUAIL TRACK DR  
SCOTTSDALE, AZ 85266

KELLS STEVEN B/KIM I/JUCKETT DONNA L  
27222 N 64TH ST 4  
SCOTTSDAL, AZ 85266

KELLS STEVEN B/KIM I/JUCKETT DONNA L  
15036 N DOGWOOD LN  
FOUNTAIN HILLS, AZ 85268

BCF INVESTMENTS LLC  
27222 N 64TH ST  
SCOTTSDALE, AZ 85266

BCF INVESTMENTS LLC  
30370 N HAYDEN RD  
SCOTTSDALE AZ 85251

CAMPBELL JOAN ANN  
27222 N 64TH ST  
SCOTTSDALE, AZ 85266

CAMPBELL JOAN ANN  
5704 E AIRE LIBRE AVE NO 1212  
SCOTTSDALE, AZ 85254

GARDNER DANIEL J  
27222 N 64TH ST  
SCOTTSDALE, AZ 85266

GARDNER DANIEL J  
11 ROBERT TERRACE MT  
ARLINGTON, NJ 07856

CHECCHI MATTHEW R TR  
27222 N 64TH ST  
SCOTTSDALE, AZ 85266

CHECCHI MATTHEW R TR  
27250 N 64TH ST UNIT 8  
SCOTTSDALE AZ 85262

THONVOLD DENNIS/LINDA  
27222 N 64TH ST  
SCOTTSDALE, AZ 85266

THONVOLD DENNIS/LINDA  
10525 SHELTER GROVE  
EDEN PRAIRIE, MN 55347

NICKEL KEITH D/SHARON K  
8924 E PINNACLE PEAK RD SUITE G5-632  
SCOTTSDALE, AZ 85255

NICKEL KEITH D/SHARON K  
28436 N 47TH ST  
CAVE CREEK, AZ 85331

GEIS WILLIAM C JR  
6371 E QUAIL TRACK CIR  
SCOTTSDALE, AZ 85266

AMATO CHARLES/LIGHTNER-AMATO  
MICHELLE R  
6389 E QUAIL TRACK CIR  
SCOTTSDALE, AZ 85266

DOCKHAM GREGORY  
27026 N 64TH ST  
SCOTTSDALE, AZ 85266

VILAR MARJORIE  
27030 N 64TH ST  
SCOTTSDALE, AZ 85266

VILAR MARJORIE  
7675 E VIA DONA RD  
SCOTTSDALE, AZ 85266

BIPAR ALI A/ROYA  
6392 E QUAIL TRACK CIR  
SCOTTSDALE, AZ 85266

RZ LIVING TRUST  
6364 E QUAIL TRACK CIR  
SCOTTSDALE, AZ 85266

RUSSEK RICHARD/KIMBERLY  
27222 N 64TH ST  
SCOTTSDALE, AZ 85266

RUSSEK RICHARD/KIMBERLY  
33010 N 61ST PL  
SCOTTSDALE, AZ 85266

FOLEY CHARLES/BEVERLY/DAVID J  
27250 N 64TH ST 2  
SCOTTSDALE, AZ 85266

FOLEY CHARLES/BEVERLY/DAVID J  
7709 E CALLE DE LAS BRISAS  
SCOTTSDALE, AZ 85255

27250 N 64TH STREET LLC  
27222 N 64TH ST  
SCOTTSDALE, AZ 85266

27250 N 64TH STREET LLC  
8924 E PINNACLE PEAK RD SUITE G5-632  
SCOTTSDALE, AZ 85255

BOLAND MICHAEL R/MICHELLE A  
1913 MIRACLE DR  
CASPER, WY 82609

WEAHKEE MICHAEL D/ROSE L  
6207 E PINNACLE VISTA DR  
SCOTTSDALE, AZ 85266

NICKEL KEITH D/SHARON K  
27222 N 64TH ST  
SCOTTSDALE, AZ 85266

SAGUARO HIGHLANDS COMMUNITY  
ASSOCIATION  
6303 S RURAL RD  
TEMPE, AZ 85283

SCOTTSDALE CITY OF  
PO BOX 25593  
SCOTTSDALE, AZ 85251

IRONWOOD HOMEOWNERS ASSOCIATION  
10525 SHELTER GROVE  
EDEN PRAIRIE, MN 55347

C AND J PROPERTIES LLC  
27222 N 64TH ST  
SCOTTSDALE, AZ 85266

C AND J PROPERTIES LLC  
4540 EAST SIERRA SUNSET TRL  
CAVE CREEK, AZ 85331

POLEWKA ROY H  
27222 N 64TH ST  
SCOTTSDALE, AZ 85266

POLEWKA ROY H  
27250 N 64TH ST UNIT 18  
SCOTTSDALE AZ 85266

BCF INVESTMENTS LLC  
27222 N 64TH ST  
SCOTTSDALE, AZ 85266

BCF INVESTMENTS LLC  
30370 N HAYDEN RD  
SCOTTSDALE, AZ 85251

SIDY RICHARD V/MONIQUE TR  
27250 N 64TH ST B11  
SCOTTSDALE, AZ 85266

SIDY RICHARD V/MONIQUE TR  
380 RAINTREE RD  
SEDONA, AZ 86351

HORAN JACK/LISA  
27250 N 64TH ST  
SCOTTSDALE, AZ 85266

HORAN JACK/LISA  
9753 E SUNCREST ROAD  
SCOTTSDALE, AZ 85262

FOLEY CHARLES B/BEVERLY J  
27222 N 64TH ST  
SCOTTSDALE, AZ 85266

FOLEY CHARLES B/BEVERLY J  
7709 E CALLE DE LAS BRISAS  
SCOTTSDALE, AZ 85255

WEISZ TERRI L  
27222 N 64TH ST  
SCOTTSDALE, AZ 85266

WEISZ TERRI L  
6565 E PINNACLE VISTA DR  
SCOTTSDALE, AZ 85262

C AND J PROPERTIES LLC  
27222 N 64TH ST  
SCOTTSDALE, AZ 85266

C AND J PROPERTIES LLC  
4540 EAST SIERRA SUNSET TRL  
CAVE CREEK, AZ 85331

ADAMSON TODD R & MELINDA  
27222 N 64TH ST  
SCOTTSDALE, AZ 85266

ADAMSON TODD R & MELINDA  
27250 N 64TH ST  
PLEASANT HILL, IA 50327

BCF INVESTMENTS LLC  
27222 N 64TH ST  
SCOTTSDALE, AZ 85266

BCF INVESTMENTS LLC  
30370 N HAYDEN RD  
SCOTTSDALE, AZ 85251