

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



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

Project Under Consideration Sign (White)

Public Hearing Notice Sign (Red)

Case Number: 16-ZN-2018

Project Name: _____

Location: E Joy Ranch Rd/ N Boulder View Dr (NE Corner)

Site Posting Date: Original posting date 1/24/19; Updated 2/27/19

Applicant Name: John Berry-Berry Riddell

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Megan Higgett
Applicant Signature

2/28/19
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 28th day of February 2019



Marybeth Conrad
Notary Public

My commission expires: 10-25-20

City of Scottsdale -- Current Planning Division

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



City of Scottsdale
Public Notice

ZONING/PUBLIC HEARINGS

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

PLANNING COMMISSION: 5:00 P.M., 2/27/2019
CITY COUNCIL: 5:00 P.M., 3/19/2019

REQUEST: Request by owner for a Zoning District Map amendment from Single-family Residential Environmentally Sensitive Lands (R1-190 ESL) to Single-family Residential Environmentally Sensitive Lands (R1-43 ESL) zoning on a 77.6 - acre site, located East of the northeast corner of Joy Ranch Rd. and Boulder View Dr.

LOCATION: E. Joy Ranch Rd / N Boulder View DR. (NE Corner)

Case Number: 16-ZN-2018

Applicant/Contact: John Berry-Berry Riddell	City Contact: Doris McClay
Phone Number: 480-385-2753	Phone Number: 480-312-4214
Email: mh@berryriddell.com	Email: dmccclay@scottsdaleaz.gov

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

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

Posting Date: 1/24/2019

-Penalty for removing or defacing sign prior to date of last hearing
-Applicant Responsible for Sign Removal

2/27/19 12:00:00



WRITTEN COMMENTS

7

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

NAME (print) James & Nancy Cameron MEETING DATE 2/27/19

NAME OF GROUP/ORGANIZATION (if applicable) VISTA VALLE HOA

ADDRESS 37959 No Boulder View Drive ZIP 85262

HOME PHONE 480-488-4107 WORK PHONE _____

E-MAIL ADDRESS(optional) nrcrn115@gmail.com

AGENDA ITEM # 7 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) We're against increase density and it's repercussions on our Sonoran Desert, property values, and increase neighborhood traffic. Dismayed with lack of communication with today's meeting... ~~none~~^{few} of our neighbors knew about this.

REQUEST TO SPEAK



7

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

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

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

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

NAME (print) James Cameron MEETING DATE 2/27/19

NAME OF GROUP/ORGANIZATION (if applicable) Cameron - Resident Vista Valle

ADDRESS 37959 N. Boulder View Dr. ZIP 85262

HOME PHONE 480-488-4107 WORK PHONE _____

E-MAIL ADDRESS (optional) dougcamb81@gmail.com

I WISH TO SPEAK ON AGENDA ITEM # 7 I WISH TO DONATE MY TIME TO _____

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

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

This card constitutes a public record under Arizona law.

Request to Speak cards must be submitted to City Staff before public testimony begins on that item.

HOW TO ADDRESS THE BOARD AND COMMISSION:

- The Chair will call your name when it is your turn to speak.
- Approach the podium and state your name and address for the record.
- Groups wishing to speak are encouraged to select a spokesperson to represent the views of the group.
- Public testimony is limited to three minutes per speaker. *(At the Chair's discretion, speakers representing two or more persons may be granted additional time.)*
- A timer light, located at the podium, will help you to time your comments.
 - o A green light indicates the timer has been activated.
 - o A yellow light indicates there is one minute remaining.
 - o A red light indicates the comment period has ended.

WRITTEN COMMENTS: Citizens who do not wish to address the Board and Commission in person may submit written comments by completing a white Written Comment card. Written Comment cards are available throughout the Kiva Forum and at the Staff table.

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

NAME (print) Joe Parker MEETING DATE 27 Feb 18

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 38820 N Boulder View Dr ZIP 85262

HOME PHONE 303 204 6741 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # 7 I WISH TO DONATE MY TIME TO _____

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

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CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT
Joy Ranch and Tonto National Forest
July 3, 2018

Overview

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment to rezone from R1-190 ESL to R1-43 ESL PRD of an approximately 77.6+/- acre property located near the northeast corner of Joy Ranch Road and Boulder View Drive. The proposed project would result in a low density, gated, luxury residential community. This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling a list of impacted and interested stakeholders and neighborhood outreach began prior to the application filing and will also continue throughout the process. Communication with impacted and interested parties has taken place with verbal, written, electronic, and door-to-door contact.

Community Involvement

The outreach team has been communicating with neighboring property owners, HOA's, and community members by telephone, one-on-one meetings and door-to-door outreach since February of 2018. Members of the outreach team have continued to be available to meet with any neighbors who wish to discuss the project. Additionally, they will be contactable via telephone and/or e-mail to answer any questions relating to the project.

16-ZN-2018
10/26/2018

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of this notification met the City's requirements as specified in the Citizen Review Checklist. This notification contained information about the project, as well as contact information. This contact person will continue to provide, as needed, additional information and the opportunity to give feedback. The notification also contained information regarding a neighborhood Open House that was held on June 6, 2018 at Christ the Lord Lutheran Church for those who wished to learn more about the project. The location and time were posted on the Early Notification Sign.

21 interested people attended the Open House. Several attendees were generally supportive of the project with questions arising about setbacks, product type, traffic, and ingress/egress. These questions were addressed at the Open House with some need for additional follow up as site plan changes are made. The outreach team will continue to be available to respond to any neighbors who have questions or comments. To date, no additional concerns have been raised by neighbors.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. Again, the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

ATTACHMENTS:

Notification Letter
Notification List
Affidavit of Posting
Sign-in sheets
Comment Cards



May 24, 2018

Dear Neighbor:

We are pleased to tell you about an upcoming request (384-PA-2018) on behalf of the Lyle Anderson Company for a new low density, gated, luxury residential community on approximately 77.6+/- acre parcel located near the northeast corner of Joy Ranch Road and Boulder View Drive. This request is for a Zoning District Map Amendment from R1-190 ESL to R1-43 ESL PRD. The rezoning request would result in a total of approximately 65 homes on approximately 77.6 acres with an overall density of .84 du/ac. This request is in conformance with the City's General Plan land use designation of Rural Neighborhoods.

You are invited to attend an open house to discuss this proposal. The open house will be held on Wednesday, June 6, 2018 from 5 p.m. to 6 p.m. in Fellowship Hall of Christ the Lord Lutheran Church, located at 9205 E. Cave Creek Road.

If you have any questions, please contact the neighborhood outreach team at 602-957-3434 or info@technicalolutionsaz.com. The City of Scottsdale Project Coordinator for the project is Doris McClay, who can be reached at 480-312-4214 or dmcclay@ScottsdaleAZ.gov.

Thank you.

Sincerely,

Susan Bitter Smith
Vice President

Lone Mountain Pkwy and Joy Ranch Road

750' Mailing List

Owner	Address	City	State	Zip	Parcel Number
AFFHOLTER CONRAD J/NADEDZDA TR	37480 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-126
ALASALY HOUSAM/ALMOBARAK MOUZNA	263 W BUENA VISTA DR	TEMPE	AZ	85284	219-60-195
ALLEN AND SHARON SCHNEIDER TRUST	10936 E SCOPA TRL	SCOTTSDALE	AZ	85262	219-60-879
ALMIRO JACK/JOANNE	36495 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-108
BALLARD DAVID K/NINA	37934 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-019
BARAGRY SUZANNE	37910 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-020
BERGE JOHN/ELIZABETH	2550 LAUREL LN	WILMETTE	IL	60091	219-60-127
BLACK FAMILY REVOCABLE LIVING TRUST	PO BOX 1146	CAREFREE	AZ	85377	219-60-198
BOULDER VIEW PROPERTIES LLC	10600 67TH STREET S	COTTAGE GROVE	MN	55016	219-60-001
BOULDER VIEW PROPERTIES LLC	3349 LAKEWOOD TRL	WOODBURY	MN	55129	219-60-005
BROWN CHRISTINA/RAY BRIAN	4819 E BARWICK DR	CAVE CREEK	AZ	85331	219-11-266
CAMERON JAMES D/NANCY L TR	PO BOX 7320	CAVE CREEK	AZ	85327-7320	219-60-016
CONROY PATRICK J/BRENDA K	11061 HINTOCKS CIR	CARMEL	IN	46032	219-60-878
CROTEAU JAMES ALLAN/MARGARET JANE	3187 N 42ND AVE	VANCOUVER	BC	V6N 3H1	219-60-197
DOBREZ DANIEL J/AMY S	10433 BROOKRIDGE CREEK DR	FRANKFORT	IL	60423	219-60-201
DUNBAR DAVID J/LAURIE L TR	37489 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-110
ENG MARLENE TR	38076 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-009
ENTRUST ARIZONA LLC	20860 N TATUM BLVD NO 240	PHOENIX	AZ	85050	219-60-008
FASTCO PROPERTIES LLC	48430 MEADOW CT	PLYMOUTH	MI	48170	219-60-002
GARRY S ORAFFERTY REVOCABLE TRUST	10980 E SCOPA TRL	SCOTTSDALE	AZ	85262	219-60-881
GORE FAMILY TRUST	681 MAPLE LEAF LOOP	CLE ELUM	WA	98922	219-60-199
HIGHFILL JERRY W/JENNY S	1910 HICKSWOOD RD	HIGH POINT	NC	27265	219-60-015
IRONWOOD RESOURCES LLC	13507 N 31ST PL	PHOENIX	AZ	85032	219-60-010
JBS FAMILY TRUST	37838 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-200
JENAL THEODORE J/LINDA M	37935 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-017
JOHNSON ROBERT A/JENNIFER L	37911 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-021
KARIDAS PETROS H/KIKI MANGOS	9750 N 96TH ST #228	SCOTTSDALE	AZ	85258	219-60-196
KEITH CLIFFORD AND KATHLEEN A ERICKSON TRUST	37958 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-018
KOSTOPOULOS RICHARD D/BETH A	1743 BAYBROOK LN	NAPERVILLE	IL	60564	219-60-013
LIBBY DORIT	37626 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-123
LOMBARDI ALAN T/TAMMY F	10997 E SCOPA TRL	SCOTTSDALE	AZ	85262	219-60-884
M C H FAMILY TRUST	37674 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-121

Lone Mountain Pkwy and Joy Ranch Road

MANCUSO JOSEPH A/SUSAN	37887 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-192
MARTELL JOHN WILLIAM/PEYTON PATRICIA A	37578 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-125
MASALKHI MUTTAA/RAGHED	815 W VERBENA LN	LITCHFIELD PARK	AZ	85340	219-60-004
MCFARLIN MICHAEL J/HEIDI A	11079 E SANTA FE TRL	SCOTTSDALE	AZ	85262	219-56-972
MEYERS JOSEPH/TRACY	7010 HARTCREST DR	RANCHO PALOS VERDES	CA	90275	219-60-014
MONTEREY AT MIRABEL VILLAGE COMMUNITY ASSOC	7255 E HAMPTON AVE SUITE 101	MESA	AZ	85209	219-60-852
NELSON DAN W/ILENE D	11155 E JIMSON LOCO LN	SCOTTSDALE	AZ	85262	219-60-003
OLIVER PHILLIP C/PAMELA A	37391 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-111
PARADIES RONALD W	20020 SCOTLAND DR	SARATOGA	CA	95070	219-60-122
PEDERSEN CINDY	PO BOX 10543	EUGENE	OR	97440	219-60-193
PERRY DOUGLAS J/DEBRA L	PO BOX 524	MEDINA	WA	98039	219-60-007
REV TRUST OF MICHAEL S AND RHONDA M SCHELLER	37587 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-109
RICKARD WAYNE T	38007 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-012
ROWE HELEN/GURNEY KEVIN	38055 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-011
RUBERG BRUCE M	38127 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-006
RUSINKO MICHAEL J/MARY L	37742 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-202
SCOTTSDALE BOULDER HEIGHTS LLC	1269 FONTAINBLEU AVE	MILPITAS	CA	95035	219-60-194
SONORAN PEAKS LLC	14901 N SCOTTSDALE RD STE 201	SCOTTSDALE	AZ	85254	219-57-002
SPRINGMAN FAMILY TRUST	37602 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-124
STINE BONNIE LYN	7355 E THOMPSON PEAK PARKWAY APT E1002	SCOTTSDALE	AZ	85255	219-60-107
THOMSEN JAMES/KATHY/SMITS TODD/MARY ETAL	18704 MELROSE CHASE	EDEN PRAIRIE	MN	55347	219-60-106
VANTAGE	35550 HERRICK HILLS CT	WARRENVILLE	IL	60555-1457	219-56-973
WALLACE MICHAEL B	37408 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-128
WILDCAT PARTNERS LLC	4455 E CAMELBACK RD STE C240	PHOENIX	AZ	85018	219-13-315



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

Project Under Consideration Sign (White)

Public Hearing Notice Sign (Red)

Case Number: 383-PA-2018

Project Name: Ranch Gate White Sign

Location: NEC of 118th Street and Ranch Gate Road

Site Posting Date: 5/25/2018

Applicant Name: John Berry

Sign Company Name: Scottsdale Sign A Rama

Phone Number: 480-994-4000

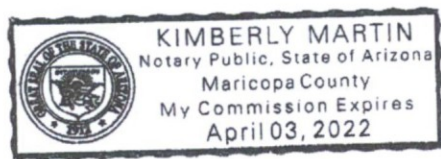
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

[Signature]
Applicant Signature

May 29, 2018
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 29th day of May 2018



Kimberly Martin
Notary Public

My commission expires: April 3, 2022

City of Scottsdale -- Current Planning Division

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

Early Notification of Project Under Consideration

Neighborhood Open House Meeting

Date: Wednesday, June 6, 2018

Time: 5:00pm – 6:00pm

Location: Christ the Lord Lutheran Church (9205 E. Cave Creek Road)– Fellowship Hall

Site Address: Near the NEC of Joy Ranch Road and Boulder View Drive

Project Overview:

- Request: A Zoning District Map Amendment from R1-190 ESL to R1-43 ESL PRD resulting in 65 total lots (32 large single-family lots and 33 villa lots) with an overall density of .84 du/ac.
- Acreage: 77.6 +/- Acres
- Current Zoning: R1-190 ESL

Applicants Contact: John Berry
Phone number: 480-385-2727
Email: mh@berryriddell.com

City Contacts: Doris McClay
Phone number: 480-312-4214
Email: dmcclay@scottsdaleaz.gov

Pre-Application #: 384-PA-2018

Available at The City of Scottsdale: 480-312-7000

Project Information may be researched at: <http://eservices.scottsdaleaz.gov/bldgresources/PreApp/Search>

Posting Date: 5-25-2018

-Penalty for removing or defacing sign prior to date of last heading
-Applicant Responsible for Sign Removal

05/25/2018

Lone Mountain Pkwy & Joy Ranch Rd
Neighborhood Input Card

PRINT NAME Beth Tooms
ADDRESS 37838 N. Boulder View Dr CITY Scott ZIP 85262
PHONE 480-419-4138 EMAIL beth.tooms@hilton.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

would prefer single family homes only!

Lone Mountain Pkwy & Joy Ranch Rd
Neighborhood Input Card

PRINT NAME Joe Mancuso

ADDRESS 37887 N Boulder View Dr CITY Scottsdale ZIP 85262

PHONE _____ EMAIL joemancuso@cox.net

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

NOT Happy! No Attached Homes!!

Don't approve of Density.

Keep 5 Acre lots!

NOT enough room between existing homes & proposed!

Technical Solutions • 4350 E. Camelback Rd., Suite G-200 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505

Lone Mountain Pkwy & Joy Ranch Rd
Neighborhood Input Card

PRINT NAME LINDA JENAL

ADDRESS 37935 N Boulder View Dr CITY SCOTTSDALE ZIP 85262

PHONE 516-313-4302 EMAIL lmjenal@aol.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Please reexamine the building envelope directly behind us. Our pools will practically be touching.

We bought in October told that ~~we~~ ~~had~~ homes in the future that would be on 5 acre lots.

Technical Solutions • 4350 E. Camelback Rd., Suite G-200 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505

**Lone Mountain Pkwy & Joy Ranch Rd
Neighborhood Input Card**

PRINT NAME Joe Parker

ADDRESS 38820 N Boulder View CITY Scottsdale ZIP 85262

PHONE 303 204 6741 EMAIL _____

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

- CONCERNS - High density housing from the "Villas" brings increased population density for small roads, increased traffic & noise
- High density housing is not typical for the area, increased population and traffic vs current standard for subdivisions in the area. typical is 1 home / acre / w about 2 people
- Local trail connection to Maricopa trail should be preserved

**Lone Mountain Pkwy & Joy Ranch Rd
Neighborhood Input Card**

PRINT NAME DAVID DUNBAR

ADDRESS 37489 N Boulder View CITY SCOTTSDALE ZIP 85262

PHONE 480 488 0123 EMAIL DFSP.DUNBAR@GMAIL.COM

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

MAJOR CONCERN IS INCREASED TRAFFIC - CYCLISTS
AROUND ON THESE STREETS. AS A RESIDENT, NO DEVELOPMENT
IS WHAT I'D LIKE. 'DUPEX' AREA NOT CONSISTENT WITH AREA.
TRAFFIC ENTERING FROM CAVE CREEK RD WOULD BE
BETTER, THROUGH WILDCAT HILL. WHY NOT THAT?

Lone Mountain Pkwy & Joy Ranch Rd
Neighborhood Input Card

PRINT NAME Angela Parker
ADDRESS 38820 N Boulder View CITY Scottsdale ZIP 85262
PHONE 303-880-8337 EMAIL blurgy@hotmail.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Well first of all ~~you~~ I feel like the sign was
hidden so there wouldn't be a lot of people at
this meeting SAD! Another there will be
more homes, traffic & noise the whole reason
I moved out in this area is to get away
from my neighbors + I will fight. Thanks

Technical Solutions • 4350 E. Camelback Rd., Suite G-200 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505

S

Lone Mountain Pkwy & Joy Ranch Rd
Neighborhood Input Card

PRINT NAME CHRIS EARL
ADDRESS 10798 E SCOPA Trl CITY SCOTTSDALE ZIP 85262
PHONE 4806646273 EMAIL chrisearl@cox.net

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

NOT IN FAVOR OF REZONING PROPOSAL. Will increase
DENSITY / RESIDENTS. INCREASE TRAFFIC. IDEA
OF A "MIXED TYPE" WILL DRIVE
PROPERTY VALUES DOWN.

Technical Solutions • 4350 E. Camelback Rd., Suite G-200 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505

Lone Mountain Pkwy & Joy Ranch Rd
Neighborhood Input Card

PRINT NAME

Nancy Cameron

ADDRESS

37959 N. Boulder View Dr CITY Scottsdale ZIP 85262

PHONE

480-488-4107 EMAIL nrcrn15@gmail.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

We bought our property predicated on the R1-190
land to our east since we had to build on the
far east end of our lot. We took comfort in having
that "space" behind our home. We now feel a "bait & switch"
situation has occurred & our property values will decrease
by increasing home count > 4 times!

Technical Solutions • 4350 E. Camelback Rd., Suite G-200 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505

Lone Mountain Pkwy & Joy Ranch Rd
Neighborhood Input Card

PRINT NAME

Phillip Oliver

ADDRESS

CITY

ZIP

PHONE

EMAIL

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

- Buffer for homes that butt up against existing homes on Boulder View
- Location of community pool - change
- impact to public utilities - water, etc.
- impact to serene environment vs additional signage proposal

Technical Solutions • 4350 E. Camelback Rd., Suite G-200 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505