

The August 16, 2018 Development Review Board Meeting Agenda and Minutes can be found at

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

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date:

August 16, 2018

Item No. 6

General Plan Element:

Character and Design

General Plan Goal:

Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific

context of the surrounding neighborhood.

ACTION

Paseo at Pinnacle Peak 4-PP-2018

Request to consider the following:

Request approval of the preliminary plat for a 55-lot residential subdivision, with amended development standards including reductions for lot area, lot width, building height, front yard, side yard, rear yard, and distance between buildings, and the circulation plan, landscape and hardscape plan, walls, lighting, signage, gate entry, scenic corridor plan, and NAOS plan, all on a 20-acre site.

Goal/Purpose of Request

The applicant's request is to create a 55-lot subdivision community, with amended development standards to reduce the net lot area, minimum lot width, and required setbacks. The request is in conformance with the previously approved major General Plan amendment (3-GP-2017) and zoning district map amendment (11-ZN-2017).

Key Items for Consideration

- Major General Plan amendment changed the land use classification
- Planned Residential Development District (PRD) Findings and Criteria approved by City Council
- Request for amended development standards approved by City Council
- The existing commercial office properties, located on property, to be removed and replaced with a 55-lot subdivision.

 The proposal includes Desert Scenic Roadway dedications along both East Pinnacle Peak and North Miller Roads.

- Environmentally Sensitive Lands Overlay
- Proposal providing an additional 0.5 acre of NAOS



Action Taken _____

LOCATION

7676 East Pinnacle Peak Road (parcels 212-04-001B, 212-04-001C, 212-04-001D, and 212-04-001E)

OWNER

Zachary Shirk
PFCCB Pinnacle Peak LLC
zachary.shirk@pfcb.com

APPLICANT CONTACT

Alex Stedman LVA Urban Design Studio (RVI Company) 480-994-0994

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Suburban Neighborhoods. The General Plan Land Use Element describes the Suburban Neighborhoods land use designation as medium- to small-lot single-family neighborhoods or subdivisions. Densities in Suburban Neighborhoods are usually more than one house per acre, but less than eight houses per acre. This category also includes some townhouses and can also be used for small lot single-family homes, such as patio homes.

Zoning

The site is zoned Single-family Residential District, Planned Residential District (R1-10/PRD). The recently approved R1-10/PRD zoning districts allows single-family residential uses.

The subject site was annexed into the City of Scottsdale in January of 1982, through Ordinance 1446. Case 32-ZN-1982 zoned the newly annexed lands, from the County designation, to the City's zoning equivalent of Single-family Residential district (R1-43). In 1991, the Environmentally Sensitive Lands (ESL) ordinance was adopted to replace the Hillside District. The ESL Overlay area included this site within the ESL boundary.

In 1992, the City Council approved a zoning district map amendment that rezoned the property from the Single-family Residential district, Environmentally Sensitive Lands (R1-43/ESL) zoning district to the Service Residential District, Environmentally Sensitive Lands (S-R/ESL) district. An amendment to the ESL overlay took effect in 2004.

In December of 2017, the City Council approved a General Plan amendment (3-GP-2017), and a zoning district map amendment (11-ZN-2017), which rezoned the four existing parcels from Service Residential, Environmentally Sensitive Lands (S-R/ESL) zoning district, to Single-family Residential, Planned Residential District, Environmentally Sensitive Lands (R1-10/PRD/ESL) zoning district.

Context

The 19.7-acre property is currently occupied by P.F. Chang's China Bistro corporate headquarters and is generally located at the northeast corner of North Miller and East Pinnacle Peak Roads. Please refer to context graphics attached.

Adjacent Uses and Zoning

• North: Single-family Residential district, Planned Residential District, Environmentally

Sensitive Lands, zoned R1-10/PRD/ESL, and Single-family Residential district, Planned Residential District, Environmentally Sensitive Lands, zoned R1-18/PRD/ESL; La Vista

Subdivision.

• South: Neighborhood Commercial, Environmentally Sensitive Lands, zoned C-1/ESL; The

Peak Business Park.

East: Single-family Residential district, Planned Residential District, Environmentally

Sensitive Lands, zoned R1-18/PRD/ESL; La Vista Subdivision.

West: Resort/Townhouse Residential, Environmentally Sensitive Lands, zoned R-4R/ESL,

Central Business District, Environmentally Sensitive Lands, zoned C-2/ESL, and Single-family Residential district, Environmentally Sensitive Lands, zoned R1-43/ESL; Los

Portones Subdivision, Toledo Retail Office Complex, Municipal Use

Other Related Policies, References:

32-ZN-1982, 57-ZN-1991, 57-ZN-1991#2, 9-DR-1992, 9-DR-1992#2, 3-GP-2017, and 11-ZN-2017

2001 City of Scottsdale General Plan

1-GP-2004: Scenic Roadway Designations

2013 Citywide Land Use Assumptions Report

Zoning Ordinance (PRD Findings and Criteria)

2004 Environmentally Sensitive Lands Overlay Ordinance

2008 Transportation Master Plan

Design Standards and Policies Manual

APPLICANT'S PROPOSAL

Development Information

The development proposal includes a preliminary plat which will create a 55-lot subdivision. The proposed site plan required the request to include amending the development standards for net lot area, minimum lot width, and required setbacks with the previously approved zoning district map amendment case as stated above.

Existing Use: Office

Proposed Use: Residential Subdivision (55-lots)

Parcel Size: 17.0 acres (net lot area) and 19.7 acres (gross lot area)

Building Height Allowed: 24 feetBuilding Height Proposed: 24 feet

Open Space Required: 4.3 acres NAOSOpen Space Provided: 4.8 acres NAOS

Density Allowed (ESL): 55 units (2.8 dwelling units per acre)
 Density Proposed (R1-10): 55 units (2.8 dwelling units per acre)

IMPACT ANALYSIS

Plat

The applicant proposes a 55-lot, single-family development, with a density equating to 2.8 dwelling units per acre – thus conforming to General Plan Suburban Neighborhoods densities. The proposal utilized the Planned Residential Development District (PRD), to amend development standards, in order create the proposed lot layout. The approved amended development standards will preserve a desert wash corridor that bisects the property and maximizes NAOS.

The approved density is 8.88 dwelling units per acre which is less dense than the previous zoning district. The proposed density, 2.8 dwelling-units per acre, is comparable to the densities in the surrounding areas. The dwelling units on the proposed site have been strategically placed in order to respond to the natural environmental features of the site and to respect scenic Sonoran Vistas. The clustering of homes and sensitive building practices are all elements that have been incorporated into the design of the future neighborhood. The proposed site plan recognizes the prominent natural features on the site and has strategically placed road alignments and lots to accommodate prominent desert washes, concentrated vegetation, and wildlife habitats.

Most of the planned home-sites within the proposed community will back to or face natural area open space, providing natural buffers that will benefit future residents. The provided open space will allow for the protection of most of the existing district desert washes that are located in the northern portion of the site, maintaining the ability for wildlife and drainage to traverse the site. Open spaces along the southern and western perimeters of the site also include public trail improvements that connect to existing trail and retail facilities in the area so that residents can explore and utilize these non-vehicular recreational opportunities.

Transportation/Trails

Currently, East of Miller Road, East Pinnacle Peak Road provides one lane in each direction separated by a center-two-way-left-turn lane. Right-turn lanes are present at most driveway and street intersections. There are no sidewalks, curb and gutter, nor bike lanes present. West of Miller Road, East Pinnacle Peak Road provides two lanes in each direction separated by a raised median. Sidewalk, curb and gutter, and bike lanes are provided on both sides of the roadway. North 77th Street acts as a driveway, which provides access to the current office building and a private gated residential community. North 77th Street also provides one lane in each direction with curb and gutter and sidewalk on both side of the roadway.

South of Pinnacle Peak Road, Miller Road provides two lanes in each direction separated by a raised median. Sidewalk, curb and gutter, and bike lanes are provided on both sides of the roadway. Immediately south of the intersection the posted speed limit is 35 miles per hour. North of E. Pinnacle Peak Road, N. Miller Road narrows from its four-lane cross section to a two-lane cross

section and ultimately terminates in a dead end approximately 0.375 miles north of E. Pinnacle Peak Road. Rolled curb is present on both side of the road (355' west side, 600' east side). Sidewalk is present on the east side of the road (for 355') and a concrete paved used path (for 600') is present on the west side.

Access to the site is proposed via one driveway on North Miller Road, at or near the existing driveway, to the office building (approximately 630' north of E. Pinnacle Peak Road). With this application, the existing driveway on North 77th Street will be eliminated. The approval of the development would result in an estimated 606 trips generated per day to and from the site. All intersections included in the analysis are anticipated to operate at an acceptable level of service with the proposed development.

The proposal will be required to provide all street improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, etc.) along North Miller Road, East Pinnacle Peak Road, and North 77th Street. The owner, along North Miller Road, will provide full-street-width section, for a Major Collector Rural/ESL Character, from the subdivision's entry street, south, for approximately 250 feet. This will make it possible to provide a full four-lane roadway section with raised median to match the existing cross section to the south. The owner will also provide, along North Miller Road, a paved transition from this wider cross section to the existing two-lane section to the north. This includes an 8-foot-wide sidewalk, and an 8-foot-wide unpaved trail, along the west side of North Miller Road. There will also be a deceleration lane at the site entrance.

There will be similar improvement performed by the owner along East Pinnacle Peak Road. The project will provide an 8-foot-wide sidewalk, and an 8-foot-wide unpaved trail, on the north side of Pinnacle Peak Road within the right-of-way or within a 25-foot-wide dedicated public non-motorized access easement if outside of the right-of-way. The owner has agreed to provide half-street improvements, for a Minor Arterial Rural/ESL Character, along the frontage, with a west bound right-turn lane at the East Pinnacle Peak Road and North Miller Road intersection.

Both Pinnacle Peak and Miller Roads are designated as Desert Scenic Roadways by the 2001 General Plan. As such, the applicant proposes a 50 feet minimum average Desert Scenic Roadway dedication along the East Pinnacle Peak Road frontage of the site. Similarly, the applicant proposes a 50 feet average Desert Scenic Roadway dedication along North Miller Road, with a minimum 40-foot width. This community provided a 40-foot-wide minimum setback along the Miller Road frontage of the property (lot 90, Maricopa County Recorder document 532-50) as the narrowest dimension from right-of-way. As such, the applicant's proposal for a 40-foot-wide minimum Desert Scenic Roadway dedication along North Miller Road is in keeping with the surrounding context.

In addition to the multi-modal transportation routes, the applicant has agreed to realign North 77th Street to the existing retail driveway on the south side of Pinnacle Peak Road. This realignment includes fifty feet of right-of-way.

Water/Sewer

The Water Resources Department has reviewed the application and finds that there are adequate water and wastewater services for the proposed use.

Public Safety

The Public Safety Department has reviewed the application and found that there is adequate ability to provide fire and police services for the proposed use. Overall, emergency and non-emergency activities in Scottsdale are continually monitored and tracked to evaluate the effectiveness of our service delivery and to identify any potential for future public safety resource needs for the community.

Design of the internal streets will conform to ESL local residential, 40-foot tract width. Additionally, a minimum 40-foot-wide Emergency and Service Access Vehicle Easement will be provided over all internal streets.

Open Space/NAOS

The site has two significant desert washes bisecting the site diagonally, from northeast to southwest; both of which, for the most part, will be protected by tracts or easements. The existing washes will be protected by NAOS. The amount of NAOS to be dedicated, as per the slope analysis, is 4.3 acres of NOAS. The applicant has proposed dedicating 4.8 acres of NAOS with the future final plat. The proposed dedicated NAOS areas include frontage open space.

The proposed development has shown sensitivity to existing vegetation by providing 28 percent of the site as NAOS, 100% of which will be placed in community tracts. The design also works with the natural topography of the site and has minimized proposed cuts and fills of the development. The design of the community enriches the existing established communities by providing complete pedestrian circulation routes that lead to supporting commercial services

The approved amended development standards will allow the design of the neighborhood to work with the native elements and provide tract NAOS, tract protection of the prominent desert wash, and preservation of natural features. As previously stated, the previous zoning district map amendment including amending the net lot area, lot width, and required setbacks. In terms of environmentally sensitive development patterns, the applicant proposes a preliminary plat that clusters lots in a way that protects the desert wash corridor that traverses the site. Lots are placed in a pattern that allows the desert wash to remain intact; consequently, this environmental feature will be placed in a tract, with a NAOS easement for further protection.

Community Involvement

There was substantial community outreach that was performed with the preceding major General Plan amendment and zoning district map amendment cases. Staff has not received any inquiries from any parties in regard to this preliminary plat application.

Community Impact

With the approved zoning district, no building on the site shall exceed 24 feet in height (measured from natural grade). The applicant has agreed to be stipulated to restrict proposed lots 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 42, 49, 50, 51, 52, 53, 54, and 55 to a 1-story design. Two-story structures will be prohibited on these identified lots. The applicant added lots 20, 21, 42, 54, and 55, to the 1-story restriction, after the Planning Commission hearing held on October 25, 2017, in response to neighborhood comments. The preliminary plat has been updated accordingly.

With the rezoning case, the applicant agreed to place some of the salvageable material, specifically three saguaros located in the northern portion of the site, within the 30-foot-wide tract located

along the project's northern boundary. This is in response to neighborhood comments. To the east, the proposed site plan identifies an open space buffer which ranges from approximately twenty-five (25) feet, to thirty (30) feet in width.

OTHER BOARDS & COMMISSIONS

City Council

The City Council heard the associated rezoning Case 11-ZN-2017, on December 12, 2017. The City Council voted 7-0 to approve the request for a zoning district map amendment, on the 19.7-acre site, from the Service Residential District, Environmentally Sensitive Lands (S-R/ESL), to the Single-family Residential District, Planned Residential District, Environmentally Sensitive Lands (R1-10/PRD/ESL) zoning district.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve the preliminary plat for a new residential subdivision, comprised of 55 lots and open space tracts, with amended development standards for the net lot area, minimum lot width, and required setbacks; including the building envelope plan, the landscape plan, NAOS plan, and the entry concept plan and wall plan, all on a 19.7-acre site, per the attached stipulations, finding that the provisions of the General Plan Rural Neighborhoods policies and goals, and the Development Review Board Criteria, have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Jesus Murillo Senior Planner 480-312-7849

E-mail: jmurillo@scottsdaleAZ.gov

APPROVED BY

Jesus Murillo, Report Author	_
480-322-7849, jmurillo@scottsdaleaz.gov	
Steve Venker, Development Review Board Coordinate	 >r

BZIE Date

<u> 8/2/18</u>

Randy Grant, Director

Playing and Development Services 480-312-2664, rgrant@scottsdaleaz.gov

480-312-2831, jvenker@scottsdaleaz.gov

ATTACHMENTS

Stipulations

Exhibit A, to Attachment 1 Preliminary Plat
Exhibit B, to Attachment 1 Amended Development Standards
Exhibit C, to Attachment 1 Natural Area Open Space Plan
Exhibit D, to Attachment 1 Development Envelope Plan
Exhibit E, to Attachment 1 Landscape Plan
Exhibit F, to Attachment 1 Scenic Corridor Plan
Exhibit G, to Attachment 1 Preliminary Grading and Drainage Plan

- Context Aerial
- 2A. Aerial Close-Up
- 3. Applicant's Narrative
- Zoning Map
- 5. Preliminary Plat Over Aerial
- 6. Circulation Plan
- 7. Site Plan and Scenic Corridor Plan
- 8. Wall Plan Exhibit
- Wall Elevations
- 10. Entry Feature Elevation
- 11. Citizen Involvement
- 12. City Notification Map

Stipulations for the Development Review Board Application: Paseo at Pinnacle Peak Case Number: 4-PP-2018

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

APPLICABLE DOCUMENTS AND PLANS:

- Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the civil construction documents and plat shall substantially conform to the following documents:
 - a. The Preliminary Plat submitted by SEG, with a city staff date of July 12, 2018.
 - The Amended Development Standards submitted by LVA Urban Design Studio, with a city staff date of July 12, 2018.
 - c. The Natural Area Open Space (NAOS) analysis exhibit and plan submitted by LVA Urban Design Studio, with a city staff date of July 12, 2018.
 - d. The construction envelope exhibit submitted by LVA Urban Design Studio, with a city staff date of July 12, 2018.
 - e. The conceptual landscape plan submitted by LVA Urban Design Studio, with a city staff date of July 12, 2018.
 - f. The Scenic Corridor Plan submitted by LVA Urban Design Studio, with a city staff date of July 12, 2018.
 - g. Preliminary Grading and Drainage Plan for Paseo at Pinnacle Peak; submitted by SEG, with a city staff date of July 30, 2018.
 - h. Case Drainage Report for Paseo at Pinnacle Peak; submitted by SEG, accepted on July 30, 2018.
 - i. Case Grading and Drainage Plan for Paseo at Pinnacle Peak; submitted by SEG, accepted on July 30, 2018.
 - Water System Basis of Design Report for PASEO AT PINNACLE PEAK; submitted by Sustainability Engineering Group (SEG), accepted on June 20, 2018.
 - k. Wastewater System Basis of Design Report for PASEO AT PINNACLE PEAK; submitted Sustainability Engineering Group (SEG), accepted on June 20, 2018.

RELEVANT CASES:

Ordinance

A. At the time of review, the applicable Zoning case for the subject site was: 11-ZN-2017.

ARCHAEOLOGICAL RESOURCES:

Ordinance

B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

SUBDIVISION PLAT REQUIREMENTS

SUBDIVISION DESIGN:

DRB Stipulations

2. With the final plat, the owner shall dedicate a minimum four-point-eight (4.8 ac.) acres of Natural Area Open Space (NAOS) area for the development project.

STREET DEDICATIONS:

Ordinance

- C. On the final subdivision plat, and prior to the issuance of a permit for the development project, the owner shall make the following fee simple right-of-way dedications to the City of Scottsdale:
 - N. MILLER ROAD. 5-foot-wide dedication, for a total fifty-foot (50-ft) east-half right-of-way width.
 - ii. E. PINNACLE PEAK ROAD. Additional right-of-way shall be dedicated to accommodate the west bound right-turn lane at N. Miller Road.
 - iii. N. MILLER ROAD. Additional right-of-way shall be dedicated to accommodate the right-turn lane at the subdivision entrance (noted as E. Adele Court).
- D. On the final subdivision plat, and prior to the issuance of a permit for the development project, the owner shall make the following private street tract dedications to the property owners association consisting of property owners within the subdivision of the development project:
 - i. INTERNAL PRIVATE STREETS. All internal private street tracts shall have a minimum forty-six-foot-wide (46-ft) dedication. Wider private street tracts shall be dedicated in accordance with the above referenced preliminary plat.

DRB Stipulations

- 3. Prior to the issuance of a permit for the development project, the owner shall make the following fee simple right-of-way dedications to the City of Scottsdale on the final subdivision plat:
 - a. E. PINNACLE PEAK ROAD. Additional right-of-way shall be dedicated to accommodate for the west bound right-turn lane at N. Miller Road.
 - b. N. MILLER ROAD. Additional right-of-way shall be dedicated to accommodate for the right-turn lane at the subdivision entrance (E. Adele Court).

EASEMENT DEDICATIONS:

DRB Stipulations

- 4. Prior to the issuance of a permit for the development project, the owner shall dedicate the following easements to the City of Scottsdale on the final subdivision plat:
 - a. A Scenic Corridor Easement to the City of Scottsdale on the final subdivision plat along East Pinnacle Peak Road shall be a minimum of 50 feet, measured from the property line. Unless otherwise approved by the Development Review Board, the Scenic Corridor easement setback shall be left in a natural condition. The final plat shall show all Scenic Corridor easement setback easements dedicated to the City. The Scenic Corridor easement may allow the equivalent amount of drainage basin, within this area, as previously approved.

- b. MULTI-USE PATH. Dedicate a Public Non-Motorized Access Easement (PNMAE) over the required Scenic Corridor Easement. Prior to issuance of any Certificate of Occupancy for the development project, the owner shall construct a minimum 8-foot-wide multi-use path along the east side of Miller Road and the north side of Pinnacle Peak Road. The path shall be contained within the Public Non-Motorized Access Easement (PNMAE) dedicated to the City by the owner prior to issuance of any building permit for the development project. The alignment of the path shall be subject to approval by the Zoning Administrator prior to dedication. The path shall be designed in conformance with the Design Standards and Policies Manual
- c. DESERT SCENIC CORRIDOR EASEMENT. The Desert Scenic Roadway setback width along North Miller Road shall be a minimum of 40 feet, measured from the property line. Unless otherwise approved by the Development Review Board, the Desert Scenic Roadway setback shall be left in a natural condition. The final plat shall show all Desert Scenic Roadway setback easements dedicated to the City.
- d. MULTI-USE TRAIL. Dedicate a Desert Scenic Corridor Easement over the required Scenic Corridor Easement. Prior to issuance of any Certificate of Occupancy for the development project, the owner shall construct a minimum 8-foot-wide multi-use trail along the east side of Miller Road and the north side of Pinnacle Peak Road. The trail shall be contained within a minimum 25-foot-wide Public Non-Motorized Access Easement (PNMAE) dedicated to the City by the owner prior to issuance of any building permit for the development project. The alignment of the trail shall be subject to approval by the Zoning Administrator prior to dedication. The trail shall be designed in conformance with the Design Standards and Policies Manual.
- e. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk and paths in locations where the sidewalk or path crosses on to the lot.
- A Map of Release shall be required to release existing easements dedicated to the City of Scottsdale.
- g. A Water and Sewer Facilities (WSF) easement will be required over all water and sewer mains outside of right-of-way or dedicated tracts per DSPM Section 6 and 7.
- h. A sight distance easement to the City of Scottsdale on the final subdivision plat where a sight distance triangle(s), in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, cross on to the property.

ADDITIONAL SUBDIVISION PLAT REQUIREMENTS ITEMS:

Ordinance

- E. Scottsdale Revised Code (SRC) Sec. 47-23: Execute an agreement with the City to construct the public improvements, and provide to the City a cash deposit, letter of credit, or bond for constructing the public improvements.
- F. SRC Sec. 48-101. The owner shall construct, at its expense, the public improvements required by the City for approval of any land division. All construction shall comply with approved improvement plans, and all other applicable statutes, rules, regulations, ordinances, plans and policies referred to in SRC section 48-4.
- G. SRC Sec. 48-102 Assurances will be required at the time of improvement plans approval.

INFRASTURCTURE AND IMPROVEMENT REQUIREMENTS

NATURAL AREA OPEN SPACE (NAOS):

DRB Stipulations

5. NAOS that is dedicated over a Public Utility Easement shall be considered as revegetated NAOS.

LANDSCAPE DESIGN:

Ordinance

H. Prior to the issuance of permit, the owner shall submit landscape construction documents that require the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way medians.

DRB Stipulations

Prior to the issuance of a permit, the owner shall submit landscape construction documents that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.

EXTERIOR LIGHTING DESIGN:

Ordinance

 All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting.

DRB Stipulations

- 7. All exterior luminaires for parking lot and site lighting shall comply with the IES requirements for full cutoff and shall be aimed downward and away from property line except for sign lighting.
 - a. Incorporate the following into the project's design:
 - i. The maintained average horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - ii. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this calculation.
 - iii. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The total lumen per luminaire shall not exceed 24,000 lumens.

STREETS AND RELATED INFRASTUCTURE IMPROVEMENTS:

Ordinance

- J. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- K. Prior to the issuance of a building permit for the development project, the owner shall submit and obtain approval of civil construction documents to construct the following improvements: (ALL IMPROVEMENTS PER SRC SECTION 47-10 (a) and 47-21 (a) and (b)
 - i. EAST PINNACLE PEAK ROAD

- a. Construct the north half street improvements (curb, gutter, sidewalk, pavement, etc.) in accordance with the Minor Arterial Rural Character per figure 5-3.1 of the DSPM and matching the existing cross section west of Miller Road.
- b. Construct a west bound auxiliary right-turn lane at North Miller Road improvements (curb, gutter, sidewalk, pavement, etc.) with DSPM section 5-3.600 and COS Standard Detail 2225.
- c. Construct an 8-foot-wide sidewalk along the north side of East Pinnacle Peak Road. The sidewalk is to be separated from the back of curb by a minimum of 4 feet, per DSPM Section 5-8.200.
- d. Construct an 8-foot-wide Multi-use Trail along the north side of East Pinnacle Peak Road. The Multi-use Trail is to be located within the Scenic Corridor constructed in accordance with DSPM Section 8-3.

ii. NORTH MILLER ROAD.

- a. Construct a minimum twenty-four (24) feet of half-street pavement on North Miller Road with pavement taper to match the existing pavement section north of the north property line.
- Construct a North bound auxiliary right-turn lane at subdivision entry street (noted as E. Adele Court on the site plan) in accordance with the Major Collector - Rural Character, ESL With Trails per figure 5-3.8 of the DSPM.
- Construct a minimum 8-foot-wide trail within the Scenic Corridor along the North Miller Road frontage.
- d. Connect the multi-use path along the east side of Miller Road to both ADA ramps at entrance to subdivision. January 2008 Scottsdale Transportation Master Plan, Section 3 Policy Element, Policy 7.0 – Universal Design/ADA Compliance, 7.0.5.9.

iii. NORTH 77th STREET.

a. Construct full width street improvements on North 77th Street matching into the existing at the north and the centerline to align with the driveway on the southside of East Pinnacle Peak Road.

DRB Stipulations

- 8. All public sidewalks shall be integral colored concrete to match Davis, San Diego Buff.
- All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match Frazee Western Reserve (8617N) color, or Sherman Williams (SW7055) Enduring Bronze (246-C7).

MULTI-USE TRAILS AND PATHS:

DRB Stipulations

10. Prior to any building permit issuance for the development project, the owner shall submit and obtain approval of civil construction documents to construct a minimum eight-foot-wide multi-use "trail" along the north frontage of East Pinnacle Peak Road and the east frontage of North Miller Road. The alignment of the multi-use "trail" shall be subject to approval by the city Transportation General Manager or designee and shall be designed in conformance with the Design Standards and Policies Manual. The owner shall provide signs and markers for all trails as specified in the Design

Standards and Policies Manual. The location and design of the signs and markers shall be shown on the civil construction documents.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

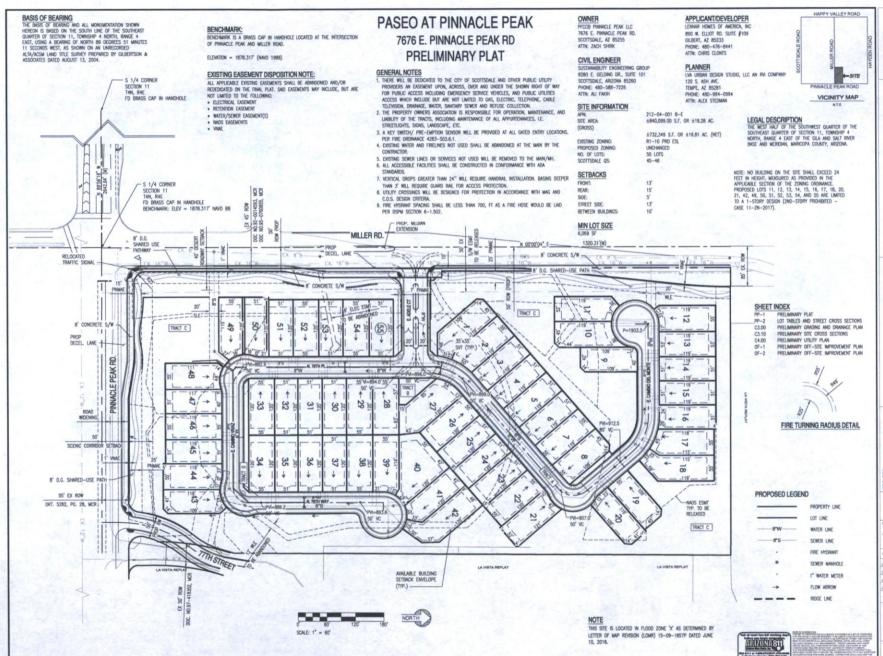
- 11. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.
- 12. Please submit two (2) copies of the Final Drainage Report with the Improvement Plans submittal. Please include a CD in the back pocked of each drainage report which must contain the PDF file of the report as well as the digital HEC-RAS files. If, however, both of the requested items (HEC-RAS files and PDF file of the report) are submitted digitally, then the CD is not required.
- 13. Final drainage report shall demonstrate consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager, or designee. Final drainage report shall also address the following:
 - a. Provide a cross-section (River Station) to the HEC-RAS model near the northwest corner of Lot 1 to capture the bend of the wash. Please include the existing 2-28"X20" CMP under E. Pinnacle Peak Road into the HEC-RAS model. Extend the downstream reach of the HEC-RAS model further away from the outlet of the 2-28"X20" CMP so that the normal depth boundary condition at the downstream of the HEC-RAS model is not affected by 'flow expansion' which occurs at the pipe outlet. Utilize survey contours and/or City contours to cut cross-sections along the extended river reach downstream of the existing 2-28"X20" CMP as needed by the model,
 - b. Provide the 100-year Water Surface Elevation in the XXXX.XX feet format below each of the HEC-RAS River Station on the grading and drainage plan so that the finished floor elevations adjacent to the large wash can be verified (BFE + 1.0 foot); or provide the scour wall to be a "floodwall" with adequate freeboard,
 - c. Replace the 2-foot deep box culverts with an appropriate alternative, due to sedimentations and maintenance problems. Replace the 2-foot box culverts with as many RCP pipe culverts as necessary to safely carry the flow without overtopping. Revise the HEC-RAS models accordingly,
 - d. Provide and identify a cross-section on the grading and drainage plan as a "detail" where the existing/proposed 8" diameter sanitary sewer crosses below the proposed channel to show adequate vertical clearance,
 - e. Lots 9 through 18 are not identified as draining out to a particular stormwater storage basins and are draining out to the northwest corner of the property. Either provide a stormwater basin to capture onsite runoff from these 10 lots, or demonstrate that the post-development peak discharge flows for the 2-year, 10-year, and the 100-year storm events (i.e. the Q₂, Q₁₀, & Q₁₀₀) are the same or less than the pre- development Q₂, Q₁₀, & Q₁₀₀ at the site outfall (intersection of E. Pinnacle Peak Road and N. Miller Road).
 - In the event that a stormwater storage basin is not to be provided for Lots 9 through 18, the first flush runoff volume from these 10 lots must be captured and treated onsite before draining it out to the offsite significant wash,

f. Provide further clarification and analysis to the drainage report calculations to further explain the detail engineering assumptions and methodologies to clearly support the calculations in the final drainage report. A pre-submittal meeting prior to the Improvement Plans submittal with the City reviewer and the Stormwater Plan Review Manager is highly recommended.

WATER AND WASTEWATER STIPULATIONS:

DRB Stipulations

14. Existing water and sewer service lines to this site shall be utilized or shall be disconnected at the main pursuant to the Water Resources Department requirements.





SUSTAINABILITY ENGINEERING GROUP

SEG.

S PESSANAL DRELLANDER FOR PESSANAL DRELLANDER PER ROLL CALIDA CONTION TO THE PER ROLL FOR FOR ROLL FOR

06/05/2018
PP/DR8

PP/DRB

a. 170566

PRELIMINARY PLAT

NO PP1

Sec. 5.400. - Single-family Residential (R1-10).

(Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 34), 4-3-12)

Sec. 5.401. - Purpose.

This district is intended to promote and preserve residential development. Lot size permits a higher density of population. Land use is composed chiefly of individual homes, together with required recreational, religious and educational facilities as the basic elements of a balanced neighborhood.

Sec. 5.402, - Use regulations.

- A. Permitted uses. Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:
 - 1. Any use permitted in the (R1-43) single-family residential district. (see section 5.102A).
- B. Permitted uses by conditional use permit in the (R1-43) single-family residential district. (see section 5.102B).

(Ord. No. 3048, § 2, 10-7-97; Ord. No. 3034, § 1, 11-4-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3493, § 1, 3-4-03)

Sec. 5.403. - Reserved.

Editor's note— Ord. No. 4164, § 1(Res. No. 9857, § 1, Exh. A, § 11), adopted Aug. 25, 2014, repealed § 5.403 which pertained to approvals required and derived from Ord. No. 3225, § 1, adopted May 4, 1999.

Sec. 5.404. - Property development standards.

The following property development standards shall apply to all land and buildings in the R1-10 district:

A. Lot area.

- 1. Each lot shall have a minimum area of not less than ten thousand (10,000) square feet. six thousand (6,000) square feet.
- 2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded

prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. Lot dimension.

- 1. Width. All lots shall have a minimum width of eighty (80) feet, fifty one (51) feet.
- C. Density. There shall not be more than one (1) single-family unit on any one (1) lot.
- D. Building Height. No building shall exceed thirty (30) feet twenty four (24) feet in height, except as otherwise provided in article VII.

E. Yards.

- 1. Front Yard.
 - a. There shall be a front yard having a depth of not less than thirty (30) feet, fifteen (15) feet.
 - b. Where lots have a double frontage on two (2) streets, the required front yard of thirty (30) feet fifteen (15) feet shall be provided on both streets.
 - c. Where a lot is located at the intersection of two (2) or more streets, there shall be a yard conforming to the front yard requirements on the street with the narrowest frontage and a yard of not less than fifteen (15) feet eleven (11) feet on the intersecting street. Exception: On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.
- 2. Side Yard. There shall be a side yard on each side of a building having an aggregate width of not less than seven (7) feet. five (5) feet.
- 3. Rear Yard. There shall be a rear yard having a depth of not less than twenty-five (25) feet, fifteen (15) feet.
 - a. The main building or additions to the main building may extend into the required rear yard subject to the following requirements:
 - (1) The main building or additions to the main building shall be set back fifteen (15) feet ten (10) feet from the rear property line.
 - (2) The main building or addition to the main building shall not occupy more than thirty (30) percent of the area between the rear setback line and the rear property line.
- 4. Other requirements and exceptions as specified in article VII.
- F. Distance between buildings.
 - 1. There shall not be less than ten (10) feet between an accessory building and the main building.

- 2. The minimum distance between main buildings on adjacent lots shall not be less than fourteen (14) feet. ten (10) feet.
- G. Walls, fences and landscaping. Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side or rear yard. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the longer street frontage need only conform to the side yard requirements.
- H. Access. All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

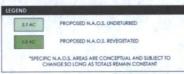
(Ord. No. 2509, § 1, 6-1-93; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 35), 4-3-12)

Sec. 5.405. - Off-street parking.
The provisions of article IX shall apply.

Sec. 5,406. - Signs.

The provisions of article VIII shall apply.





SITE DATA	STATE OF THE PERSON NAMED IN	
HIE DAIA		101
SUBJECT SITE GROSS AREA:	+/-19.4 ACRES	
SUBJECT SITE NET AREA:	+/-17.0 ACRES	

REQUIRED N.A.O.S FOR SITE PE	R 11-ZN-201	7
TOTAL N.A.O.S. REQUIRED:	4.8 AC	28% OF NET SITE AREA
MINIMUM UNDISTURBED:	3.5 AC	70% OF TOTAL
MAXIMUM REVEGETATED:	1.3 AC	30% OF TOTAL

N.A.O.S. PROVIDED	3	The second second
OTAL N.A.O.S. PROVIDED:	4.8 AC	28% OF NET SITE AREA
MINIMUM UNDISTURBED:	3.5 AC	70% OF TOTAL
MAXIMUM REVEGETATED:	1.3 AC	30% OF TOTAL

Exhibit C to Attachment 1

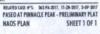
PROPOSED N.A.O.S. CONFORMS TO STANDARDS SET FORTH IN SECTION 6.1011; INCLUDING 30' WIDTH, 20' ALONG ROADWAYS, 8.4,000 SQUARE FRET OF AREA.

SPECIFIC N.A.O.S. AREAS MAY BE AMENIDED PROVIDED THE TOTAL N.A.O.S. REMAINS CONSTANT AND THE MINIMUM UNDISTURBED AREA AND MAXIMUM REVEGETATED AREA CONDITIONS ARE MEDICALLY OF THE PROPERTY OF THE

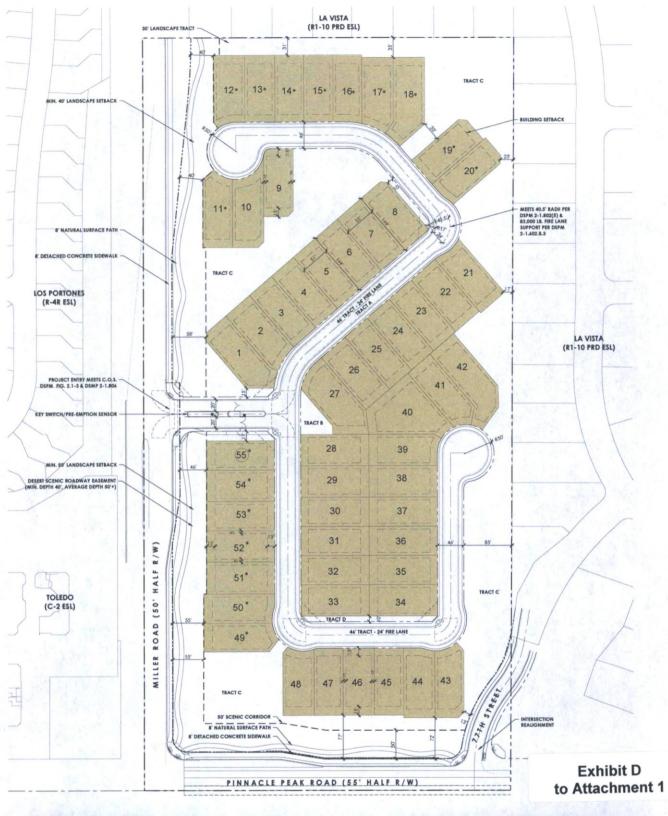


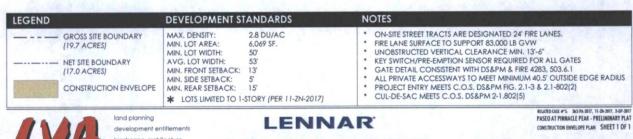
land planning development entitlement landscape architecture 120 south ash avenue tempe, arizona 85281

PASEO AT PINNACLE PEAK NAOS PLAN











development entitlements landscape architecture 120 south ash avenue tempe, arizona 85281 480.994.0994

PASEO AT PINNACLE PEAK
CONSTRUCTION ENVELOPE PLAN



PLANT LEGEND



Attachment

Exhibit

Ш

ACACIA GPEGGI

CELTIS PETICIII ATA

CERCIDIUM EL OPIDUM

CERCIDIUM MICROPHYLLA

CHILOPSIS LINEARIS

OLNEYA TESOTA

PROSOPIS VELUTINA

SHRUBS

SHRUBS

AMBROSIA AMBROSIODES

AMBROSIA DELTOIDEA

CALIANDRA ERIOPHYLLA

ERICAMERIA LARCIFOLIA

HOLACANIHA EMORYI

HYPTIS EMORYI

JUSTICIA CALIFORNICA

LARREA TRIDENTATA

LARREA TRIDENTATA SIMMONDSIA CHINENSIS VIGUIERA DELTOIDEA

ACCENTS

AGAVE AMERICANA CARNEGIEA GIGANTEA CYLINDROPUNTIA FULGIDA DASYLIRION WHEELERI FEROCACTUS WIZUSEN FOUQUIFRIA SPLENDEN OPLINTIA ENGELMANNI

GROUNDCOVERS

BAILEYA MULTIRADIATA BAILEYA MULTIRADIATA
MELAMPODIUM LEUCANTHUM
PENSTEMON PARRYII
PSILOSTROPHE COOPERI
SPHAERALCEA AMBIGUA
VERBENA PULCHELLA

DESERT MARIGOID DESERT MARIGOLD
BLACKFOOD DAISY
PARRY'S PENSTEMON
PAPERFLOWER
DESERT GLOBEMALLOW
MOSS VERBENA

CATCLAW ACACH

DESERT HACKBERRY

BLUE PALO VERDE

DESERT WILLOW

GIANT BURSAGE GIANT BURSAGE BURSAGE FAIRY DUSTER TURPENTINE BUSH CRUCIPIXION THOR DESERT LAVENDER CHUPAROSA

IO JOBA

CHOLLA DESERT SPOON

CENTURY PLANT

BAPPE CACTUS

BARREL CACTUS
OCOTILLO
PRICKLY PEAR
BANANA YUCCA
SOAPTREE YUCCA

IRONWOOD

FOOTHILLS PALO VERDE

HYDROSEED MIX - APPLY AT RATE OF 15 PLS LBS/ACRE

		PLS LBS / A
AMBROSIA DELTOIDEA	TRIANGLE-LEAF BURSAGE	3.0
ATRIPLEX CANESCENS	FOUR-WING SALTBUSH	3.0
BNCELIA FARINOSA	BRITTLEBUSH	2.0
ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	1.0
LARREA TRIDENTATA	CREOSOTE BUSH	2.0
SENNA COVESII	DESERT SENNA	2.0
SPHAERALCEA AMBIGUA	GLOBEMALLOW	2.0

- 1. PLANTS INSTALLED IN DETENTION BASINS AND DRAINAGE CHANNELS TO
- 1. PLANTS INSTALLED IN DETERTION BASINS AND DIKARRAGE CHARMES TO CONFORM TO CITY OF SCOTTSDALE DS&PM, SECTION 2-1903.
 2. ALL SIZE AND CALIPER OR PLANT MATERIAL ARE TO COMPLY WITH ARIZONA NURSERYMAN STANDARDS COMPARED TO CONTAINER SIZES.

REVEGETATED NAOS AND ENHANCED DESERT OPEN SPACE TO INCLUDE A COMBINATION OF REVEGETATED PLANT MATERIALS, PLANT MATERIAL AS LISTED ABOVE AND HYDROSEED MIX.

GENERAL NOTES

- ALL DISTURBED AREAS ARE TO HAVE 'DESERT FLOOR' DECOMPOSED GRANITE. MATCH COLOR AND SIZE OF SURROUNDING AREAS. ALL BERMS ARE TO HAVE MAXIMUM 4:1 SIDE SLOPES.
- ALL BERMS ARE TO BE SURFACE SELECT SITE SOULDERS, 1/3 BURIED IN SOIL, TYP.

 BOULDERS ARE TO BE SURFACE SELECT SITE SOULDERS, 1/3 BURIED IN SOIL, TYP.

 FIFTY PERCENT OF PROPOSED TREES SHALL BE MATURE, AS DEFINED IN ARTICLE III, DEFINITIONS, OF THE ZONING ORDINANCE. INDICATE BOTH THE COMPLIANT CAUPER AND INDUSTRY STANDARDS BOX SEE FOR THAT CALIPER IN THE PLANT PALETTE.
- ALL SPECIES SHALL BE SELECTED SOLELY FROM THE ARIZONA DEPT. OF WATER RESOURCES LOW WATER USE / DROUGHT TOLERANT PLANT LIST. NO SHRUB OR GROUNDCOVER WITHIN SIGHT VISIBILITY TRIANGLE SHALL
- EXCEED 2-0° IN HEIGHT AT MATURITY, TYP. EXCEED 2-0" IN HEIGHT AT MATURITY, TYP.
 PLANTS PROPOSED IN DRAINAGE BASINS SHALL BE IN CONFORMANCE
 WITH DESIGN STANDARDS AND POLICIES MANUAL SECTION 2-1.903
 NATIVE PLANTS IN DETENTION BASINS AND DRAINAGE CHANNELS.
 THORNY TREES, SHRUBS, AND CACTI SHALL BE PLANTED SO THAT THEIR
- MATURE SIZE/CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING

tempe, arizona 85281

480.994.0994

KEY MAP SHEET 2

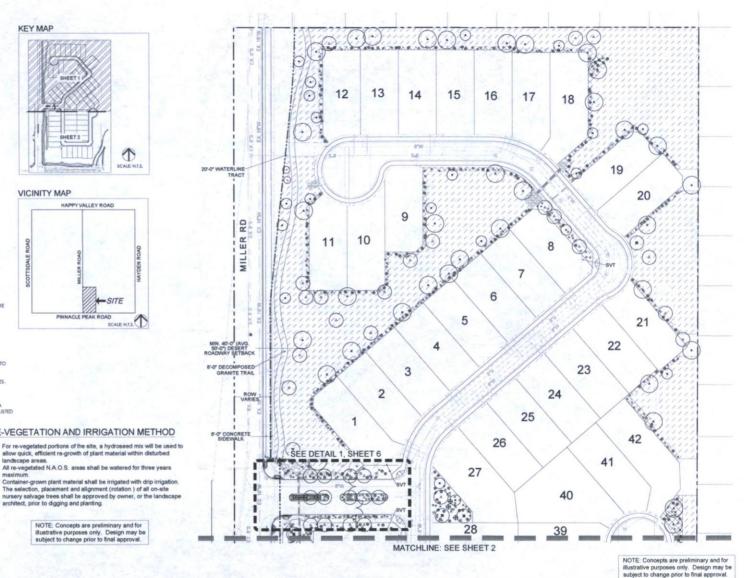
VICINITY MAP HAPPY VALLEY ROAD -SITE

SCALE NTS

RE-VEGETATION AND IRRIGATION METHOD

- allow quick, efficient re-growth of plant material within disturbed landscape areas. All re-vegetated N.A.O.S. areas shall be watered for three years
- maximum.
- Container-grown plant material shall be irrigated with drip irrigation
- The selection, placement and alignment (rotation) of all on-site nursery salvage trees shall be approved by owner, or the landscape architect, prior to digging and planting.

NOTE: Concepts are preliminary and for illustrative purposes only. Design may be subject to change prior to final approval.



an RVi Company

land planning development entitlements PASEO AT PINNACLE PEAK landscape architecture 120 south ash avenue

CONCEPTUAL LANDSCAPE AND HARDSCAPE PLAN





6/5/18 DRAWN BY: PR

PLANT LEGEND

ACACIA GREGGII

CELTIS RETICULATA

CERCIDIUM FLORIDUM

CERCIDIUM MICROPHYLLA

CHILOPSIS LINEARIS

OLNEYA TESOTA

PROSOPIS VELITINA

SHRUBS

AMBROSIA AMBROSIODES AMBROSIA DELTOIDEA AMBROSIA DELTOIDEA
CALLIANDRA ERIOPHYLLA
ERICAMERIA LARCIFOLIA
HOLACANITHA EMORYI
HYPTIS EMORYI
JUSTICIA CALIFORNICA
LARREA TRIDENTATA
SIMMONDISIA CHINENSIS
VIGUIERA DELTOIDEA ACCENTS

% AGAVE AMERICANA AGAVE AMERICANA
CARNEGIEA GIGANTEA
CYLINDROPUNTIA FULGIDA
DASYLIRION WHEELERI
FEROCACTUS WIZLISENII
FOUGUIERIA SPLENDENS
OPUNTIA ENGELMANNII YUCCA BACCATA YUCCA ELATA

GROUNDCOVERS

BAILEYA MULTIRADIATA BALLEYA MULIRADIATA
MELAMPODIUM LEUCANTHUM
PENSTEMON PARRYII
PSILOSTROPHE COOPERI
SPHAERALCEA AMBIGUA
VERBENA PULCHELLA

BANANA YUCCA SOAPTREE YUCCA DESERT MARIGOLD BLACKFOOD DAISY
PARRY'S PENSTEMON
PAPERFLOWER
DESERT GLOBEMALLOW
MOSS VERBENA

CATCLAW ACACIA

DESERT HACKBERRY

BLUF PALO VERDE

DESERT WILLOW

IPONWOOD

MESCUITE

FOOTHILLS PALO VERDE

GIANT BURSAGE
BURSAGE
FAIRY DUSTER
TURPENTINE BUSH
CRUCIFOXON THORN
DESERT LAVENDER
CHUPAROSA
CREOSOTE
JOJOBA
GOLDENEYE

CENTURY PLANT

SAGUARO
CHOLLA
DESERT SPOON
BARREL CACTUS
OCOTILLO
PRICKLY PEAR

HYDROSEED MIX - APPLY AT RATE OF 15 PLS LBS/ACRE

PLS LBS / ACRE AMBROSIA DELTOIDEA TRIANGLE-LEAF BURSAGE ATRIPLEX CANESCENS FOUR-WING SALTBUSH ENCELIA FARINOSA BRITTLEBUSH 2.0 ERICAMERIA LARICIFOLIA LARREA TRIDENTATA TURPENTINE BUSH CREOSOTE BUSH 1.0 DESERT SENNA SPHAERALCEA AMBIGUA GLOBEMALLOW

- 1. PLANTS INSTALLED IN DETENTION BASINS AND DRAINAGE CHANNELS TO
- 1. FLANTS INSTALLED IN DETERMINEN BASINS AND DIKAMAGE CHANNELS TO CONFORM TO CITY OF SCOTISDALE DS&PM, SECTION 2-1,903.
 2. ALL SZE AND CALIPER OR PLANT MATERIAL ARE TO COMPLY WITH ARIZONA NURSERYMAN STANDARDS COMPARED TO CONTAINER SIZES.

NAOS UNDISTURBED AREA

REVEGETATED NAOS AND ENHANCED DESERT OPEN SPACE TO INCLUDE A COMBINATION OF REVEGETATED PLANT MATERIALS, PLANT MATERIAL AS LISTED ABOVE AND HYDROSEED MIX.



NOW VARIES			200	111111	The state of the s	VIIIX	100	3/1 / //	
O' CONCRETE SIDEWALK		48	47	46	45	44	43		
0.	49		5.9		S.8				
MILLER RD	50	SVT	33	}*••⊙·· ()× (••••••	evr		
O D AVG.	51		32		3	5	W.8		
COMPOSED & SANITE TRAIL	52		31		3	6			
	53	10 Mg	30		3	7	WP		
EX 167W	54		29		3	8			

MATCHLINE: SEE SHEET 1

NOTE: Concepts are preliminary and for illustrative purposes only. Design may be subject to change prior to final approval.

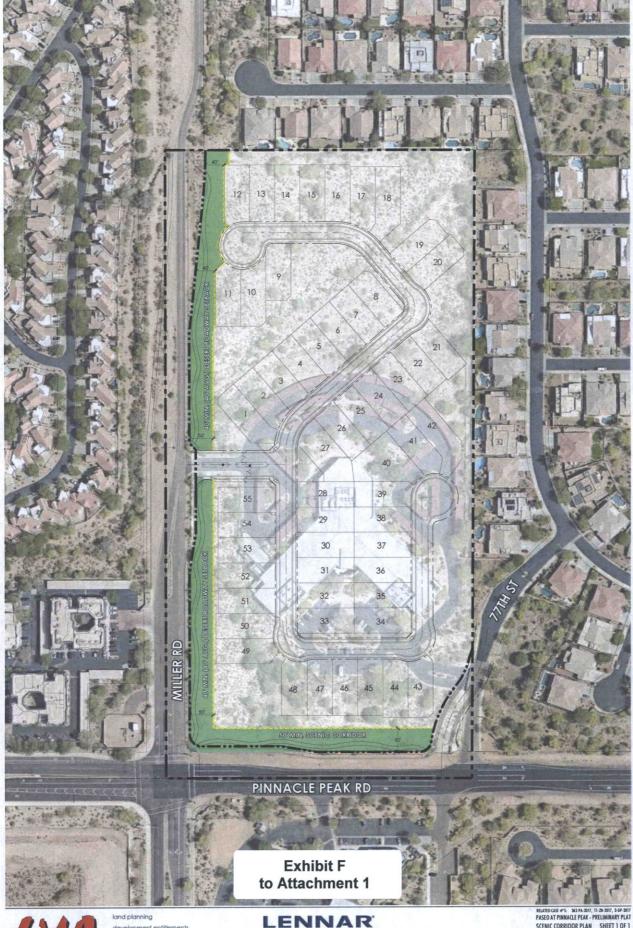


development entitlements landscape architecture 120 south ash avenue tempe, arizona 85281

PASEO AT PINNACLE PEAK CONCEPTUAL LANDSCAPE AND HARDSCAPE PLAN







an RVi Company

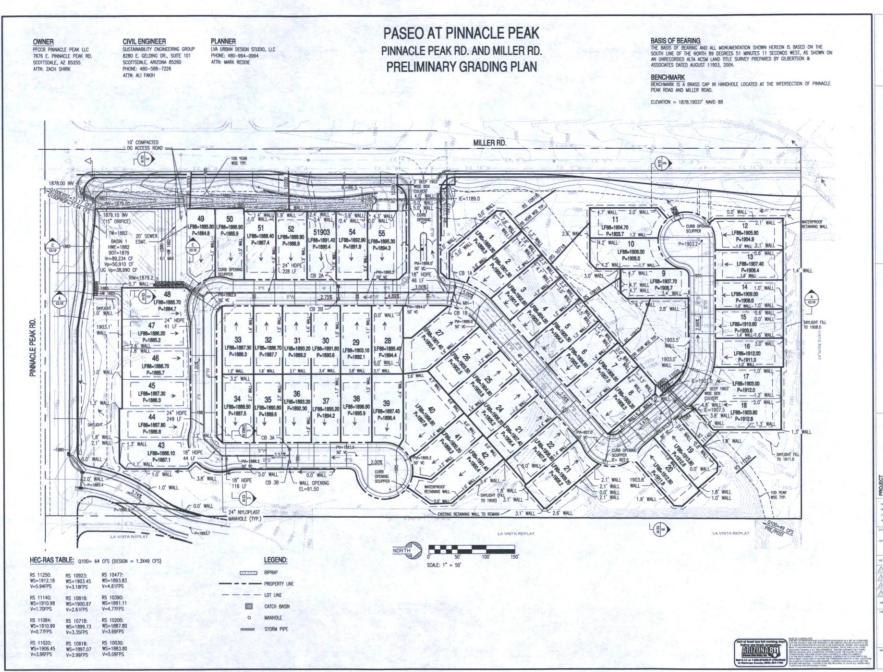
landscape architecture 120 south ash avenue

PASEO AT PINNACLE PEAK SCENIC CORRIDOR PLAN

RELATED CASE #*5: 362-PA-2017, 11-20-2017, 3-GP-2017
PASEO AT PINNACLE PEAK - PRELIMINARY PLAT
SCENIC CORRIDOR PLAN SHEET 1 OF 1









SUSTAINABILITY ENGINEERING GROUP

Ш S



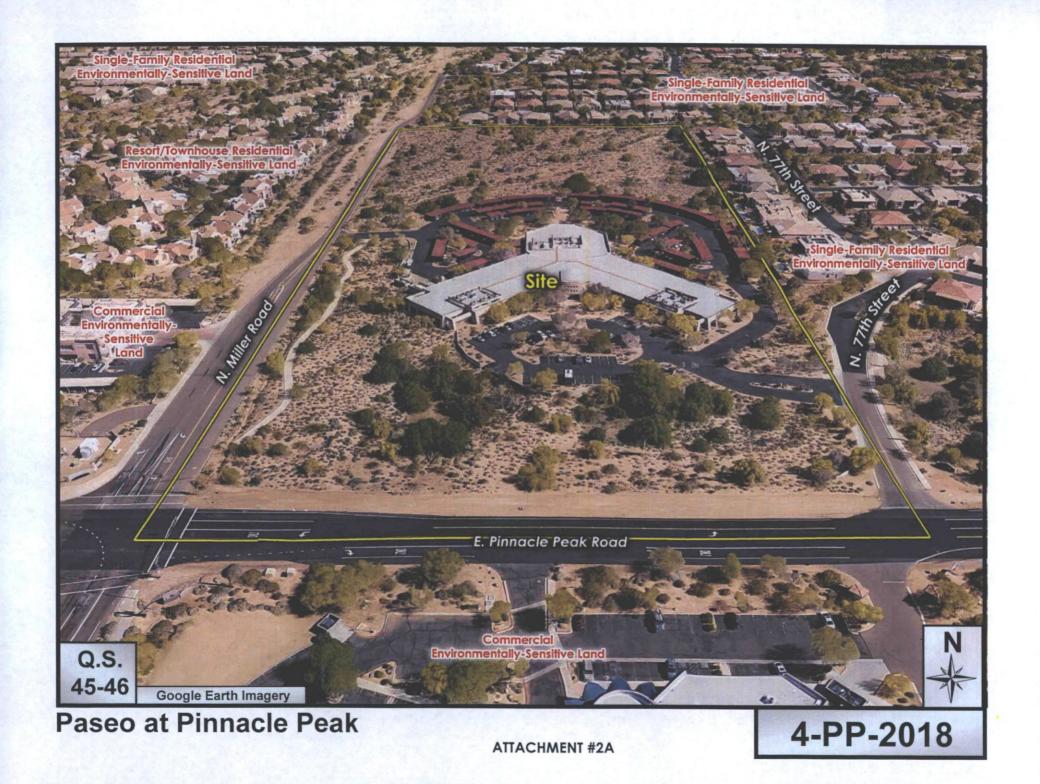
PEAK 85244 ON PINNACLE ALE, AZ 8 CULVER 06/05/2018 PP/DRB

170566

PRELIMINARY GRADING PLAN

C3.00







1st Submittal: 4/6/18

2nd Submittal: 6/5/18

Prepared by:

LVA Urban Design, an RVi Company 120 S. Ash Ave. Tempe, AZ 85281 Prepared for:

Lennar Homes

890 W. Elliot Rd. #101 Gilbert, AZ 85233

> 4-PP-2018 6/5/18

ATTACHMENT 3

Table of Contents

I. Purpose of Request	2
A. Request to Consider the Following	2
B. Goal & Purpose of Request	2
C. Key Items for Consideration	2
II. Background	3
A. General Plan	3
B. Character Area Plan	6
C. Zoning	6
D. Site Context	6
III. Applicant Proposal	7
A. Development Information	7
B. Planned Area Development (PRD)	7
IV. Impact Analysis	9
B. Circulation	9
C. Utilities	10
D. Open Space	10
E. Outreach Efforts	11
V. Design Review	12
A. Architectural Character	12
B. Environmental Response	12
C. Sensitive Design Principles & Site Development Character	12
D. Environmentally Sensitive Lands (ESL) Sensitive Design Guidelines	14
E. Landscape Character	15
VI. Conclusion	16
Appendix A: Amended Development Standards	17
Appendix B: Design Review Board Criteria	20

Purpose of Request

A. Request to Consider the Following

Lennar Corporation and LVA Urban Design Studio, an RVi company, acting on behalf of PFCCB Pinnacle Peak LLC, are pleased to submit this request to approve a preliminary plat request for a +/- 20-acre site located at the northeast corner of Pinnacle Peak Road and Miller Road. Approval of this application allows for the development of a fifty-five (55) lot, single-family residential neighborhood.

B. Goal & Purpose of Request

The request is to create a preliminary plat to establish a quality, 55-lot single-family residential community. This subdivision will be in conformance with the R1-10 ESL Planned Residential Development District (PRD) zoning district and development standards that were established in zoning case 11-ZN-2017. The proposed development plan will preserve the significant wash corridor that bisects the property and will maximize preserved Natural Area Open Space (N.A.O.S.) areas.

C. Key Items for Consideration

The development plan:

- Applies an average 50-foot wide Desert Scenic Roadway Easement along Pinnacle Peak Road and Miller Road.
- Provides approximately 0.5 acres (12%) of additional Natural Area Open Space, beyond the typical Ordinance required amount, to be dedicated with final plat.
- Dedicates 100% of the provided Natural Area Open Space within designated tracts to ensure long-term protection of these areas.
- Dedicates fifty (50) foot right of way along Miller Road to accommodate signage and utilities.
- Preserves the existing natural wash corridor by placing it in a tract and N.A.O.S. easement.
- Provides meaningful open space buffers along all edges of the proposed community.
- Relocates the project's primary entry onto a collector roadway (Miller Road).
- Realigns 77th Street entrance to the La Vista community to align with the entry driveways across Pinnacle Peak Road and establish a safer intersection condition.

- Consolidates project traffic to a single access point on Miller Road (a collector roadway) whereby creating a safer and more efficient ingress/egress condition.
- Proposes public sidewalk, trail, and bike circulation facilities on Miller Road and Pinnacle Peak Road.

II. Background

A. General Plan

A Major General Plan Land Use Amendment request from "Office" to "Suburban Neighborhoods" was approved in 2017 (3-GP-2017).

The Suburban Neighborhoods land use category embraces medium to small-lot single-family subdivisions. This land use designation is intended for residential properties with anticipated densities of between 1 and 8 dwelling units per acre, a wider range than what is appropriate for this site's context. This application proposes a density of 2.8 dwelling units per acre which is consistent with the surrounding community to the north and east and is significantly lower than those residences to the west.

The goals and approaches of the General Plan have been and will continue to be implemented through the site planning process. Below are the ways in which each goal and approach is addressed by this proposal:

CHARACTER & DESIGN

1. Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

The proposed development is a transitional infill project and seeks to transition land use from existing residential (north and east) to higher density residential and office/commercial (south & west). The future community seeks compatibility with adjacent developments and has incorporated comparable lot sizes, organic internal street design, and generous open space buffering along Pinnacle Peak Road and Miller Road. Natural desert plants, wash preservation, and dedication of N.A.O.S. remain the focal design element of this community.

Sidewalk, trail, and bike improvements on Pinnacle Peak Road and Miller Road contribute to the establishment of regional circulation routes and connect other surrounding planned communities. These alternative non-vehicular circulation options enrich residents' quality of life by promoting safe, attractive, and context compatible development.

The proposed community responds to the natural environment by preserving natural washes and natural vegetation. 100% of the proposed N.A.O.S. has been provided in tracts which will help to protect the mature and native plant species in the community.

The adjustment of 77th Street's alignment will correct an existing misalignment of driveway entries on either side of Pinnacle Peak Road. The reconstruction of this road will increase safety and access efficiency for residents that utilize these driveways/roadways. The Paseo community will not access from 77th Street, but has agreed to work with the La Vista community and the City to correct this condition.

 Encourage "Streetscapes" for major roadways that promote the city's visual quality and character, and blend into the character of the surrounding area.

A single gated entry will provide site access from Miller Road. The entry will utilize an existing driveway location from the site's previous use. Generous open space buffers are provided along all perimeters of the site. A minimum natural landscape setback of seventy feet is provided along Pinnacle Peak Road and a minimum average of fifty (50) feet of landscaping is offered adjacent to Miller Road. A Scenic Corridor Easement is proposed to establish a meaningful landscape buffer and compliment the desert character of the existing neighborhood. The City of Scottsdale Scenic Corridor Design Guidelines (7-DR-2003) have been applied.

LAND USE

7. Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.

The proposed development plan is sensitive to adjacent neighborhoods and offers comparable residential density and support to local services in the area.

Providing a minimum average 50' buffered roadway and placing all on-site N.A.O.S. including the prominent wash in protective tracts demonstrates sensitivity to natural features. By not proposing any perimeter fencing, wildlife corridors will be maintained through the area. The Paseo community plan embraces the existing residential and commercial neighborhood setting by providing public pedestrian connections that connect to nearby employment opportunities and commercial services.

COMMUNITY MOBILITY

10. Encourage a diversity of links between neighborhood systems and with citywide and regional systems.

Bike lanes, sidewalks, and trails emphasize accessibility and connections between surrounding neighborhoods and retail services. The single access point, located off Miller Road, respects existing infrastructure and surrounding development by utilizing the current traffic signal and reducing current traffic volumes accessing through the existing 77th Street entry drive. With the current internal roadway configuration, washes and other natural features will be largely preserved.

OPEN SPACE & RECREATION

1. Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open spaces.

The proposed development plan meets the minimum Natural Area Open Space requirements agreed to in zoning case 11-ZN-2017. This exceeds the amount of N.A.O.S. required in zoning case 57-ZN-91 by 0.5 acres. 100% of the overall N.A.O.S. will be provided within tracts to be controlled by the community HOA. Protecting and improving the quality of Scottsdale's natural environment is a high priority of the planned community.

B. Character Area Plan

The proposed site does not fall within a Character Area Plan boundary.

C. Zoning

A 2017 zoning case (11-ZN-2017) rezoned this property from Service Residential, Environmentally Sensitive Lands (S-R ESL) to R1-10 ESL Planned Residence District (PRD). The subject site is located within the Environmentally Sensitive Lands Overlay area and is subject to associated regulation.

D. Site Context

The proposed 20-acre community is located at the northeast corner of Pinnacle Peak Road and Miler Road (APN# 212-04-001D, 212—04-001B, 212-04-001E, 212-04-001C). The property's legal description and ALTA survey are provided with this application.

The site currently hosts an office use and associated parking. It is surrounded by existing and developing residential neighborhoods and several retail/office centers, including the Silverstone Master Planned Community, The Shops at Pinnacle Peak, The Toledo Mixed Use Center, and La Vista Planned Community. **Table 1** below provides a summary of existing and surrounding land uses, General Plan designations and existing zoning:

TABLE 1: On Site and Surrounding Uses, General Plan and Zoning Designations

	Existing Land Uses	General Plan Land Use Designation	Existing Zoning Designation	
SITE (Office)	Office	Suburban Neighborhoods (1-8 du/ac)	R1-10 PRD ESL	
South of Site (The Shops at Pinnacle Peak)	Retail Services	Office	C-1 ESL	
West of Site (Toledo Mixed Use & Los Portones)	Office, Retail & Residential	Commercial & Suburban Neighborhoods (1-8 du/ac)	C-2 ESL & R-4R ESL	
North of Site (La Vista)	Single-family Residences	Suburban Neighborhood (1-8 du/ac)	R1-10 PRD ESL	
East of Site (La Vista)	Single-family Residences	Suburban Neighborhood (1-8 du/ac)	R1-10 PRD ESL	

III. Applicant Proposal

A. Development Information

The applicant is requesting a preliminary plat to establish a fifty-five (55) lot subdivision. This request conforms to the R1-10 Planned Residential Development zoning district previously approved for this site. The proposed development plan received approval for amended development standards as allowed through the PRD zoning process, pursuant to Section 6.200 in the PRD section of the Zoning Ordinance, to reduce lot size, width, and setbacks. Because of the PRD approval, the amended development standards are not subject to Development Review Board approval with the review of the preliminary plat.

- Existing use: Office Building
- Proposed use: 55-lot Single Family Subdivision
- Parcel size: 20 +/- gross acres (17 +/- acres net)
- Building height allowed/proposed: 24 feet per ESL
- N.A.O.S. Required: 4.8 acres (28% of net) per case 11-ZN-2017
- N.A.O.S. Provided: 4.8 acres (28% of net)
- Proposed Density: 2.8 du/ac (55 lots on 20.0 acres)

B. Planned Area Development (PRD)

This site is designated with Planned Residential District (PRD) zoning. This district allowed for the adjustment of development standards to accommodate meaningful and tract N.A.O.S., provide scenic roadway easements, preserve the primary wash corridor, and provide open space buffering to adjacent communities. The proposed lot sizes and requested building setbacks are consistent with surrounding communities which also utilize the PRD overlay. Building setbacks are intended to provide adequate front, rear, and side yards suitable for garage parking and a private patio area.

In exchange for reductions is development standards, the PRD zoning application (11-ZN-2017) stipulated a higher required N.A.O.S. dedication that would otherwise be required based on a slope analysis and provided realignment of N. 77th Street. Open space tracts along the Miller Road and Pinnacle Peak Road frontage will allow for a meaningful open space as well as pedestrian circulation trails and sidewalks. The frontage area will remain undisturbed or will be revegetated with native Sonoran plantings and transplanted materials.

Natural area open space is evenly distributed throughout the site and emphasized in sensitive areas, like the wash corridor that bisects the site, and a noted wildlife corridor along the northern edge of the site.

Table 2 below shows the approved R1-10 PRD Development Standards. A legislative draft of the R1-10 PRD standards is also included with this submittal for reference purposes.

TABLE 2: Approved R1-10 PRD Development Standards Comparison Table

	R1-10	R1-10 ESL w/ ADS (25%)	R1-10 PRD
Max. Density		3.12 du/ac	2.8 du/ac
Min. Lot Area	10,000 sq. ft.	7,500 sq. ft.	6,069 sq. ft.
Min. Lot Width	80′	60′	51'
Avg. Lot Width			53′
Min. Front Setback	30'	22.5′	13'
Min. Side Setback	7'	5.25'	g. ft. 6,069 sq. ft. 51' 53'
Min. Rear Setback	25′	18.75′	15'

DESIGN CRITERIA

Per zoning case 11-ZN-2017, the proposed community, as a Planned Residential District, will observe the following design criteria:

- The development plan will be comprehensive, embracing the land, buildings, landscape and their interrelationships and will conform in all respects to all adopted plans of all governmental agencies for the area in which the proposed development is located.
- The development plan will provide open space, circulation, off-street parking, and pertinent amenities. Buildings, structures and facilities will be well integrated, oriented and related to the topographic and natural landscape features of the Site.
- The proposed development will be compatible with existing planned land use, and with circulation patterns on adjoining properties.
- The internal street system will not be a dominant feature in the overall design, rather it will be designed for the efficient and safe flow of vehicles without creating a disruptive influence on the activity and function of any common areas and facilities.

- Architectural harmony within the development and within the neighborhood and community will be achieved so far as practicable.
- Residences on lots 12-18 and 49-55 will be limited to single-story.

In order to achieve these characteristics, the proposed community applies amended R1-10 development standards to support the unique design elements within the community, elements which would not be required under standard zoning. As proposed, the amended standards will allow for reductions in yard setbacks and lot size per the above table.

IV. Impact Analysis

A. Land Use

The proposed single-family land use and development density is consistent with adjacent communities. The design of the Paseo community is proposed in a manner that will reduce impacts to adjacent properties and protect natural area open space to the greatest extent possible. Extensive open space buffers around the community's perimeter and the routing of vehicular ingress and egress exclusively to Miller Road each contribute to the community's compatibility.

B. Circulation

A single gated access point will be provided off of Miller Road. This existing entry location is respective to adjacent communities in that the entry is located over 700 feet north of the traffic signal at Pinnacle Peak Road and Miller Road. This allows for adequate queuing and spacing between adjacent driveways. Eliminating site access from 77th Street will relieve congestion on 77th Street and will reduce traffic volume directly accessing Pinnacle Peak Road.

Internal roadways will conform to DS&PM Figure 5.3-20 Local Residential – Suburban Character (46' private tract) while the community entry will comply with the DS&PMs Figure 2.1-3: Gated Entrances for Residential Development.

Currently, forty-five (45) feet of half street right of way is dedicated for Miller Road. This dedication gradually expands to provide eighty-five (85) feet of right of way at the northeast corner of the site. Miller Road is designated as Minor Arterial road and will generally conform to DS&PM Figure 5.3-5 Minor Arterials – Suburban Character. This will require the dedication of an

additional five (5) feet of right of way to meet the fifty (50) foot half street cross section. The portion of Miller Road located south of the existing entry is built to the full City of Scottsdale roadway standard, but the portion north of the entry will require improvements to meet the city standard. Improvements will include curb, gutter, and an eight (8) foot shared use path for bicycles and pedestrians. ADA ramps have been proposed around the perimeter of the site, all paths will tie into new ramps and will not conflict with the community's raised entry median.

Pinnacle Peak Road is designated as a Minor Arterial – Rural/ESL Character. Currently fifty-five (55) feet of right of way has been dedicated. No additional right of way dedication is planned for this section. Half street improvements will include an eight (8) foot wide sidewalk, an eight (8) foot wide shared use path, and a six (6) foot bike lane. All paths are envisioned to be located within the right of way and will connect with adjacent pedestrian walkways. These paths are designed to fulfill the City of Scottsdale's Trails Master Plan trail segment 166, 77th Street currently serves the adjacent community, La Vista, and the office building on site. The proposed development plan eliminates the use of this driveway from the subject property, reducing the number of vehicular trips that utilize this access. In association with this preliminary plat request, the applicant has proposed to realign 77th Street with Sunset at Pinnacle Peak shopping center's driveway. Aligning the drive isles promotes safety, consistency, and future improvement goals for the City of Scottsdale. The new alignment will offer a fifty (50) foot right of way designed with pavements, curb, and gutter. The proposed realignment will require a tract dedication to the future HOA and approval for work existing within the 77th Street tract. This work shall include removal and revegetation of existing pavement.

C. Utilities

The proposed community intends to maintain City of Scottsdale water and sewer service via Miller Road and Pinnacle Peak Road. Upon construction of the development on site, unnecessary utility lines will be removed, and any easements will be abandoned.

D. Open Space

Frontage open space will be protected through Desert Scenic Roadway Easement dedications located along the western and southern boundaries of the site (Pinnacle Peak Road and Miller Road). The Desert Scenic Roadway setback width along Miller Road shall be a minimum of forty (40) feet in width, with an average width greater than fifty (50) feet. Due to the widening right of way condition along Miller Road, the community to the north has dedicated forty (40) feet. The proposed community is willing to meet this

established context. The dedication along Pinnacle Peak Road is a minimum of fifty (50) feet, however the landscape setback on both road frontages exceeds this dedication with depths up to seventy (70) feet and greater. Unless otherwise approved by the Development Review Board, the Desert Scenic Roadway setback shall be left in a natural condition.

A wash bisects the property from east to west before crossing Miller Road. The proposed development plan is designed to protect this wash using tracts and easements. A Natural Area Open Space and drainage easement will be applied over the wash corridor.

The proposed development plan meets the Natural Open Space requirements as stipulated in zoning case 11-ZN-2017. N.A.O.S. may be provided between lots where areas exceed 20/30 feet, as well as in larger concentrated areas found in retention basins and perimeter buffers. Proposed N.A.O.S. areas conform to standards set forth in Section 6.1011 where areas are at least 4,000 square feet in area and are thirty (30) feet in width, unless along roadways where the minimum width can be twenty (20) feet.

A slope analysis was completed in 1991 on this site in its pre-developed condition in association with zoning case #57-ZN-91, setting the N.A.O.S. requirement of 4.3 acres (25% of site). The applicant has provided a total of 4.8 acres; 3.0 acres (30%) of undisturbed N.A.O.S., 1.3 acres (30%) of revegetated, and 0.5 acres of surplus N.A.O.S. (12% over requirement) per zoning case 11-ZN-2017.

Native plants are a significant environmental and theming feature of the future community. Areas identified as N.A.O.S. are to be preserved and enhanced with the development of this site and efforts should be made to salvage and relocate native plant material when possible. Densely vegetated areas included wash corridors and perimeter buffer areas are the highest preservation priority. All dedications will be made with the communities Final Plat.

E.Outreach Efforts

As part of the rezoning and general plan amendment cases associated with this site (11-ZN-2017 & 3-GP-2017), all property owners located within 750 feet of the site and the Paradise Valley School District were notified by mail. The zoning applicant met with several neighbors from the adjacent La Vista

community, as well as conducted an open house public meeting for surrounding property owners. Details on outreach efforts are found in the Citizen Participation Report.

V. Design Review

A. Architectural Character

At this time no product has been chosen for the proposed community. The applicant intends to develop architecture that compliments elements of surrounding neighborhoods and characteristics of the natural desert environment.

B. Environmental Response

The proposed development plan recognizes the prominent natural features on the site and has strategically placed road alignments and lots to accommodate significant washes, concentrated vegetation, and wildlife habitats. Open space easements have been identified throughout the community to preserve natural open space and maintain undisturbed desert lands.

C. Sensitive Design Principles & Site Development Character

Internal road alignments respond to the existing infrastructure and the natural constraints of the site. Clustering of homes and sensitive building practices have been incorporated into the design of the future neighborhood. Heat tolerant materials like stucco and tile will be the preferred building resources, while native drought tolerant plants will be utilized for landscaping of the community. Mature plant materials will provide relief from the Arizona climate for active residents. Neutral desert colors and low lighting will seamlessly integrate this community into the Sonoran Desert.

1. The design character of any area should be enhanced and strengthened by new development.

The future community will draw on north Scottsdale's distinctive character by incorporating natural desert colors into the building design and by responding to the desert climate by offering recessed windows and shade opportunities. This infill property will strengthen the local character of the area by incorporating equivalent zoning and similar development standards to the established community. Nearby

- employment, retail, and dining services will be supported by the new residents of this community.
- 2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.
 Dwelling units on the proposed site have been strategically placed to respond to the natural environmental features of the site and to respect scenic Sonoran Vistas. No significant historical or archaeological resources have been recorded on this property.
- 3. Development should be sensitive to existing topography and landscaping.
 The proposed development is sensitive to existing vegetation in that 28% of the site as Natural Area Open Space, 100% of which will be placed in community tracts. The design also works with the natural topography of the site and has minimized proposed cuts and fills of the development. The design of the community enriches the existing established communities by providing complete pedestrian circulation routes that lead to supporting commercial services.
- 4. Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological resources. Preservation and restoration of natural habitats and ecological resources have been implemented in the following ways; by not including perimeter fencing, wildlife can travel through the site uninhibited, by providing tract N.A.O.S. native plants are preserved in perpetuity, and by incorporating amended development standards building envelopes can sensitively respond to the natural features of the site. By providing buffers between the new community and the existing residences along the north and east boundaries, wildlife will be able to not only access the wash corridor, but will also be able to move around and amongst the lots and homes.
- 7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent communities.

 Shading elements will be incorporated into the architecture of each home and shade-giving trees will be strategically placed along walkways. Perimeter sidewalks, trails, shared use path, and bike lanes will tie into existing pedestrian circulation infrastructure.
- 12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.

Drought tolerant, native plant species have been preserved and incorporated to efficiently utilize water resources. No decorative water features are planned for this community.

D. Environmentally Sensitive Lands (ESL) Sensitive Design Guidelines

A. Protect people and property from hazardous conditions characteristic of environmentally sensitive lands and their development. Such hazards include rock falls, rolling boulders, other unstable slopes, flooding, flood-related mud slide, subsidence, erosion, and sedimentation.

The proposed development plan mitigates impacts to and from the primary wash corridor that bisects the property by placing the wash in a protective tract and leaving the corridor in its current condition.

B. Protect and preserve significant natural and visual resources. Such resources include, but are not limited to, major boulder outcrops and large boulders, major ridges and peaks, prime wildlife habitat and corridors, unique vegetation specimens, significant washes, and significant riparian habitats.

The single wash corridor that bisects the property from east to west and the associated vegetation and wildlife are the natural resources of the subject site. Efforts have been made to preserve and enhance these features by dedicating undisturbed N.A.O.S. in protective tracts, committing to replant salvageable plants which are disturbed by development, and by limiting disturbance to the wash corridor. No perimeter walls have been proposed in the gated community to maintain wildlife corridors that may exist on the site.

- C. Protect renewable and nonrenewable resources such as water quality, air quality, soils, and natural vegetation from incompatible land uses.

 A native plant inventory has been completed on the site to identify salvageable plants. These plants will be placed in a nursery until completion of the development when plants will then be replanted on site.
- D. Minimize the cost of providing public services and facilities in ESL District areas such as streets, water, sewer, emergency services, sanitation services, parks, and recreation. Costs associated with the design and development

of infrastructure in environmentally sensitive areas can be higher than costs in other areas of the city due to the unique and fragile nature of such lands. Since the site has previously had an office use, utility connections already exist on the site. Development of the proposed residential community will require only traditional infrastructure improvements, as it is surrounded by existing development and utility infrastructure.

E. Conserve the character of the natural desert. Guide the location and distribution of meaningful on-lot and common tract open space and protect sensitive environmental features to sustain the unique desert character found in ESL District areas.

The proposed development plan allows for all meaningful open space to be placed in tracts, therefore providing the highest level of protection. These open space areas have been thoughtfully placed throughout the community to maximize their impact.

E. Landscape Character

The site is designed to utilize four landscape character zones and a variety of different walls and fence types to theme the +/-20-acre planned community. The project is defined by a "desert modern" landscape theme which will permeate through all aspects of the landscape design.

ZONE A - Natural Vegetation will characterize undisturbed portions of the property which will remain in its current natural state. Areas include but are not limited to wash corridors and N.A.O.S. tracts.

Z

6

ZONE B – Enhanced Plantings are concentrated in portions of the site that establish character and theming within the community. These areas may include salvaged plant material from onsite or nursery grown landscaping and will be maintained by the community's HOA. The plant palate for this area will use species in the "Desert Appropriate Plant List."

ZONE C - Native Planting are primary revegetated areas to visually mitigate the disturbance caused by construction. Plant selection and density is designed to appear similar to the natural surrounding vegetation. Salvaged plant material from on site may also be used in this zone. The plant palate for this area will use species in the "Indigenous Plant List."

ZONE D - Maintained Landscaping areas are privately owned and maintained landscape areas located on individual lots. The plant palate

for this area will use species in the "Recommended Plant for Enclosed Areas Plant List."

The proposed community envisions the use of several different wall types including view fencing, wrought iron view wall and solid screen theme wall. All walls conform to the City of Scottsdale's height regulations, as well as pool requirements.

VI. Conclusion

The applicant believes that this preliminary plat application is appropriate given the site's characteristics and the pattern of surrounding land uses. The proposed fifty-five (55) lot single-family residential community will have a positive impact on this area in that it will offer new high-quality housing options for future residents, will become home to patrons who will support local businesses, will provide new pedestrian connections and bike lanes to encourage safe non-vehicular transportation, and will dedicate a significant portion of the site (28%) as natural area open space which, once dedicated, will be protected in its natural desert state into perpetuity. The proposed development plan conforms with the General Plan Land Use designation of Suburban Neighborhood and promotes the Design Guidelines and Goal and Policies suggested for the North Scottsdale Area.

Appendix A: Amended Development Standards

Sec. 5.400. - Single-family Residential (R1-10).

(Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 34), 4-3-12)

Sec. 5.401. - Purpose.

This district is intended to promote and preserve residential development. Lot size permits a higher density of population. Land use is composed chiefly of individual homes, together with required recreational, religious and educational facilities as the basic elements of a balanced neighborhood.

Sec. 5.402. - Use regulations.

- A. Permitted uses. Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:
 - 1. Any use permitted in the (R1-43) single-family residential district. (see section 5.102A).
- B. Permitted uses by conditional use permit in the (R1-43) single-family residential district. (see section 5.102B).

(Ord. No. 3048, § 2, 10-7-97; Ord. No. 3034, § 1, 11-4-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3493, § 1, 3-4-03)

Sec. 5.403. - Reserved.

Editor's note— Ord. No. 4164, § 1(Res. No. 9857, § 1, Exh. A, § 11), adopted Aug. 25, 2014, repealed § 5.403 which pertained to approvals required and derived from Ord. No. 3225, § 1, adopted May 4, 1999.

Sec. 5.404. - Property development standards.

The following property development standards shall apply to all land and buildings in the R1-10 district:

A. Lot area.

- 1. Each lot shall have a minimum area of not less than ten thousand (10,000) square feet. six thousand (6,000) square feet.
- 2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded

prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

- B. Lot dimension.
 - Width. All lots shall have a minimum width of eighty (80) feet. fifty one (51) feet.
- C. Density. There shall not be more than one (1) single-family unit on any one (1) lot.
- D. Building Height. No building shall exceed thirty (30) feet twenty four (24) feet in height, except as otherwise provided in article VII.
- E. Yards.
 - 1. Front Yard.
 - a. There shall be a front yard having a depth of not less than thirty (30) feet, fifteen (15) feet.
 - b. Where lots have a double frontage on two (2) streets, the required front yard of thirty (30) feet fifteen (15) feet shall be provided on both streets.
 - c. Where a lot is located at the intersection of two (2) or more streets, there shall be a yard conforming to the front yard requirements on the street with the narrowest frontage and a yard of not less than fifteen (15) feet eleven (11) feet on the intersecting street. Exception: On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.
 - 2. Side Yard. There shall be a side yard on each side of a building having an aggregate width of not less than seven (7) feet. five (5) feet.
 - 3. Rear Yard. There shall be a rear yard having a depth of not less than twenty-five (25) feet. fifteen (15) feet.
 - a. The main building or additions to the main building may extend into the required rear yard subject to the following requirements:
 - (1) The main building or additions to the main building shall be set back fifteen (15) feet ten (10) feet from the rear property line.
 - (2) The main building or addition to the main building shall not occupy more than thirty (30) percent of the area between the rear setback line and the rear property line.
 - 4. Other requirements and exceptions as specified in article VII.
- F. Distance between buildings.
 - 1. There shall not be less than ten (10) feet between an accessory building and the main building.

- 2. The minimum distance between main buildings on adjacent lots shall not be less than fourteen (14) feet, ten (10) feet.
- G. Walls, fences and landscaping. Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side or rear yard. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the longer street frontage need only conform to the side yard requirements.
- H. Access. All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

(Ord. No. 2509, § 1, 6-1-93; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 35), 4-3-12)

Sec. 5.405. - Off-street parking.

The provisions of article IX shall apply.

Sec. 5.406. - Signs.

The provisions of article VIII shall apply.

Appendix B: Design Review Board Criteria

In considering any application for development, the Development Review Board shall be guided by the following criteria:

The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.

Response: The proposed Preliminary Plat for Paseo at Pinnacle Peak is consistent with the City of Scottsdale DS&PM and General Plan goals and policies as established in the associated general plan amendment and zoning cases (#11-ZN-2017 and 3-GP-2017).

- The architectural character, landscaping and Site design of the proposed development shall:
- a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the Site and in the surrounding neighborhood;

Response: While the project is situated within the broader North Scottsdale community, it will also serve as a smaller neighborhood unto itself. All new communities are reviewed by the city, in part, to ensure compatibility with established goals and conformance with applicable codes and development standards, which promote optimal public health, safety, and welfare. Strong neighborhoods promote safety, health, and connection with neighbors. These can be promoted through connection to multiple modes of transportation including bike and pedestrian access to nearby amenities. Neighbor to neighbor connection will be facilitated by providing attractive open spaces along with attractive architecture. The community is designed to be a self-contained neighborhood nestled within the larger community.

b. Avoid excessive variety and monotonous repetition;

Response: The surrounding area has a variety uses including single-family residential and commercial. This project is seen as transition between some the nearby higher intensity uses and the surrounding single-family homes. Perimeter open space buffers and ample tract N.A.O.S. will ensure that the community blends with the existing neighborhood fabric.

c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;

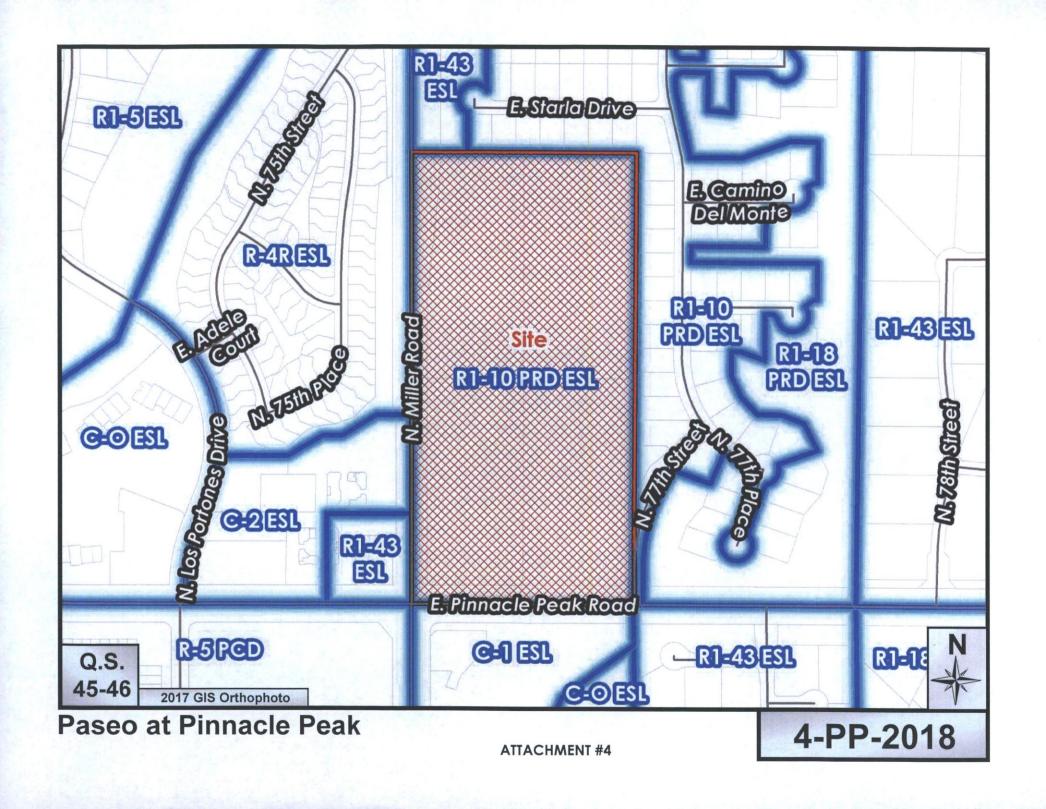
Response: The architecture will take cues from a design that responds to the desert climate. Elements such as integrated window shading and durable siding, and materials designed to hold up to the harsh sun all provide relief in the hot summers. The integrated porches and rear yards take advantage of Arizona's climate to promote three-season outdoor living.

Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

Response: The main entry/exit for this community will be off Miller Road at an existing driveway location. This vehicular access point, along with a robust pedestrian circulation network, will provide ample means of circulation for future residents. The local suburban cross section proposed for internal streets provides for internal circulation within a cross section that includes a 46' private street tract, 28' of pavement, roll curbs, and an attached 6' sidewalk. This condition allows for the provision of full 18' driveways for each residence. These combined with each home's two-car garage offers ample off-street parking for this community.

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

Response: All mechanical equipment, appurtenances, and utilities will be screened by the landscaping and associated site walls and architectural design. Trash will be collected via individual refuse bins to be stored in resident's side yards.

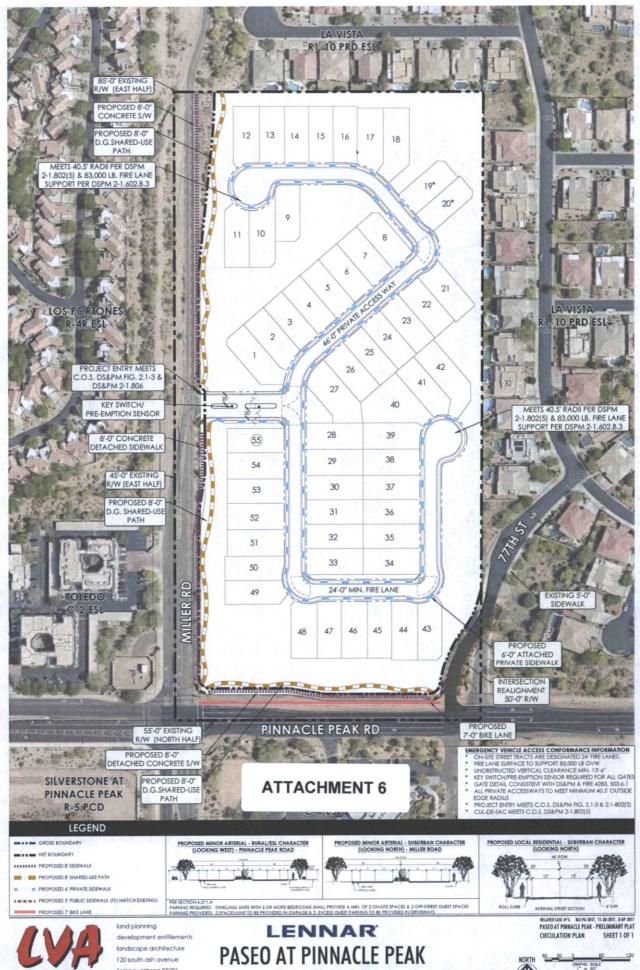




an RVi Company

PASEO AT PINNACLE PEAK CONTEXT AERIAL

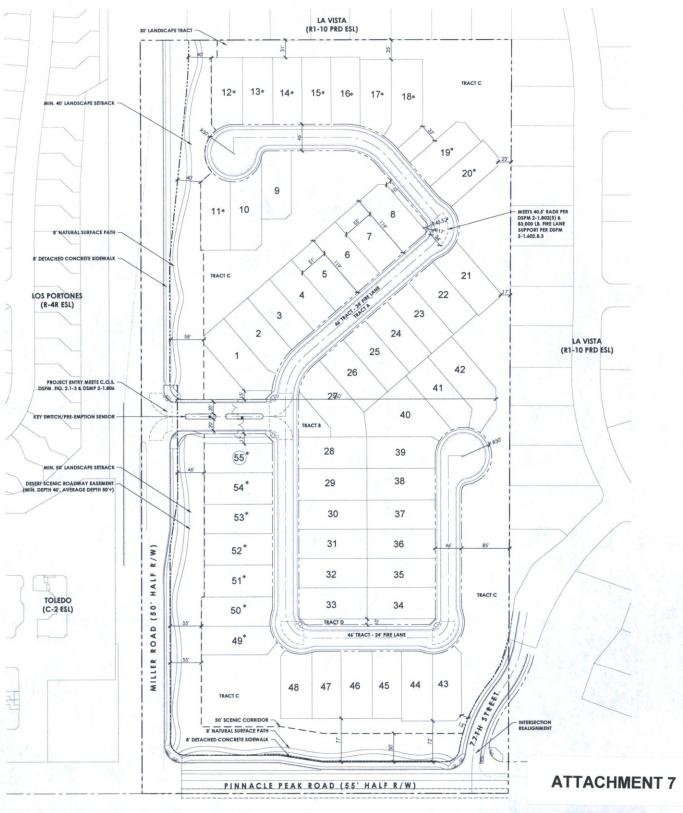




an RVi Company

tempe, arizona 85281





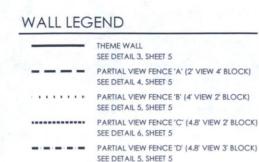




development entitlements landscape architecture 120 south ash avenue tempe, arizona 85281 480,994,0994

PASEO AT PINNACLE PEAK SITE PLAN & SCENIC CORRIDOR PLAN

GRAPHIC SOLE 1" = 50" 1786 DRAWN BY: AV 6/5/18



FULL VIEW FENCE SEE DETAIL 8, SHEET 5

THEME COLUMN SEE DETAIL 3, SHEET 5

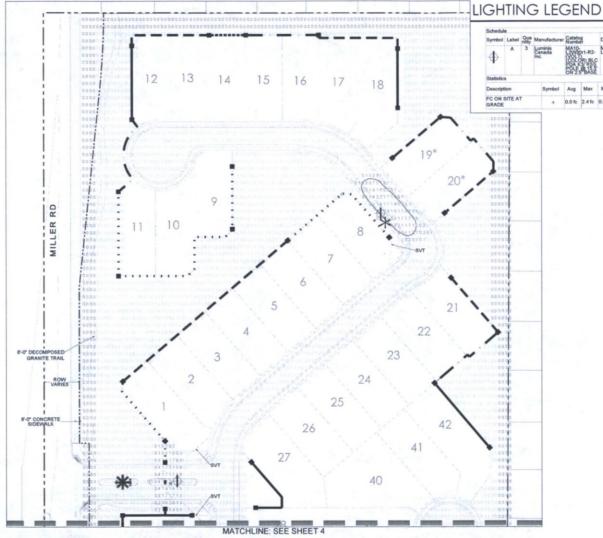
PRIMARY ENTRY MONUMENT LOCATION SEE DETAIL 1, SHEET 5

PROPOSED MAILBOX LOCATION SEE DETAIL 9, SHEET 5

VEHICULAR ACCESS GATES SEE DETAIL 2, SHEET 6

PEDESTRIAN ACCESS GATES SEE DETAIL 2, SHEET 6





KEY MAP

ATTACHMENT 8



an RVi Company

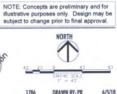
land planning development entitlements landscape architecture 120 south ash avenue tempe, arizona 85281 480.994.0994

PASEO AT PINNACLE PEAK CONCEPTUAL WALL & LIGHTING PLAN

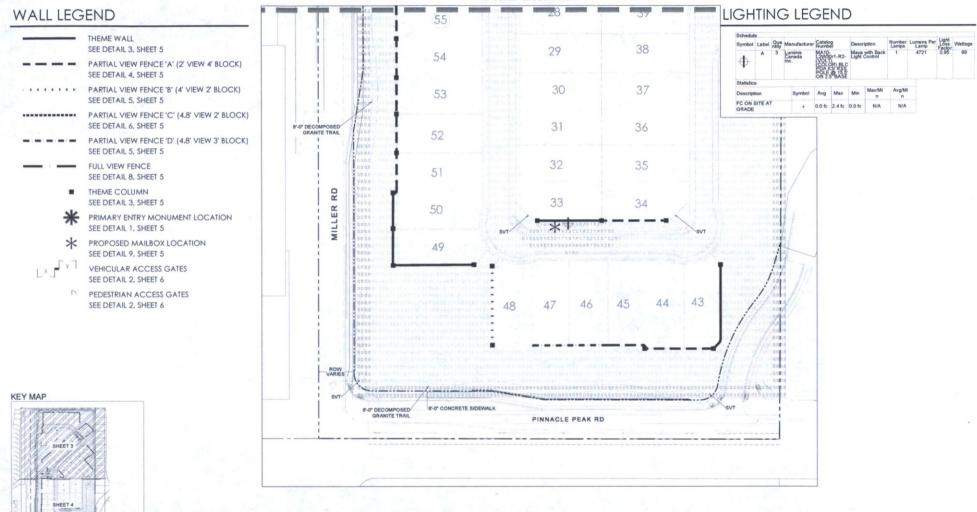


MA10-L2W30r1-R2-Light Control

0.0 fc 2.4 fc 0.0 fc N/A



MATCHLINE: SEE SHEET 3



NOTE: Concepts are preliminary and for illustrative purposes only. Design may be subject to change prior to final approval.



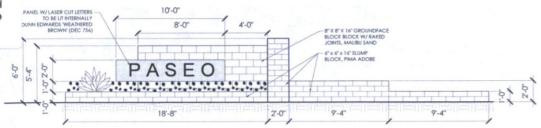
land planning development entitlements landscape architecture 120 south ash avenue tempe, arizona 85281

SCALE: N.T.S.

PASEO AT PINNACLE PEAK CONCEPTUAL WALL & LIGHTING PLAN
SHEET 4 OF 7



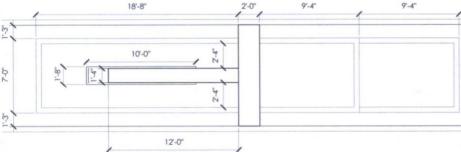




2" TUBULAR STEEL TOP, BOTTOM, & SIDE RAILS - DUNN EDWARDS WEATHERED BROWN' (DEC 756) 3/4" TUBULAR STEEL PICKET @ 4" O.C. - DUNN EDWARDS WEATHERED BROWN' (DEC 756) 6" x 4" x16" SLUMP BLOCK, PIMA ADOBE A" V A" V 1A" STANDARD CMII BLOCK -6" X 8" X 16" STANDARD CMU BLOCK W/ RAKED JOINTS, DUNN EDWARDS TRAIL DUST (DE6123)

PRIMARY ENTRY MONUMENT ELEVATION

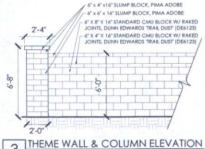
5 PARTIAL VIEW FENCE 'B' ELEVATION (4'/2')



2'-4" BOTTOM, & SIDE RAILS - DUNN EDWARDS WEATHERED BROWN' (DEC 756) 6" x 6" x 16" SLUMP BLOCK BOTTOM, & SIDE RAILS - DUNN EDWARDS WEATHERED - 6" x 6" x 16" SLUMP BLOCK, PIMA ADOBE BROWN' (DEC 756) 3/4" TUBULAR STEEL PICKET @ 4" O.C. - DUNN EDWARDS 3/4" TUBULAR STEEL PICKET @ 4" WEATHERED BROWN' (DEC 756) O.C. - DUNN EDWARDS WEATHERED BROWN' (DEC 756) - 6" x 4" x16" SLUMP BLOCK, PIMA ADOBE 6" x 4" x16" SLUMP BLOCK, PIMA ADOBE 6" X 8" X 16" STANDARD CMU BLOCK W/ RAKED JOINTS, DUNN EDWARDS TRAIL DUST - 6" X 8" X 16" STANDARD CMU BLOCK W/ RAKED JOINTS, DUNN EDWARDS 'TRAIL DUST' (DE6123) 6" X 4" X 16" STANDARD CMU BLOCK W/ RAKED JOINTS, DUNN EDWARDS 'TRAIL DUST (DE6123) - 6" X 4" X 16" STANDARD CMU BLOCK W/ RAKED JOINTS, DUNN EDWARDS TRAIL DUST (DE6123) 12-01

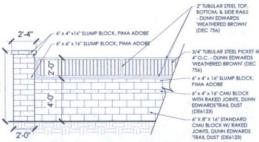
6 PARTIAL VIEW FENCE 'C' ELEVATION (4.8'/2')
SCALE: 3/8" = 1'-0"

PARTIAL VIEW FENCE 'D' ELEVATION (4.8'/3')

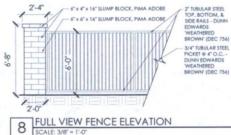


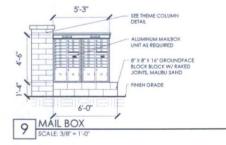
PRIMARY ENTRY MONUMENT PLAN





PARTIAL VIEW FENCE 'A' ELEVATION (2'/4')





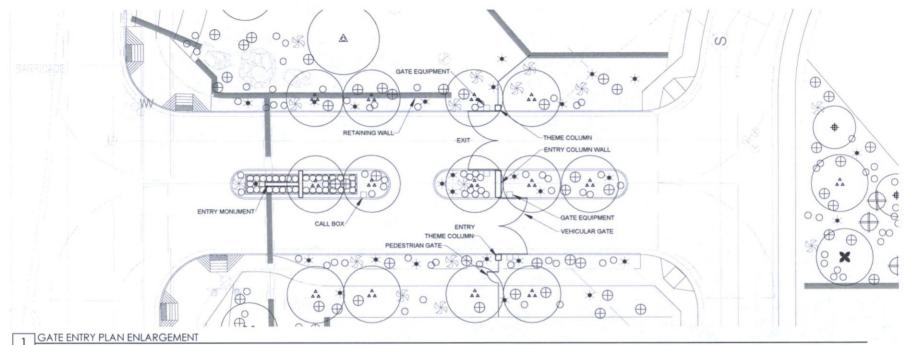


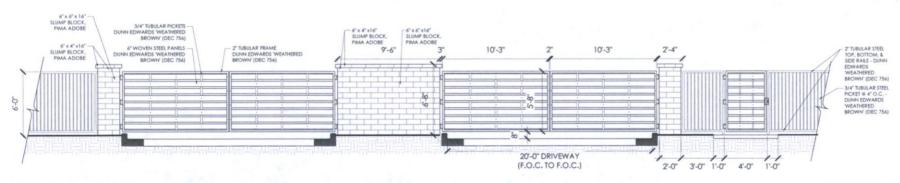
land planning development entitlements landscape architecture 120 south ash avenue tempe, arizona 85281 480.994.0994

PASEO AT PINNACLE PEAK **CONCEPTUAL WALL AND SIGNAGE DETAILS**



DRAWN BY: PR





VEHICULAR & PEDESTRIAN ACCESS GATE ELEVATION

NOTE: Concepts are preliminary and for illustrative purposes only. Design may be subject to change prior to final approval.



development entitlements landscape architecture 120 south ash avenue tempe, arizona 85281 480.994.0994

PASEO AT PINNACLE PEAK CONCEPTUAL GATE ENTRY
SHEET 6 OF 7



1786

DRAWN BY: PR

6/5/18

Paseo at Pinnacle Peak

PRELIMINARY PLAT CITIZEN & NEIGHBORHOOD INVOLVEMENT REPORT

This report has been prepared on behalf of Lennar Homes in conjunction with the Preliminary Plat Application for the proposed Paseo at Pinnacle Peak community. Paseo at Pinnacle Peak is being proposed on an approximately +/- 20-acre site located at the northeast corner of Miller Road & Pinnacle Peak Road. The project is envisioned as a high-end, fifty-five (55) lot community of single-family homes. A request to rezone the property from S-R to R1-10 PRD was approved in December 2017. The site plan and associated density have been designed to be complementary to neighboring properties and sensitive to the site's natural desert features.

The project team understands the importance of engaging surrounding neighbors early and often to ensure that the proposed development is compatible with the existing land use patterns of the area. A concerted outreach effort was made as part of the rezoning process for this site. This effort included a neighborhood meeting, two neighborhood notification letters which were mailed to all property owners located within 750' feet of the site, and one-on-one correspondence with neighbors via meetings, phone calls, and email. A Citizen & Neighborhood Involvement Report was prepared by Snell & Wilmer outlining the zoning outreach efforts. A copy has been included with report.

Now that the preliminary plat application process has begun for this site, another public outreach process has begun. The project team is committed to keeping surrounding residents informed of the development's progress as it moves forward into the preliminary plat stage. On Monday, April 2, 2018 a neighborhood notification letter was mailed the all property owners located within 750' feet of the site. This included 265 unique addresses. The letters included information explaining where the project is in the development plan process, described specifics of the proposed development plan, and provided contact information for the project team and City of Scottsdale staff so residents will be able to reach out to discuss any questions or concerns they may have. To date, three emailed responses to this letter have been received. Copies of that correspondence has been included with this report. The report will continue to be updated as necessary.

Attachments

- A. Preliminary Plat Neighborhood Letter
- B. Paseo at Pinnacle Peak 750' Mailing List
- C. Preliminary Plat Neighbor Correspondence
- D. Snell & Wilmer Zoning Neighborhood Involvement Report



March 30, 2018

120 S. Ash Avenue Tempe, AZ 85251 (480) 994-0994 www.lvadesign.com

Re: Paseo at Pinnacle Peak – Preliminary Plat Notification Northeast corner of Miller Road & Pinnacle Peak Road

Dear Neighbor/Landowner:

We are a land planning and landscape architecture firm working with Lennar Homes on a new residential community near your property. We recently worked with P.F. Chang's to successfully process a downzoning from Office to Single-family Residential. The current site plan is consistent with the plan that was approved with the zoning case in early December. The 20-acre community will consist of fifty-five (55) single-family residential homes. The property is located at 7676 E. Pinnacle Peak Road at the northeast corner of Miller Road and Pinnacle Peak Road and is currently occupied by the P.F. Chang's corporate office.

As we begin the next step of the design process with Lennar Homes, we are reaching out to inform you that we intend to submit for the review and approval of the preliminary plat and design review for the proposed community. As depicted in our recent zoning approval, the community will take access from a single gated entry off Miller Road, and will include the preservation of the site's major wash corridor. 28% of the property will be dedicated as natural area open space (N.A.O.S.) with much of this area located around the perimeter of the property as a natural buffer.

If you should have any comments or concerns regarding this preliminary plat request, please contact me by email (<u>astedman@rviplanning.com</u>) or by phone at (480) 994-0994. You may also contact Jesus Murillo with the City of Scottsdale at <u>imurillo@scottsdaleAZ.gov</u> or by phone at (480) 312-7849 and reference preapplication #362-PA-2017.

Sincerely,

Alex Stedman

LVA Urban Design Studio, an RVi Company

(480) 994-0994

astedman@rviplanning.com

LVA is now part of RVi Planning + Landscape Architecture www.rviplanning.com/lva



Owner	Address	City	State	Zip
DONOHUE JOHN/JULIE	5 HUNTER LANE	MEDWAY	MA	02053
MILLER-MOGLIANESI CARYN F	8 PARTRIDGE RUN	WARREN	NJ	07059
RAUCH STEVEN SCOTT/STACEY STECKLOW	50 LAKE RD	SHORT HILLS	NJ	07078
GRAY BRUCE A/KAREN I	59 DEARBORN DR	OLD TAPPAN	NJ	07675
MCALISTER DANIEL/HONORIA M	350 HERITAGE HLS	SOMERS	NY	10589
FEFES FAMILY LIVING TRUST	POSIDONOS ST. 4	VOULA		16673
CRAIG MARGARET M TR	5901 JACOBEAN PL	NEW MARKET	MD	21774
GS III REVOCABLE TRUST	7950 JONES BRANCH DR STE 700N	MCLEAN	VA	22107
ERKKILA DANIEL J & SUSAN E	6401 MUELLER LAKES LN	LOVELAND	ОН	45140
WEIS MICHAEL/VALERIE	657 BEARDSLEY ST	NORWALK	IA	50211
MCCABE ABE/LINDA	1320 MARTHA WASHINGTON DR	WAUWATOSA	WI	53213
BADINER STEVE J/ARLENE S	2210 ISENGARD ST	MINNETONKA	MN	55305
NORTH COUNTRY PROPERTIES INC	2350 HUNTER DR	CHANHASSEN	MN	55317
ENGLER ALAN M/ELAYNE D	18745 11TH AVE N	PLYMOUTH	MN	55447
HOPKINS RONALD/TINNISH SUE	1415 N SALEM BLVD	ARLINGTON HEIGHTS	IL	60004
SHEA DONALD P SR TR/CHRISTINE C TR	1250 WILDROSE LN	LAKE FOREST	IL	60045
MICHAEL P SIMMONS REVOCABLE LIVING TRUST DATE	4652 RFD	LONG GROVE	IL	60047
LEONARD MILLMAN TRUST/ROCHELLE MILLMAN TRUST	4174 TERRI LYN LN	NORTHBROOK	IL	60062
PLOTKIN ELLEN V TR	1319 CHICAGO AVE 405	EVANSTON	IL	60201
DAWSON BONNIE C	1719 MAYFAIR RD	CHAMPAIGN	IL	61821
FOSTER MORRIS/LINDA	1301 FM 2685	GLADWATER	TX	75647
WHITESTONE SHOPS AT PINNACLE LLC	2600 S GESSNER STE 500	HOUSTON	TX	77063
	2656 B SUMMER CREST CT	GRAND JUNCTION	СО	81506
SCHAEFER GREGORY B/MARY A	6112 LAFAYETTE LN	COEUR D ALENE	ID	83815
JUNCK SUSAN L	48 TIMBERLAKES	HEBER CITY	UT	84032
NIELSEN MICHAEL/CAMILLE		SANDY	UT	84090
BGY ASSOCIATES L C	PO BOX 900580	PHOENIX	AZ	85008
PINNACLE PEAK PROPERTY LLC	740 N 52ND ST 2400 E ARIZONA BILTMORE CIR STE 1300	PHOENIX	AZ	85016
BELLA VISTA HOMEOWNERS ASSOC INC		SCOTTSDALE	AZ	85022
JACKS MICHAEL M/ELLEN A	7725 E CAMINO DEL MONTE	PHOENIX	AZ	85027
BARRKMAN ROBERT A/LISA K	21438 N 7TH AVE		AZ	85028
EXCION CORPORATION	4626 E SHEA BLVD NO C-160	PHOENIX		85048
RELIANCE INTERNATIONAL GROUP LLC	15013 S 6TH PL	PHOENIX	AZ	
STUMBERG DOUGLAS J	7691 E STARLA DR	SCOTTSDALE	AZ	85050
LORENIA OCHOA TRUST	21807 N 37TH ST	PHOENIX	AZ	85050
LOS PORTONES COMMUNITY ASSOCIATION INC	PO BOX 62073	PHOENIX	AZ	85082
1ST ENTERPRISES INC	358 W FAIRWAY PL	CHANDLER	AZ	85225
BTE HOLDINGS LLC	2468 E PAGE AVE	GILBERT	AZ	85234
PFCCB PINNACLE PEAK LLC	7676 E PINNACLE PEAK RD	SCOTTSDALE	AZ	85244
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205	SCOTTSDALE	AZ	85251
PINNACLE PERIODONTIC REAL ESTATE LLC	10555 N TATUM BLVD SUITE A106	PARADISE VALLEY	AZ	85253
WALSH MICHAEL J/VICTORIA T TR	7838 E VISTA BONITA DR	SCOTTSDALE	AZ	85255
TOLLY DANIEL	7846 E VISTA BONITA DR	SCOTTSDALE	AZ	85255
DE CASTRO GUSTAVO AYRES/MARINHO VANESSA	23315 N 77TH WY	SCOTTSDALE	AZ	85255
CHO YOUNGSOO/GEMA E FERNANDEZ	23291 N 77TH WY	SCOTTSDALE	AZ	85255
SIBBACH JEFFREY M/LYNN M	23267 N 77TH WY	SCOTTSDALE	AZ	85255
BARTER CHRIS L/CHERISE	7734 E CONQUISTADORES DR	SCOTTSDALE	AZ	85255
KING JEFFREY M/LISA	7719 E CASITA DE RIO DR	SCOTTSDALE	AZ	85255
MAXSON DAVID/MELISSA	7703 E CASITAS DEL RIO DR	SCOTTSDALE	AZ	85255
TAMARA A MANERO LIVING TRUST/MANERO GARY J	7704 E CASITAS DEL RIO DR	SCOTTSDALE	AZ	85255
ROYBAL LIVING TRUST	7720 E CASITAS DEL RIO DR	SCOTTSDALE	AZ	85255
DE LA VINA JOSE/PATRICIA	7736 E CASITAS DEL RIO DR	SCOTTSDALE	AZ	85255
NAKHLA MEDHAT S TR	7721 E VISTA BONITA DR	SCOTTSDALE	AZ	85255
MCENROE JOHN E JR/ LORETTA A	7705 E VISTA BONITA DR	SCOTTSDALE	AZ	85255
SBM TRUST	7810 E SOFTWIND DR	SCOTTSDALE	AZ	85255
MARK AND JAMEY MACLEOD REVOCABLE LIVING TRUST	7807 E SOFTWIND DR	SCOTTSDALE	AZ	85255
TIMOTHY J CHMIELEWSKI AND TARYN L TR	23545 N 77TH ST	SCOTTSDALE	AZ	85255
MINNICK STEPHEN ALLEN/LINDA M	23474 N 77TH WAY	SCOTTSDALE	AZ	85255
DEMEO TRUST	23456 N 77TH PL	SCOTTSDALE	AZ	85255
TAYLOR CASEY L/MICHELE L TR	23469 N 77TH PL	SCOTTSDALE	AZ	85255
JOPPRU JEREMY J/JENNIFER L	23487 N 77TH PL	SCOTTSDALE	AZ	85255
JALOUDI ALIA A	23505 N 77TH PL	SCOTTSDALE	AZ	85255
SZILAGYI BRYAN M/KAREN TR	23523 N 77TH PL	SCOTTSDALE	AZ	85255

Owner	Address	City	State	Zip
TDK TRUST	23541 N 77TH PL	SCOTTSDALE	AZ	85255
SIERKA FAMILY TRUST	23559 N 77TH ST	SCOTTSDALE	AZ AZ	85255 85255
WEBER LIVING TRUST	23577 N 77TH ST	SCOTTSDALE SCOTTSDALE	AZ	85255
MOMBERGER CARL H II/SHERRY S TR	23595 N 77TH ST 23613 N 77TH ST	SCOTTSDALE	AZ	85255
DEIHL FAMILY TRUST	7711 ADELE CT	SCOTTSDALE	AZ	85255
TANG CHUN/WANG YAN M JAMES AND MARY BYRNE FAMILY TRUST	7711 ADELE CT	SCOTTSDALE	AZ	85255
EHTESHAMI SAMIRA/SARA	7735 E ADELE CT	SCOTTSDALE	AZ	85255
HUTCHING LIVING TRUST	7747 E ADELE CT	SCOTTSDALE	AZ	85255
ROBERT B AND JANICE L ALLEN LIVING TRUST	7759 E ADELE CT	SCOTTSDALE	AZ	85255
GORDON HENRY/LOUIS	7734 E ADELE CT	SCOTTSDALE	AZ	85255
BARILE FAMILY TRUST	7722 E ADELE CT	SCOTTSDALE	AZ	85255
STALLINGS SHANE	7710 E ADELE CT	SCOTTSDALE	AZ	85255
MINICHBAUER ROBERT/DEBORAH	7713 E CAMINO DEL MONTE	SCOTTSDALE	AZ	85255
RINALDI MARIANGELA	7737 E CAMINO DEL MONTE RD	SCOTTSDALE	AZ	85255
DAVIS ALAN BLAIR/LAMBERG DAWN MICHELLE	7749 E CAMINO DEL MONTE	SCOTTSDALE	AZ	85255
LANGSTROTH CARRIE	7761 E CAMINO DEL MONTE	SCOTTSDALE	AZ	85255
JORDAN A & BETH A SENNETT 2009 REVOCABLE TR	7762 E CAMINO DEL MONTE	SCOTTSDALE	AZ	85255
STRATIS KATHERINE PHYLLIS	7750 E CAMINO DEL MONTE	SCOTTSDALE	AZ	85255
DANIELS JOHN M/MARGARET E	7738 E CAMINO DEL MONTE	SCOTTSDALE	AZ	85255
CHAKKERA HARINI A/ANIL G TR	7726 E CAMINO DEL MONTE	SCOTTSDALE	AZ	85255
RILEY FAMILY TRUST	7714 E CAMINO DEL MONTE	SCOTTSDALE	AZ	85255
CAMPBELL KATHRYN	7727 E STARLA DR	SCOTTSDALE	AZ	85255
FRIELING JAMELLA L TR	7739 E STARLA DR	SCOTTSDALE	AZ	85255
HULTQUIST FAMILY TRUST	23873 N 77TH WY	SCOTTSDALE	AZ	85255
WELLER TRUST	23891 N 77TH WAY	SCOTTSDALE	AZ	85255
NAPIER STEVEN F/KUSTRON KIMBERLY G	23927 N 77TH WY	SCOTTSDALE	AZ	85255
ODELL SHARON M	20343 N HAYDEN RD STE 105-20	SCOTTSDALE	AZ	85255
BERRINGTON FAMILY REVOCABLE TRUST	23964 N 77TH WAY	SCOTTSDALE	AZ	85255
WEXLER RALPH J/NIREN-WEXLER SAMARA	23946 N 77TH WY	SCOTTSDALE	AZ	85255
DIMITRIOS AND BRIGETTE VLAHANDREAS LIV TRUST		SCOTTSDALE	AZ	85255
SHEN WEI/LIU LI	23910 N 77TH WY	SCOTTSDALE	AZ	85255
KALMANOVITZ JOSEPH P/ANDREA M	7750 E STARLA DR	SCOTTSDALE	AZ	85255
SANDERS PAUL H/MELANIE S	7726 E STARLA DR	SCOTTSDALE	AZ	85255
MOESTA DANIEL T/BARBARA LYNN	7694 E MARIPOSA GRANDE RD	SCOTTSDALE	AZ	85255 85255
BOHRER MICHAEL N/SHARON ROSA	7682 E MARIPOSA GRANDE RD	SCOTTSDALE	AZ AZ	85255
MCNEIL HOLDINGS LLC	24029 N 76TH PL	SCOTTSDALE SCOTTSDALE	AZ	85255
COLBY JEFF J/GWENDOLYN R	24030 N 76TH PL	SCOTTSDALE	AZ	85255
WASSERSTROM SETH/RACHEL	24012 N 76TH PL 7645 E MARIPOSA GRANDE DR	SCOTTSDALE	AZ	85255
LEVINE JOSEPH J/TAMMY S	7657 E MARIPOSA GRANDE DR	SCOTTSDALE	AZ	85255
TOSCHIK EDWARD L/CHRISTINE A	7669 E MARIPOSA GRANDE DR	SCOTTSDALE	AZ	85255
WILDER DAVID M/PAMELA D TR BROWN AARON/MELANIE	7681 E MARIPOSA GRANDE DR	SCOTTSDALE	AZ	85255
FITZGERALD GARY A	7688 E SOFTWIND DR	SCOTTSDALE	AZ	85255
MALTZMAN STEVEN B/MORRINE P	7676 E SOFTWIND DR	SCOTTSDALE	AZ	85255
CALL DAVID M/ELIZABETH A SCHALLOP	22217 N 79TH PL	SCOTTSDALE	AZ	85255
PRZADAK MAREK/IWONA	7640 E SOFTWIND DR	SCOTTSDALE	AZ	85255
RAPASKY JOHN R III	7639 E SOFTWIND DR	SCOTTSDALE	AZ	85255
FERRARI ROBERT II	7561 E SOFTWIND DR	SCOTTSDALE	AZ	85255
BOWERS JOHN C/LINDA H	7663 E SOFTWIND DR	SCOTTSDALE	AZ	85255
LI LEON M/JACKIE T	7675 E SOFTWIND DR	SCOTTSDALE	AZ	85255
MCDONALD MICHAEL J/TERRIE J	7687 E SOFTWIND DR	SCOTTSDALE	AZ	85255
BATES FAMILY LIVING TRUST	7690 E STARLA DR	SCOTTSDALE	AZ	85255
BOERNER STEVEN P/SARAH M	7664 E STARLA DR	SCOTTSDALE	AZ	85255
SWEETSER PATRICK M/DANIELLE	7654 E STARLA DR	SCOTTSDALE	AZ	85255
JUHL ELIZABETH	7642 E STARLA DR	SCOTTSDALE	AZ	85255
TOLMAN KEVIN D/JODI S	7630 E STARLA DR	SCOTTSDALE	AZ	85255
BROOKSBANK WILLIAM JR TR	7618 E STARLA DR	SCOTTSDALE	AZ	85255
GARY R DOYLE REVOCABLE LIVING TRUST	7619 E STARLA DR	SCOTTSDALE	AZ	85255
JOHN B GLATZ LIVING TRUST	7631 E STARLA DR	SCOTTSDALE	AZ	85255
VAN VALKENBURG LUCILLE L TR	7643 E STARLA DR	SCOTTSDALE	AZ	85255
COLEMAN STEPHEN	7655 E STARLA DR	SCOTTSDALE	AZ	85255

Owner	Address	City	State	Zip
RINALDI MICHAEL	23724 N 77TH ST	SCOTTSDALE	AZ	85255
MIAO FAMILY TRUST	7774 E FLEDGLING DR	SCOTTSDALE	AZ	85255
SHIPLEY BRADEN A/DANA LAUREN	23634 N 77TH ST	SCOTTSDALE	AZ	85255
MARSHALL CAROLYN M	23616 N 77TH ST	SCOTTSDALE	AZ	85255
SOPHIEA NORMAN G/PATRICIA M	23598 N 77TH ST	SCOTTSDALE	AZ	85255
MURDY DUNCAN S/MOGEN JILL L	23580 N 77TH ST	SCOTTSDALE	AZ	85255
GROVER GULJOT SINGH	23562 N 77TH ST	SCOTTSDALE	AZ	85255
LOMBARDO JESSE JAMES/MICHELLE E	7818 E NESTLING WAY	SCOTTSDALE	AZ	85255
FIGUEROA MATTHEW J/MELISSA TR	23686 N 78TH ST	SCOTTSDALE	AZ	85255
POLIZZI LIVING TRUST	23644 N 78TH ST	SCOTTSDALE	AZ	85255
BOWMAN WILLIAM A/KIM TR	23602 N 78TH ST	SCOTTSDALE	AZ	85255
MANGALAT JAN/KALLIANI TR	23560 N 78TH ST	SCOTTSDALE	AZ	85255
YOUNG MICHAEL E/LUX TATE	23476 N 78TH ST	SCOTTSDALE	AZ	85255
BHANDARI SHIV	23434 N 78TH ST	SCOTTSDALE	AZ	85255
HOLTE NANCY CAROLYN	23628 N 75TH ST	SCOTTSDALE	AZ	85255
ROTOLO MICHELE	23670 N 75TH ST	SCOTTSDALE	AZ	85255
POWERS NANCY/FILASKY GREGORY	23684 N 75TH ST	SCOTTSDALE	AZ	85255
LEE KAREN	23714 N 75TH ST	SCOTTSDALE	AZ	85255
LEITZEN LOREEN A	23756 N 75TH ST	SCOTTSDALE	AZ	85255
ESTEP LIVING TRUST	25243 N RANCH GATE RD	SCOTTSDALE	AZ	85255
SMITH PATRICIA L	23798 N 75TH ST	SCOTTSDALE	AZ	85255
NICHOLLS FAMILY TRUST	23814 N 75TH ST	SCOTTSDALE	AZ	85255
JESTER TERESA L	23828 N 75TH ST	SCOTTSDALE	AZ	85255
TURID F SABIA LIVING TRUST	23842 N 75TH ST	SCOTTSDALE	AZ	85255
	23856 N 75TH ST	SCOTTSDALE	AZ	85255
VINCENT & REBECCA LAURIA TRUST	PO BOX 28337	SCOTTSDALE	AZ	85255
WRIGHT JOHN R		SCOTTSDALE	AZ	85255
NELSON PHILLIP R/BELT HEATHER HAUSER	23920 N 75TH ST		AZ	85255
MORRISSEY JAMES/SABRINA	23940 N 75TH ST	SCOTTSDALE		85255
JEFFREY SIMPSON LIVING TRUST	23960 N 75TH ST	SCOTTSDALE	AZ AZ	85255
ENYART PAULA J	23980 N 75TH ST	SCOTTSDALE		85255
RUYLE JOAN E	23895 N 75TH ST	SCOTTSDALE	AZ	
PHILLIPS SHARON J TR	23885 N 75TH ST	SCOTTSDALE	AZ	85255 85255
WILSON LARRY II/WILLAJEAN	23845 N 75TH PL	SCOTTSDALE	AZ	
WAGNER SUZANNE D	23835 N 75TH PL	SCOTTSDALE	AZ	85255
LABOWITCH MICHAEL R/DOLORES F TR	23775 N 75TH PL	SCOTTSDALE	AZ	85255
DEBRA LOVAS LIVING TRUST	23765 N 75TH PLACE	SCOTTSDALE	AZ	85255
DAVIS GLENDA R TR	23735 N 75TH PL	SCOTTSDALE	AZ	85255
MAZZIO PHILIP G SR	23725 N 75TH PL	SCOTTSDALE	AZ	85255
FOSS SANDRA LEE TR	23705 N 75TH PL	SCOTTSDALE	AZ	85255
STIPHO BASHAR/NAKASHA HALA	23665 N 75TH PL	SCOTTSDALE	AZ	85255
PETERSON KATHERINE S	23655 N 75TH PL	SCOTTSDALE	AZ	85255
BROCKMAN MARY K	23635 N 75TH PL	SCOTTSDALE	AZ	85255
BEHN NORMAN S/CHERIE A	23595 N 75TH PL	SCOTTSDALE	AZ	85255
COPENHAVER DAVID A/MIDKIFF DAVID L	23585 N 75TH PL	SCOTTSDALE	AZ	85255
RINALDI PROPERTY MANAGEMENT LLC	23565 N 75TH PL	SCOTTSDALE	AZ	85255
GREEN CHARLES L	23535 N 75TH PL	SCOTTSDALE	AZ	85255
JOSEPH AND STELLA NOTARO LIVING TRUST	23525 N 75TH PL	SCOTTSDALE	AZ	85255
DEUSER-SKY FAMILY TRUST	23515 N 75TH PL	SCOTTSDALE	AZ	85255
DOMINICI JULIE A	23505 N 75TH PL	SCOTTSDALE	AZ	85255
KRAMER CHARLENA	23528 N 75TH ST	SCOTTSDALE	AZ	85255
DOYLE GIGI M	23556 N 75TH ST	SCOTTSDALE	AZ	85255
TUCKER BARBARA J	23570 N 75TH ST	SCOTTSDALE	AZ	85255
TUTTLEMAN ETHEL LEAH	23584 N 75TH ST	SCOTTSDALE	AZ	85255
WOOD JANEL MARIE	23645 N 75TH ST	SCOTTSDALE	AZ	85255
BAREWIN ROBERT D/ARLENE I TR	7515 E CAMINO REAL	SCOTTSDALE	AZ	85255
PETRY KEVIN A/KALA A	7521 E CAMINO REAL	SCOTTSDALE	AZ	85255
WAGNER TERRI	7520 E CAMINO REAL	SCOTTSDALE	AZ	85255
SWANSON KENNETH P	23725 N 75TH ST	SCOTTSDALE	AZ	85255
PYRZ JAMES M/MARY C	23745 N 75TH ST	SCOTTSDALE	AZ	85255
LUCKY LAURA	23785 N 75TH ST	SCOTTSDALE	AZ	85255
SCHECK JUDY LYNN	23830 N 75TH PL	SCOTTSDALE	AZ	85255
LP2013 LLC	25985 N 115TH WAY	SCOTTSDALE	AZ	85255

Owner	Address	City	State	Zip
ORENT CRAIG/NICOLE	23740 N 75TH PL	SCOTTSDALE	AZ	85255
MOORE LINDA K WILSON TR	23714 N 75TH PL	SCOTTSDALE	AZ	85255
EISELE THOMAS S	PO BOX 28724	SCOTTSDALE	AZ	85255
SCHNEIDER FRANK/VALERIE	23660 N 75TH PL	SCOTTSDALE	AZ	85255
ENGSTROM DAVID E/MICHELLE A	7540 CAMINO REAL	SCOTTSDALE	AZ	85255
ALLEN DOUGLAS/CARLSEN ELYSE	7527 E CAMINO REAL	SCOTTSDALE	AZ	85255
LINDAMOOD JO	7533 E CAMINO REAL	SCOTTSDALE	AZ	85255
MARK AND DIANE VILDOSOLA LIVING TRUST	23640 N 75TH PLACE	SCOTTSDALE	AZ	85255
DI CHIARA JOSEPHINE TR	23580 N 75TH PL	SCOTTSDALE	AZ	85255
MAZUREK ROBERT W/JANE C	23540 NORTH 75TH PL	SCOTTSDALE	AZ	85255
PAULSON CHRISTINA M	23520 NORTH 75TH PLACE	SCOTTSDALE	AZ	85255
SEIXAS HELGA TR	23500 N 75TH PL	SCOTTSDALE	AZ	85255
WOODALL BARBARA DIANE TR	23575 N 75TH ST	SCOTTSDALE	AZ	85255
SPER DEVIN/TANYA	23595 N 75TH ST	SCOTTSDALE	AZ	85255
KFDT LLC	7500 E PINNACLE PEAK RD STE 100	SCOTTSDALE	AZ	85255
ATS HOLDING COMPANY LLC	7500 E PINNACLE PEAK RD UNIT 103	SCOTTSDALE	AZ	85255
	18835 N THOMPSON PEAK PKWY SUITE 206	SCOTTSDALE	AZ	85255
DPLB INVESTMENTS LLC	7500 E PINNACLE PEAK RD UNIT A109	SCOTTSDALE	AZ	85255
RISING STAR TUTORING LLC		SCOTTSDALE	AZ	85255
PINNACLE PERIODONTIC REAL ESTATE LLC	7500 E PINNACLE PEAK RD STE A 200	SCOTTSDALE	AZ	85255
SONORAN DENTAL DESIGN BUILDING LLC	7500 E PINNACLE PEAK RD STE A204			85255
ODELOT LLC	8924 E PINNACLE PEAK RD G5-426	SCOTTSDALE	AZ	
J MYREN III LLC	7500 E PINNACLE PEAK RD STE A209	SCOTTSDALE	AZ	85255
CHANDLER JARED M	7502 E PINNACLE PEAK RD UNIT B116	SCOTTSDALE	AZ	85255
BIERL HOLDINGS LLC	7502 E PINNACLE PEAK RD	SCOTTSDALE	AZ	85255
B 216 PROPERTIES LLC	7502 E PINNACLE PEAK RD UNIT B-216	SCOTTSDALE	AZ	85255
B 216 PROPERTIES LLC	7502 E PINNACLE PEAK RD	SCOTTSDALE	AZ	85255
ODELOT LLC	7502 E PINNACLE PEAK RD STE B 214	SCOTTSDALE	AZ	85255
GREG A HEMSTREET REVOCABLE LIVING TRUST	7440 E PINNACLE PEAK RD	SCOTTSDALE	AZ	85255
PPOP LLC	8707 E VISTA BONITA DR STE 230	SCOTTSDALE	AZ	85255
LA VISTA AT PINNACLE PEAK HOMEOWNERS ASSOC	7500 N DOBSON RD STE 150	SCOTTSDALE	AZ	85256
MEHDI ABDOLI-YASDI/7667 R STARLA DRIVE LLC	9229 E BAYVIEW DR	SCOTTSDALE	AZ	85258
VISTA MONTEREY COMMUNITY ASSOCIATION	9000 E PIMA CTR PKWY 300	SCOTTSDALE	AZ	85258
DMEI MILLER LLC	11606 E CHARTER OAK DR	SCOTTSDALE	AZ	85259
SILVERSTONE DEVELOPMENT INC	14747 N NORTHSIGHT BLVD #111-431	SCOTTSDALE	AZ	85260
FABOZZI MARIA	14000 N 94TH ST 2181	SCOTTSDALE	AZ	85260
FULKS MERLYN S TR	24000 N 75TH PL	SCOTTSDALE	AZ	85260
LOS PORTONES TOWNHOMES ASSOCIATION INC	16441 N 91ST STE 104	SCOTTSDALE	AZ	85260
LOS PORTONES TOWNHOMES ASSOCIATION INC	16441 N 91ST STE 104	SCOTTSDALE	AZ	85260
PHOENIX INCOME TAX INC	9812 E LOFTY POINT RD	SCOTTSDALE	AZ	85262
ROSEN DAVID K/BETH R	7738 E STARLA DR	SCOTTSDALE	AZ	85265
PETERSON MARK A/CHANTEL C	30598 N 73RD ST	SCOTTSDALE	AZ	85266
LYNCH CARLEEN K	30588 N MILLER RD	SCOTTSDALE	AZ	85266
CAT HOLDINGS LLC	7378 E SONORAN TRL	SCOTTSDALE	AZ	85266
HAYDEN ROAD PROPERTIES LLC	16853 E PALISADES BLVD SUITE 101	FOUNTAIN HILLS	AZ	85268
ARIKAT MOHAMMED A	700 W UNIVERSITY DR 114	TEMP	AZ	85281
STONEBURNER DEAN W/MARTHA G	23542 N 75TH ST	SCOTTSDALE	AZ	85285
ALTIERI ANTHONY F/KATHRYN	23730 N 75TH PL	SCOTTSDALE	AZ	85285
TSANG WAI KWONG/CHAN SUET MING	2648 S WHETSTONE PL	CHANDLER	AZ	85286
KOCH STEVEN/SARA V	2910 S GREENFIELD RD	GILBERT	AZ	85295
REED FAMILY REVOCABLE LIVING TRUST	456 CASA DE CAMPO DR	PRESCOTT	AZ	85301
CHARISMA INVESTMENTS LLC	20882 N 69TH DR	GLENDALE	AZ	85308
	4230 W ELECTRA LN	GLENDALE	AZ	85310
MITCHELL JOSEPH A			AZ	85377
WHITTINGTON THOMAS L/ASHLEY J	POBOX 5827	CAREFREE	AZ	86004
OVEREND MARILYN C	873 N LONE OAK WY	FLAGSTAFF		
TORKZADEH ALIREZA	PO BOX 1601	TOPANGA	CA	90290
BOWERS DWIGHT/MARTHA	12406 FOX HOLLOW CT	BAKERSFIELD	CA	93312
SCHULER EDWIN F/JANET C	708 NORTHBROOK DR	LOMPOC	CA	93436
KKG HOLDINGS LLC	340 RED MAPLE DR	DANVILLE	CA	94506
VPS2 LLC	2264 MCGILCHRIST ST SE	SALEM	OR	97302
LARSEN MARK/GAYLE L TR	5235 S 279TH ST	AUBURN	WA	98001
STIMAC GARY K/SUSAN R TR	18206 NW MONTREUX DR	ISSAQUAH	WA	98027
THOMPSON JAMES R/M ROXANNE	21023 44TH AVE E	SPANAWAY	WA	98387

Owner	Address	City	State	Zip
FRENCH JOHN M/SHELLY E	23302 SUNSHINE LN	COUNCIL BLUFFS	IA	51503-7805
SARAH NYQUIST REVOCABLE TRUST	23742 N 75TH ST	SCOTTSDALE	AZ	85255-3443
RUSSO FAMILY TRUST	23705 N 75TH ST	SCOTTSDALE	AZ	85255-3444
NELSON KIRK/CHERYL A	23339 N 77TH WAY	SCOTTSDALE	AZ	85255-4128
HERRING LAWRENCE S/MARY A TR	7737 E VISTA BONITA DR	SCOTTSDALE	AZ	85255-4129
HOLLAND MARK E	23670 N 77TH ST	SCOTTSDALE	AZ	85255-6145
AGUIRRE EDGAR A/NANCY A	7679 E STARLA DR	SCOTTSDALE	AZ	85255-6149
KARAMAN DAMIR/NINA	23909 N 77TH WAY	SCOTTSDALE	AZ	85255-6153
BONG KEUM S	7664 E SOFTWIND DR	SCOTTSDALE	AZ	85255-6154
BALESTRA RICHARD/MICHELLE	7693 E MARIPOSA GRANDE RD	SCOTTSDALE	AZ	85255-6155
TOLEDO B219 LLC	7502 E PINNACLE PEAK RD SUITE B219	SCOTTSDALE	AZ	85255-6170
PINNACLE PROPERTY INVESTORS LLC	9377 E BELL RD SUITE 379	SCOTTSDALE	AZ	85260-1505
RASO ENZO/LEONILDE LEE	7155 TWENTY RD E	HANNON	ON	LOR1PO
OLIVER WILLIAM DAVID/DAY GLENDA ROSE	57 HUNTLEY ST	TORONTO	ON	M4Y 2L2
101158713 SASKATCHEWAN LTD	PO BOX 8522	SAKATOON	SK	S7K6K7
BOZEK LINDA/COTE MICHAEL P	159 HAWKSODE CLOSE NORTHWEST	CALGARY	AB	T3G3K8
HODGINS KENNETH BRUCE	5299 KETCH PL	DELTA	BC	V4K 4Z4

Annie Vos

From:

Alex Stedman

Sent:

Thursday, April 5, 2018 7:45 AM

To:

Dennis McNeil

Cc:

imurillo@scottsdaleaz.gov; Annie Vos

Subject:

RE: Paseo at Pinnacle Peak

Importance:

Low

Good Morning Dennis – During the zoning process, the City required that the following improvements be made to Miller Road:

- Full width street section for a Major Collector from subdivision entry street south for approximately 250 feet to provide a full 4-lane roadway section with raised median.
- Provide a paved transition from this wider section to the existing 2-lane section to the north
- Include deceleration lane at project entrance

This does not include street improvements north of our entrance on Miller, with exception of the transition (tapering) area. Please let me know if you have any other questions. Thank you.

PLEASE NOTE MY NEW E-MAIL ADDRESS: astedman@rviplanning.com

Alex Stedman, Project Director

LVA urban design studio, an RVi company

astedman@rviplanning.com

480.994.0994 main · 480-586-2350 direct

Ivadesign.com · rviplanning.com

NOTICE: This electronic mall message is intended exclusively for the individual or entity to which it is addressed. This message, together with any attachment, may contain confidential and privileged information. Any unauthorized review, use, print, retain, copy, disclosure or distribution is strictly prohibited. If you have received this message in error, please immediately advise the sender by reply ernall message to the sender and delete all copies of this message. Thank you.

Use of these drawings and data, in whole or in part for any purpose or project other than the project which is the subject is prohibited without the written consent of RVI. You agree to waive all claims against RVI resulting in any way from any unauthorized changes or reuse of the drawings and data for any project by anyone other than RVI. Copyright RVI.

From: Dennis McNeil <

Sent: Thursday, April 05, 2018 6:23 AM

To: Alex Stedman <astedman@rviplanning.com>

Cc: jmurillo@scottsdaleaz.gov Subject: Paseo at Pinnacle Peak

Good Morning,

I received your letter in the mail, I am a homeowner at La Vista at Pinnacle Peak and was wondering if Miller Rd will be redone north of Pinnacle Peak along side your development as it is in such bad shape? If so, will the new road mirror only your development, or extend to the La Vista back entrance?

Thank you,

Dennis McNeil

Annie Vos

From:

Alex Stedman

Sent:

Thursday, April 5, 2018 7:35 AM

To:

brigetteaz@cox.net

Cc:

Annie Vos

Subject:

RE: Paseo at Pinnacle Peak

Importance:

Low

Good Morning Brigette – We are still working on the plat, but expect to submit to the City tomorrow. We can forward a draft copy to you then. Yes, we will be realigning the entry street with the commercial center on the other side of Pinnacle Peak Road. Thank you.

PLEASE NOTE MY NEW E-MAIL ADDRESS: astedman@rviplanning.com

Alex Stedman, Project Director
LVA urban design studio, an RVi company
astedman@rviplanning.com
480.994.0994 main · 480-586-2350 direct
lvadesign.com · rviplanning.com

NOTICE: This electronic mail message is intended exclusively for the individual or entity to which it is addressed. This message, together with any attachment, may contain confidential and privileged information. Any unauthorized review, use, print, retain, copy, disclosure or distribution is strictly prohibited. If you have received this message in error, please immediately advise the sender by reply email message to the sender and delete all copies of this message. Thank you.

Use of these drawings and data, in whole or in part for any purpose or project other than the project which is the subject is prohibited without the written consent of RVi. You agree to waive all claims against RVi resulting in any way from any unauthorized changes or reuse of the drawings and data for any project by anyone other than RVi. Copyright RVi.

From: brigetteaz@cox.net

Sent: Wednesday, April 04, 2018 6:49 PM

To: Alex Stedman <astedman@rviplanning.com>

Subject: re: Paseo at Pinnacle Peak

Hi Andrew,

Can you please forward a copy of the plat map.

I am in favor of the new development. Do you know if the gate and entrance off Pinnacle Peak will line up with the turn in lane into the strip center across the street? This was mentioned in previous letters.

Regards,

Brigette Vlahandreas

Annie Vos

From:

Alex Stedman

Sent:

Thursday, April 5, 2018 3:02 PM

To:

Ed Toschik

Cc:

'John Torres'; Annie Vos

Subject:

RE: PF Chang development

Importance:

Low

Hi Ed – We are in the process of preparing the pre-plat document, and intend to submit to the City tomorrow. We will email you a PDF of the document early next week. Thanks!

PLEASE NOTE MY NEW E-MAIL ADDRESS: astedman@rviplanning.com

Alex Stedman, Project Director
LVA urban design studio, an RVi company
astedman@rviplanning.com
480.994.0994 main · 480-586-2350 direct
lvadesign.com · rviplanning.com

NOTICE: This electronic mail message is intended exclusively for the individual or entity to which it is addressed. This message, together with any attachment, may contain confidential and privileged information. Any unauthorized review, use, print, retain, copy, disclosure or distribution is strictly prohibited. If you have received this message in error, please immediately advise the sender by reply email message to the sender and delete all copies of this message. Thank you.

Use of these drawings and data, in whole or in part for any purpose or project other than the project which is the subject is prohibited without the written consent of RVi. You agree to waive all claims against RVI resulting in any way from any unauthorized changes or reuse of the drawings and data for any project by anyone other than RVi. Copyright RVi.

From: Ed Toschik

Sent: Thursday, April 05, 2018 2:57 PM

To: Alex Stedman <astedman@rviplanning.com>
Cc: 'John Torres' <John.Torres@associa.us>

Subject: PF Chang development

Hi Alex. Thanks for the letter. Could you send me the preliminary plot and design that you will be submitting for approval. Thanks. Ed

EXHIBIT B

Snell & Wilmer

LAWOFFICES

One Arizona Center 400 E. Van Buren, Suite 1900 Phoenix, AZ 85004-2202 602.382.6000 602.382.6070 (Fax) DENVER
LAS VEGAS
LOS ANGELES
LOS CABOS
ORANGE COUNTY
PHOENIX
RENO
SAET LAKE CITY

Noel J. Griemsmann 602.382.6824 ngriemsmann@swlaw.com

June 14, 2017

Taylor Reynolds
Senior Planner - Long Range Planning
Planning and Development Services
Long Range Planning Services
City of Scottsdale
7447 E Indian School Rd STE 105
Scottsdale, AZ

Re:

Neighborhood Involvement Report for the 7676 East Pinnacle Peak Road Major

General Plan Amendment Request (P.F. Chang's)

Dear Taylor:

On behalf of PFCCB Pinnacle Peak, LLC, which is a subsidiary of P.F. Chang's China Bistro, Inc, our firm filed a Major General Plan Amendment application for their property located at 7676 East Pinnacle Peak Road (P.F. Chang's Corporate Office) on May 19, 2017.

Subsequent to that filing, we held an open house meeting to review the request with neighboring property owners on June 7, 2017.

Enclosed please find the completed Neighborhood Involvement Report, which satisfies the neighborhood involvement requirements per the Neighborhood Involvement and General Plan Checklist.

As this case moves forward, we will continue to engage with project neighbors and stakeholders to answer questions, provide information and to work on addressing comments or concerns. We look forward to additional dialogue.

Respectfully submitted,

Snell & Wilmer

Noel & Griemsmann, AICP

Snell & Wilmer is a member of LEX MUNDI, The Leading Association of Independent Law Firms

4820-2641-1850

INDEX

TAB A - 750' PROPERTY OWNER NOTIFICATION MAP

TAB B - NEIGHBORHOOD OPEN HOUSE NOTIFICATION LISTS (CITY PROVIDED)

TAB 1 - 750' PROPERTY OWNER LIST

TAB 2 - HOA CONTACT LIST

TAB 3 - INTERESTED PARTIES LIST

TAB 4 - ADJACENT JURISDICTION LIST

TAB 5 - GENERAL PLAN LIST

TAB C - DESCRIPTION OF NEIGHBORHOOD OPEN HOUSE NOTIFICATION/OUTREACH

TAB D - NEIGHBORHOOD OPEN HOUSE NOTIFICATION

TAB 1 - MAY 17, 2017 NOTIFICATION

TAB 2 - MAY 26, 2017 NOTIFICATION

TAB E - RECEIVED CORRESPONDENCE [TABS 1-7]

TAB F - SIGN POSTING AFFIDAVIT

TAB G - NEIGHBORHOOD OPEN HOUSE REPORT

TAB 1 - DISCUSSION ITEMS/RESPONSES

TAB 2 - SIGN-IN SHEETS

TAB 3 - RECEIVED COMMENT CARDS

TAB H - NEIGHBORHOOD INVOLVEMENT GENERAL PLAN CHECKLIST

TAB A

750 FOOT PROPERTY OWNER NOTIFICATION



4-PP-2018 04/06/18

TAB B

NEIGHBORHOOD OPEN HOUSE CITY PROVIDED NOTIFICATION LISTS

- 1. 750' Property Owner List
- 2. HOA Contact List
- 3. Interested Parties List
- 4. Adjacent Jurisdiction List
- 5. General Plan List

1. 750' Property Owner List (City Provided)

LOS PORTONES COMMUNITY RUSSO VINCENT/CATHERINE LEITZEN LOREEN A ASSOCIATION INC. 23756 N 75TH ST 23705 N 75TH ST PO BOX 62073 SCOTTSDALE, AZ 85255 SCOTTSDALE, AZ 85255 PHOENIX, AZ 85082 COPENHAVER DAVID A/ PAULSON CHRISTINA M PFCCB PINNACLE PEAK LLC MIDKIFF DAVID L 23520 NORTH 75TH PLACE 7676 E PINNACLE PEAK RD 23585 N 75TH PLACE SCOTTSDALE, AZ 85255 SCOTTSDALE, AZ 85244 SCOTTSDALE, AZ 85255 **EISELE THOMAS S** SCHAEFER GREGORY B/MARY A GRAY BRUCE A/KAREN I P O BOX 28724 2656 B SUMMER CREST CT 59 DEARBORN DR SCOTTSDALE, AZ 85255 OLD TAPPAN, NJ 07675 **GRAND JUNCTION, CO 81506** LOS PORTONES TOWNHOMES BEESLEY HOWARD L/NANCY A TR WRIGHT JOHN R ASSOCIATION INC PO BOX 28337 23785 N 75TH ST 16441 N 91ST, STE 104 SCOTTSDALE, AZ 85255 SCOTTSDALE, AZ 85255 SCOTTSDALE, AZ 85260 SARAH NYQUIST REVOCABLE TRUST ALLEN DOUGLAS/CARLSEN ELYSE DOYLE GIGI M 23742 N 75TH ST 7527 E CAMINO REAL 23556 N 75TH ST SCOTTSDALE, AZ 85255 SCOTTSDALE, AZ 85255-3443 SCOTTSDALE, AZ 85255 HOPKINS RONALD/TINNISH SUE LEE KAREN BEHN NORMAN S/CHERIE A 1415 N SALEM BLVD 23714 N 75TH ST 23595 N 75TH PL SCOTTSDALE, AZ 85255 SCOTTSDALE, AZ 85255 ARLINGTON HEIGHTS, IL 60004 **DEBRA LOVAS LIVING TRUST** JEFFREY SIMPSON LIVING TRUST PYRZ JAMES M/MARY C 23960 N 75TH ST 23765 N 75TH PLACE 23745 N 75TH ST SCOTTSDALE, AZ 85255 SCOTTSDALE, AZ 85255 SCOTTSDALE, AZ 85255 **RAUCH STEVEN SCOTT/ ROTOLO MICHELE** POWERS NANCY/FILASKY GREGORY STACEY STECKLOW 23670 N 75TH ST 23684 N 75TH ST **50 LAKE RD** SCOTTSDALE, AZ 85255 SCOTTSDALE, AZ 85255 SHORT HILLS, NJ 07078 **ESTEP LIVING TRUST** MOORE LINDA K WILSON TR 1ST ENTERPRISES INC 23714 N 75TH PL 25243 N RANCH GATE RD 358 W FAIRWAY PL SCOTTSDALE, AZ 85255 SCOTTSDALE, AZ 85255 CHANDLER, AZ 85225 BOZEK LINDA/COTE MICHAEL P ALTIERI ANTHONY F/KATHRYN MORRISSEY JAMES/SABRINA

23730 N 75TH PL

SCOTTSDALE, AZ 85285

23940 N 75TH ST

SCOTTSDALE, AZ 85255

4-PP-2018 04/06/18

159 HAWKSODE CLOSE NORTHWEST

CALGARY, AB T3G 3K8

CANADA

LINDAMOOD JO SMITH PATRICIA L PIGEON JACQUELYN 23656 N 75TH ST **7533 E CAMINO REAL** 23798 N 75TH ST SCOTTSDALE, AZ 85255 SCOTTSDALE, AZ 85255 SCOTTSDALE, AZ 85255 NELSON PHILLIP R/ NICHOLLS FAMILY TRUST SCHECK JUDY LYNN **BELT HEATHER HAUSER** 23814 N 75TH ST 23830 N 75TH PL 23920 N 75TH ST SCOTTSDALE, AZ 85255 SCOTTSDALE, AZ 85255 SCOTTSDALE, AZ 85255 VPS2 LLC WILSON LARRY II/WILLAJEAN MILLER-MOGLIANESI CARYN F 2264 MCGILCHRIST ST SE 23845 N 75TH PL 8 PARTRIDGE RUN SALEM, OR 97302 WARREN, NJ 07059 SCOTTSDALE, AZ 85255 LEONARD MILLMAN TRUST/ROCHELLE PADDOCK FAMILY TRUST TURID F SABIA LIVING TRUST MILLMAN TRUST 23842 N 75TH ST 22896 N 93RD ST 4174 TERRI LYN LN SCOTTSDALE, AZ 85255 SCOTTSDALE, AZ 85255 NORTHBROOK, IL 60062 WHITESTONE SHOPS AT PINNACLE LLC ENGLER ALAN M/ELAYNE D **FULKS MERLYN S TR** 2600 S GESSNER, STE 500 24000 N 75TH PL 18745 11TH AVE N PLYMOUTH, MN 55447 HOUSTON, TX 77063 SCOTTSDALE, AZ 85260 SCHNEIDER FRANK/VALERIE **TUCKER BARBARA J GREEN NANCY D** 23660 N 75TH PL 23570 N 75TH ST 23535 N 75TH PL SCOTTSDALE, AZ 85255 SCOTTSDALE, AZ 85255 SCOTTSDALE, AZ 85255 HOLTE NANCY CAROLYN **RUYLE JOAN E** PHILLIPS SHARON J TR 23895 N 75TH ST 23628 N 75TH ST 23885 N 75TH ST SCOTTSDALE, AZ 85255 SCOTTSDALE, AZ 85255 SCOTTSDALE, AZ 85255 **EXCION CORPORATION** ENGSTROM DAVID E/MICHELLE A KRAMER CHARLENA 23528 N 75TH ST 4626 E SHEA BLVD, NO C-160 7540 CAMINO REAL PHOENIX, AZ 85028 SCOTTSDALE, AZ 85255 SCOTTSDALE, AZ 85255 MARK AND DIANE VILDOSOLA LIVING PINNACLE PEAK PROPERTY LLC PETERSON KATHERINE S TRUST 740 N 52ND ST 23655 N 75TH PL 23640 N 75TH PLACE SCOTTSDALE, AZ 85255 PHOENIX, AZ 85008 SCOTTSDALE, AZ 85255 RELIANCE INTERNATIONAL GROUP LLC THOMAS DESIGN GROUP LLC CAT HOLDINGS LLC 7378 E SONORAN TRL 7500 E PINNACLE PEAK RD, STE-H221 15013 S 6TH PL

PHOENIX, AZ 85048

SCOTTSDALE, AZ 85255

SCOTTSDALE, AZ 85266

PINNACLE PERIODONTIC REAL ESTATE **GREG A HEMSTREET REVOCABLE** RISING STAR TUTORING LLC LLC LIVING TRUST 7500 E PINNACLE PEAK RD, UNIT A109 7500 E PINNACLE PEAK RD, STE A 200 7440 E PINNACLE PEAK RD SCOTTSDALE, AZ 85255 SCOTTSDALE, AZ 85255 SCOTTSDALE, AZ 85255 **ODELOT LLC** TOLEDO B219 LLC PHOENIX INCOME TAX INC 8924 E PINNACLE PEAK RD, G5-426 7502 E PINNACLE PEAK RD, SUITE B219 9812 E LOFTY POINT RD SCOTTSDALE, AZ 85255 SCOTTSDALE, AZ 85255-6170 SCOTTSDALE, AZ 85262 **B 216 PROPERTIES LLC** KFDT LLC CHANDLER JARED M 7500 E PINNACLE PEAK RD, STE 100 7502 E PINNACLE PEAK RD 7502 E PINNACLE PEAK RD, UNIT B116 SCOTTSDALE, AZ 85255 SCOTTSDALE, AZ 85255 SCOTTSDALE, AZ 85255 PINNACLE PERIODONTIC REAL ESTATE BIERL KEVIN A/MAYR-BIERL MARGARET ATS HOLDING COMPANY LLC LLC 7500 E PINNACLE PEAK RD, UNIT 103 PO BOX 3343 10555 N TATUM BLVD, SUITE A106 CAREFREE, AZ 85377 SCOTTSDALE, AZ 85255 PARADISE VALLEY, AZ 85253 **DPLB INVESTMENTS LLC ODELOT LLC** CRAIG MARGARET M TR 18835 N THOMPSON PEAK PKWY 7502 E PINNACLE PEAK RD, STE B 214 5901 JACOBEAN PL **SUITE 206** NEW MARKET, MD 21774 SCOTTSDALE, AZ 85255 SCOTTSDALE, AZ 85255 PINNACLE PROPERTY INVESTORS LLC **PPOP LLC** ODELOT LLC 7502 E PINNACLE PEAK RD, STE G5-426 9377 E BELL RD, SUITE 379 8707 E VISTA BONITA DR, STE 230 SCOTTSDALE, AZ 85255 SCOTTSDALE, AZ 85255 SCOTTSDALE, AZ 85260-1505 J MYREN III LLC KOCH STEVEN/SARA V DUFF JACK L/DALE B 7500 E PINNACLE PEAK RD, STE A209 2910 S GREENFIELD RD, NO 124 26205 SHOWHORSE LN SCOTTSDALE, AZ 85255 GILBERT, AZ 85295 **ARLEE, MT 59821** JAMES A AND SHARON L ALTERGOTT MAZZIO PHILIP G SR WAGNER SUZANNE D TRUST 23725 N 75TH PL 23835 N 75TH PL 1199 TRAILS END CT SCOTTSDALE, AZ 85255 SCOTTSDALE, AZ 85255 WINDSOR, CO 80550 SONORAN DENTAL DESIGN BUILDING SWANSON KENNETH P LAURIA VINCENT/REBECCA LLC 23725 N 75TH ST 23856 N 75TH ST 7500 E PINNACLE PEAK RD, STE A204 SCOTTSDALE, AZ 85255 SCOTTSDALE, AZ 85255 SCOTTSDALE, AZ 85255

MICHAEL P SIMMONS REVOCABLE

LIVING TRUST DATE

LONG GROVE, IL 60047

4652 RFD

SCOTTSDALE CITY OF
7447 E INDIAN SCHOOL RD, STE 205
SCOTTSDALE, AZ 85251
SCOTTSDALE, AZ 85255
SIBBACH JEFFREY M/LYNN M
23267 N 77TH WAY
SCOTTSDALE, AZ 85255

4-PP-2018 04/06/18 DE CASTRO GUSTAVO AYRES/MARINHO VANESSA 23315 N 77TH WAY SCOTTSDALE, AZ 85255

CHO YOUNGSOO/GEMA E FERNANDEZ 23291 N 77TH WAY SCOTTSDALE, AZ 85255 NELSON KIRK/CHERYL A 23339 N 77TH WAY SCOTTSDALE, AZ 85255-4128

ENYART PAULA J 23980 N 75TH ST SCOTTSDALE, AZ 85255 BELLA VISTA HOMEOWNERS ASSOC INC 2400 E ARIZONA BILTMORE CIR STE 1300 PHOENIX, AZ 85016

NOTARO STELLA 11 DORAL DR MANHASSET, NY 11030

SPER DEVIN/TANYA 23595 N 75TH ST SCOTTSDALE, AZ 85255 FRENCH JOHN M/SHELLY E 23302 SUNSHINE LN COUNCIL BLUFFS, IA 51503-7805

BROCKMAN MARY K 23635 N 75TH PL SCOTTSDALE, AZ 85255

LARSEN MARK/GAYLE L TR 5235 S 279TH ST AUBURN, WA 98001 STIPHO BASHAR/NAKASHA HALA 23665 N 75TH PL SCOTTSDALE, AZ 85255 LABOWITCH MICHAEL R/DOLORES F TR 23775 N 75TH PL SCOTTSDALE, AZ 85255

SILVERSTONE DEVELOPMENT INC PO BOX 16460 PHOENIX, AZ 85011 REVOCABLE GRIFFITH FAMILY TRUST 339 GOLDEN GRASS DR ALAMO, CA 94507 NAKHLA MEDHAT S TR 7721 E VISTA BONITA DR SCOTTSDALE, AZ 85255

ROYBAL ANTHONY W/DANETTE 7720 E CASITAS DEL RIO DR SCOTTSDALE, AZ 85255-4131 BARRKMAN ROBERT A/LISA K 21438 N 7TH AVE PHOENIX, AZ 85027 DAVIS GLENDA R TR 23735 N 75TH PL SCOTTSDALE, AZ 85255

FEFES FAMILY LIVING TRUST 23575 N 75TH PLACE SCOTTSDALE, AZ 85255 FOSTER MORRIS/LINDA 1301 FM 2685 GLADWATER, TX 75647 STONEBURNER DEAN W/MARTHA G 23542 N 75TH ST SCOTTSDALE, AZ 85285

WALSH MICHAEL J/VICTORIA T TR 7838 E VISTA BONITA DR SCOTTSDALE, AZ 85255 WAGNER TERRI 7520 E CAMINO REAL SCOTTSDALE, AZ 85255 WHITTINGTON THOMAS L/ASHLEY J POBOX 5827 CAREFREE, AZ 85377

WOODALL BARBARA DIANE TR 23575 N 75TH ST SCOTTSDALE, AZ 85255 101158713 SASKATCHEWAN LTD PO BOX 8522 SAKATOON, SK S7K 6K7 CANADA

JUNCK SUSAN L 6112 LAFAYETTE LN COEUR D ALENE, ID 83815

BALLARD DAVID E/CONNIE R 7703 E CASITAS DEL RIO DR SCOTTSDALE, AZ 85255 BADINER STEVE J/ARLENE S 2210 ISENGARD ST MINNETONKA, MN 55305 MCENROE JOHN E JR/ LORETTA A 7705 E VISTA BONITA DR SCOTTSDALE, AZ 85255

> 4-PP-2018 04/06/18

HERRING LAWRENCE S/MARY A TR 7737 E VISTA BONITA DR SCOTTSDALE, AZ 85255-4129

WOOD JANEL MARIE 23645 N 75TH ST SCOTTSDALE, AZ 85255 BARTER CHRIS L/CHERISE 7734 E CONQUISTADORES DR SCOTTSDALE, AZ 85255

TOLLY DANIEL 7846 E VISTA BONITA DR SCOTTSDALE, AZ 85255 SEIXAS HELGA TR 23500 N 75TH PL SCOTTSDALE, AZ 85255 THOMPSON JAMES R/M ROXANNE 21023 44TH AVE E SPANAWAY, WA 98387

KING JEFFREY M/LISA 7719 E CASITA DE RIO DR SCOTTSDALE, AZ 85255 ERKKILA DANIEL J & SUSAN E 6401 MUELLER LAKES LN LOVELAND, OH 45140-0000 SETH AND DANIELLE ELSE FAMILY TRUST 7736 E CASITAS DEL RIO DR SCOTTSDALE, AZ 85255

BGY ASSOCIATES L C PO BOX 900580 SANDY, UT 84090 DOMINICI JULIE A 23505 N 75TH PL SCOTTSDALE, AZ 85255 MAZUREK ROBERT W/JANE C 23540 NORTH 75TH PL SCOTTSDALE, AZ 85255

WALO DOUGLAS M/PATRICIA M 23515 N 75TH PL SCOTTSDALE, AZ 85255 FOSS SANDRA LEE TR 23705 N 75TH PL SCOTTSDALE, AZ 85255 BAREWIN ROBERT D/ARLENE I TR 7515 E CAMINO REAL SCOTTSDALE, AZ 85255

NIELSEN MICHAEL/CAMILLE 48 TIMBERLAKES HEBER CITY, UT 84032 TORKZADEH ALIREZA PO BOX 1601 TOPANGA, CA 90290 TUTTLEMAN ETHEL LEAH 23584 N 75TH ST SCOTTSDALE, AZ 85255

MCCABE ABE/LINDA 1320 MARTHA WASHINGTON DR WAUWATOSA, WI 53213 TAMARA A MANERO LIVING TRUST/ MANERO GARY J 7704 E CASITAS DEL RIO DR SCOTTSDALE, AZ 85255 MARK AND JAMEY MACLEOD REVOCABLE LIVING TRUST 7807 E SOFTWIND DR SCOTTSDALE, AZ 85255

DMEI MILLER LLC 11606 E CHARTER OAK DR SCOTTSDALE, AZ 85259 MCDONALD MICHAEL J/TERRIE J 7687 E SOFTWIND DR SCOTTSDALE, AZ 85255 JUHL ELIZABETH 7642 E STARLA DR SCOTTSDALE, AZ 85255

VAN VALKENBURG LUCILLE L TR 7643 E STARLA DR SCOTTSDALE, AZ 85255 FITZGERALD GARY A 7688 E SOFTWIND DR SCOTTSDALE, AZ 85255 DI CHIARA JOSEPHINE TR 23580 N 75TH PL SCOTTSDALE, AZ 85255

TSANG WAI KWONG/CHAN SUET MING 2648 S WHETSTONE PL CHANDLER, AZ 85286 LI LEON M/JACKIE T 7675 E SOFTWIND DR SCOTTSDALE, AZ 85255 SWEETSER PATRICK M/DANIELLE 7654 E STARLA DR SCOTTSDALE, AZ 85255 SCHULER EDWIN F/JANET C 708 NORTHBROOK DR LOMPOC, CA 93436 MCALISTER DANIEL/HONORIA M 2413 HAWTHORNE DR YORKTOWN HTS, NY 10598-3718 LA VISTA AT PINNACLE PEAK HOMEOWNERS ASSOC 7500 N DOBSON RD, STE 150 SCOTTSDALE, AZ 85256

PODOL EDWARD METIN/CLAUDIA PATRICIA TR 7693 E MARIPOSA GRANDE DR SCOTTSDALE, AZ 85255

MIAO FAMILY TRUST 7774 E FLEDGLING DR SCOTTSDALE, AZ 85255 PLOTKIN ELLEN V TR 1319 CHICAGO AVE 405 EVANSTON, IL 60201

MURDY DUNCAN S/MOGEN JILL L 23580 N 77TH ST SCOTTSDALE, AZ 85255 MCNEIL HOLDINGS LLC 24029 N 76TH PL SCOTTSDALE, AZ 85255 TOLMAN KEVIN D/JODI S 7630 E STARLA DR SCOTTSDALE, AZ 85255

STUMBERG DOUGLAS J 7691 E STARLA DR SCOTTSDALE, AZ 85050 BROWN AARON/MELANIE 7681 E MARIPOSA GRANDE DR SCOTTSDALE, AZ 85255 WEIS MICHAEL/VALERIE 657 BEARDSLEY ST NORWALK, IA 50211

TOSCHIK EDWARD L/CHRISTINE A 7657 E MARIPOSA GRANDE DR SCOTTSDALE, AZ 85255 BOHRER MICHAEL N/SHARON ROSA 7682 E MARIPOSA GRANDE RD SCOTTSDALE, AZ 85255 ORENT CRAIG/NICOLE 23740 N 75TH PL SCOTTSDALE, AZ 85255

PETRY KEVIN A/KALA A 7521 E CAMINO REAL SCOTTSDALE, AZ 85255 REED FAMILY REVOCABLE LIVING TRUST 456 CASA DE CAMPO DR PRESCOTT, AZ 85301

LP2013 LLC 25985 N 115TH WAY SCOTTSDALE, AZ 85255

RINALDI PROPERTY MANAGEMENT LLC 23565 N 75TH PL SCOTTSDALE, AZ 85255 FORBECK JEFFREY T 7664 S SOFTWIND DR SCOTTSDALE, AZ 85255 TIMOTHY J CHMIELEWSKI AND TARYN L TR 23545 N 77TH ST SCOTTSDALE, AZ 85255

HODGINS KENNETH BRUCE 5299 KETCH PL DELTA, BC V4K 4Z4 CANADA

RAPASKY JOHN R 7639 E SOFTWIND DR SCOTTSDALE, AZ 85255 PETERSON MARK A/CHANTEL C 30598 N 73RD ST SCOTTSDALE, AZ 85266

GLATZ JOHN B 7631 E STARLA DR SCOTTSDALE, AZ 85255 VISTA MONTEREY COMMUNITY ASSOCIATION 9000 E PIMA CTR PKWY, 300 SCOTTSDALE, AZ 85258

SHEA DONALD P SR TR/CHRISTINE C TR 1250 WILDROSE LN LAKE FOREST, IL 60045

FABOZZI MARIA 14000 N 94TH ST, 2181 SCOTTSDALE, AZ 85260 BATES FAMILY LIVING TRUST 7690 E STARLA DR SCOTTSDALE, AZ 85255 CALL DAVID M/ELIZABETH A SCHALLOP 22217 N 79TH PL SCOTTSDALE, AZ 85255 BROOKSBANK WILLIAM JR TR 7618 E STARLA DR SCOTTSDALE, AZ 85255 MARSHALL CAROLYN M 23616 N 77TH ST SCOTTSDALE, AZ 85255 MALTZMAN STEVEN B/MORRINE P 7676 E SOFTWIND DR SCOTTSDALE, AZ 85255

SHIPLEY BRADEN A/DANA LAUREN 23634 N 77TH ST SCOTTSDALE, AZ 85255 LYNCH CARLEEN K 23795 N 75TH ST SCOTTSDALE, AZ 85255 WILDER DAVID M/PAMELA D TR 7669 E MARIPOSA GRANDE DR SCOTTSDALE, AZ 85255

NORDVOLD MORTEN VALLEGT 19 0454 OSLO, BTE HOLDINGS LLC 2468 E PAGE AVE GILBERT, AZ 85234 BOWERS JOHN C/LINDA H 7663 E SOFTWIND DR SCOTTSDALE, AZ 85255

BOERNER STEVEN P/SARAH M 7664 E STARLA DR SCOTTSDALE, AZ 85255 RINALDI MICHAEL 23724 N 77TH ST SCOTTSDALE, AZ 85255 MEHDI ABDOLI-YASDI/7667 R STARLA DRIVE LLC 9229 E BAYVIEW DR SCOTTSDALE, AZ 85258

COLEMAN STEPHEN 7655 E STARLA DR SCOTTSDALE, AZ 85255 GROVER GULJOT SINGH 23562 N 77TH ST SCOTTSDALE, AZ 85255 LEVINE JOSEPH J/TAMMY S 7645 E MARIPOSA GRANDE DR SCOTTSDALE, AZ 85255

PRZADAK MAREK/IWONA 7640 E SOFTWIND DR SCOTTSDALE, AZ 85255 WASSERSTROM SETH/RACHEL 24012 N 76TH PL SCOTTSDALE, AZ 85255

YOUNG MICHAEL E/LUX TATE 23476 N 78TH ST SCOTTSDALE, AZ 85255

MANGALAT JAN/KALLIANI TR 23560 N 78TH ST SCOTTSDALE, AZ 85255 AGUIRRE EDGAR A/NANCY A 7679 E STARLA DR SCOTTSDALE, AZ 85255-6149 KIRAN ELIZABETH ARMSTEAD REV TRUST 23434 N 78TH ST SCOTTSDALE, AZ 85255

LOMBARDO JESSE JAMES/MICHELLE E 7818 E NESTLING WAY SCOTTSDALE, AZ 85255 BOWMAN WILLIAM A/KIM TR 23602 N 78TH ST SCOTTSDALE, AZ 85255 SOPHIEA NORMAN G/PATRICIA M 23598 N 77TH ST SCOTTSDALE, AZ 85255

GARY R DOYLE REVOCABLE LIVING TRUST 7619 E STARLA DR SCOTTSDALE, AZ 85255

POLIZZI MICHAEL J 23644 N 78TH ST SCOTTSDALE, AZ 85255 FERRARI ROBERT II 7561 E SOFTWIND DR SCOTTSDALE, AZ 85255

GORDON HENRY/LOUIS 7734 E ADELE CT SCOTTSDALE, AZ 85255 FIGUEROA MATTHEW J/MELISSA TR 23686 N 78TH ST SCOTTSDALE, AZ 85255

GS III REVOCABLE TRUST 7950 JONES BRANCH DR, STE 700N MCLEAN, VA 22107 MINELLA JEANINE/ROBERT 24030 N 76TH PL SCOTTSDALE, AZ 85255 JEFFREY A CAMPBELL TRUST 218 36TH ST NEWPORT BEACH, CA 92663 DEMEO PATRICK J/MARY ELLEN RAHN 23456 N 77TH PL SCOTTSDALE, AZ 85255

JALOUDI ALIA A 23505 N 77TH PL SCOTTSDALE, AZ 85255 MOESTA DANIEL T/BARBARA LYNN 7694 E MARIPOSA GRANDE RD SCOTTSDALE, AZ 85255 ROBERT B AND JANICE L ALLEN LIVING TRUST 7759 E ADELE CT SCOTTSDALE, AZ 85255

HUTCHINGS WILLIAM J/LYNDA L 7747 E ADELE CT SCOTTSDALE, AZ 85255 TDK TRUST 23541 N 77TH PL SCOTTSDALE, AZ 85255 HULTQUIST FAMILY TRUST 23873 N 77TH WY SCOTTSDALE, AZ 85255

HU HOUCHUN/LIONG JOCELLE V 7713 E CAMINO DEL MONTE SCOTTSDALE, AZ 85255

ODELL SHARON M 20343 N HAYDEN RD, STE 105-20 SCOTTSDALE, AZ 85255 STALLINGS SHANE 7710 E ADELE CT SCOTTSDALE, AZ 85255

AMY LINDQUIST TRUST 23474 N 77TH WAY SCOTTSDALE, AZ 85255 BUCEK MICHAEL J/SHARON A TR 7723 E ADELE CT SCOTTSDALE, AZ 85255 LEANDER RICHARD CARL/ MARCHWINSKI MARY LOUISE 105 OLEANDER DR ADVANCE, NC 27006

TANG CHUN/WANG YAN M 7711 ADELE CT SCOTTSDALE, AZ 85255 SHEN WEI/LIU LI 23910 N 77TH WAY SCOTTSDALE, AZ 85255 GURULE BARRY L/CONNIE L TR 7739 E SANTA CATALINA DR SCOTTSDALE, AZ 85255

BRICK SHAWN/CHRISTINE 23909 N 77TH WAY SCOTTSDALE, AZ 85255 FERRARI ROBERT/FRANCINE TR 23559 N 77TH ST SCOTTSDALE, AZ 85255 JORDAN A & BETH A SENNETT 2009 REVOCABLE TR 7762 E CAMINO DEL MONTE SCOTTSDALE, AZ 85255

DAVIS ALAN/LAMBERG DAWN 7749 E CAMINO DEL MONTE SCOTTSDALE, AZ 85255

DONOHUE JOHN/JULIE 5 HUNTER LN MEDWAY, MA 02053 RINALDI MARIANGELA 7737 E CAMINO DEL MONTE RD SCOTTSDALE, AZ 85255

NAPIER STEVEN F/ KUSTRON KIMBERLY G 23927 N 77TH WAY SCOTTSDALE, AZ 85255 RASO ENZO/LEONILDE LEE 7155 TWENTY RD E HANNON, ON LOR 1PO CANADA

HALBACH BRENNEN M/MEGAN G 7738 E CAMINO DEL MONTE SCOTTSDALE, AZ 85255

OLIVER WILLIAM DAVID/ DAY GLENDA ROSE 57 HUNTLEY ST TORONTO, ON M4Y 2L2 CANADA

NORTH COUNTRY PROPERTIES INC 2350 HUNTER DR CHANHASSEN, MN 55317 CAMPBELL KATHRYN 7727 E STARLA DR SCOTTSDALE, AZ 85255

> 4-PP-2018 04/06/18

EHTESHAMI SAMIRA/SARA 7735 E ADELE CT SCOTTSDALE, AZ 85255 ARIKAT MOHAMMED A 700 W UNIVERSITY DR, 114 TEMP, AZ 85281 SANDERS PAUL H/MELANIE S 7726 E STARLA DR SCOTTSDALE, AZ 85255

WEBER JOY D/ADAM P 23577 N 77TH ST SCOTTSDALE, AZ 85255 CHAKKERA HARINI A/ANIL G TR 7726 E CAMINO DEL MONTE SCOTTSDALE, AZ 85255 DEIHL FAMILY TRUST 23613 N 77TH ST SCOTTSDALE, AZ 85255

CRL INVESTMENTS LLC BOX 1402 GRANDE PRAIRIE, AB T8V 4Z2 CANADA

MITCHELL JOSEPH A 4230 W ELECTRA LN GLENDALE, AZ 85310 FRIELING JAMELLA L TR 7739 E STARLA DR SCOTTSDALE, AZ 85255

ROSEN DAVID K/BETH R 7738 E STARLA DR SCOTTSDALE, AZ 85265 JOPPRU JEREMY J/JENNIFER L 23487 N 77TH PL SCOTTSDALE, AZ 85255 TAYLOR CASEY L/MICHELE L TR 23469 N 77TH PL SCOTTSDALE, AZ 85255

BARILE FAMILY TRUST 7722 E ADELE CT SCOTTSDALE, AZ 85255 VLAHANDREAS DIMITRIOS/BRIGETTE 23928 N 77TH WAY SCOTTSDALE, AZ 85255 SZILAGYI BRYAN M/KAREN TR 23523 N 77TH PL SCOTTSDALE, AZ 85255

JACKS MICHAEL M/ELLEN A 7725 E CAMINO DEL MONTE SCOTTSDALE, AZ 85022 WELLER TRUST 23891 N 77TH WAY SCOTTSDALE, AZ 85255 WEXLER RALPH J/ NIREN-WEXLER SAMARA 23946 N 77TH WY SCOTTSDALE, AZ 85255

RILEY FAMILY TRUST 7714 E CAMINO DEL MONTE SCOTTSDALE, AZ 85255 KALMANOVITZ JOSEPH P/ANDREA M 7750 E STARLA DR SCOTTSDALE, AZ 85255 STIMAC GARY K/SUSAN R TR 18206 NW MONTREUX DR ISSAQUAH, WA 98027

BERRINGTON FAMILY REVOCABLE TRUST 16634 N 55TH PL SCOTTSDALE, AZ 85254

MOMBERGER CARL H II/SHERRY S TR 23595 N 77TH ST SCOTTSDALE, AZ 85255

2. HOA Contact List (City Provided)

Holly Reinesch-Property Manager Bella Vista HOA 1600 W. Broadway Rd, Unit # 200 Tempe, AZ 85282

Les Conklin-Board Member Greater Pinnacle Peak Association 8711 E. Pinnacle Peak Road, Unit # 123 Scottsdale, AZ 85255

Robin Thomas-Property Manager Sonoran Hills 16441 N. 91st St, Unit # 104 Scottsdale, AZ 85260

Bob Cappel-President Greater Pinnacle Peak Assoc. 8711 E. Pinnacle Peak Road Scottsdale, AZ 85255 Andrea Moscarello-Secretary Scottsdale Council of HOAs 6720 N. Scottsdale Rd. Scottsdale, AZ 85253

Bob Viaro Coalition of Pinnacle Peak 10040 E. Happy Valley Rd,Unit # 451 Scottsdale, AZ 85255-2388

Curtis Ekmark-President Scottsdale Council of HOAs 6720 N. Scottsdale Rd, Unit # 261 Scottsdale, AZ 85253

Chris Nelson-Property Manager Vista Monterey Owner's Assn 17787 N. Perimeter Drive, Unit A-111 Scottsdale, AZ 85255 Robbie Barrkman-President Bella Vista HOA 7702 Conquistadores Drive Scottsdale, AZ 85255

Thomas Lensing-President Carefree Rolling Hills HOA PO Box 2151 Carefree, AZ85377

John Torres-Property Manager La Vista at Pinnacle Peak HOA 7500 N. Dobson Rd, Unit # 150 Scottsdale, AZ 85256

Janet Giannini-Property Manager Los Portones Master & Townhome Assn PO Box 62073 Phoenix, AZ 85082

3. Interested Parties List (City Provided)

EARL, CURLEY & LAGARDE, P.C. 3101 N. CENTRAL AVE, STE. 1000 PHOENIX, AZ 85012 ANNETTE PETRILLO 1169 E. CLOVEFIELD ST GILBERT, AZ 85298 SOUTHWEST GAS CORPORATION 2200 N. CENTRAL AVE, STE 101 PHOENIX, AZ 85004

AUDRY VILLAVERDE WITHEY MORRIS, PLC 2525 E. ARIZONA BILTMORE CIRCLE SUITE A-212 PHOENIX, AZ 85016

CHRIS SCHAFFNER 7346 E. SUNNYSIDE DR SCOTTSDALE, AZ 85260 DAN SOMMER 12005 N 84TH ST SCOTTSDALE, AZ 85260

DAVID G. GULINO 7525 E. CAMELBACK RD, SUITE 104 SCOTTSDALE, AZ 85251 DR. SONNIE KIRTLEY
COGS
8507 EAST HIGHLAND AVE
SCOTTSDALE, AZ 85251-1822

ED TOSCHIK, PRESIDENT 7657 E MARIPOSA GRANDE DR SCOTTSDALE, AZ 85255

GUY PHILLIPS 7131 E. CHOLLA ST SCOTTSDALE, AZ 85254 JIM FUNK
GAINEY RANCH COMMUNITY
ASSOCIATION
7720 GAINEY RANCH RD
SCOTTSDALE, AZ 85258

JIM HAXBY 7336 E. SUNNYSIDE DR SCOTTSDALE, AZ 85260

JOHN BERRY/MICHELE HAMMOND BERRY RIDDELL, LLC 6750 E CAMELBACK RD, STE 100 SCOTTSDALE, AZ 85251

JOHN WASHINGTON 3518 N CAMBERS CT SCOTTSDALE, AZ 85251 LEON SPIRO 7814 E OBERLIN WAY SCOTTSDALE, AZ 85266

LINDA WHITEHEAD 9681 E CHUCKWAGON LN SCOTTSDALE, AZ 85262 LORI HAYE P.O. BOX 426 CAVE CREEK, AZ 85327 MARICOPA COUNTY SUPERINTENDENT OF SCHOOLS 4041 N. CENTRAL AVE, SUITE 1200 PHOENIX, AZ 85012

MIKE MCNEAL, SUPERVISOR AT&T 1231 W. UNIVERSITY DR MESA, AZ 85201 PLANNING & ENGINEERING SECTION MANAGER ARIZONA STATE LAND DEPARTMENT 1616 W. ADAMS ST PHOENIX, AZ 85007 PROJECT MANAGEMENT ARIZONA DEPARTMENT OF TRANSPORTATION 205 S. 17TH AVE, MD 6012E PHOENIX, AZ 85007

RANDALL P. BROWN SPRING CREEK DEVELOPMENT 7134 E. STETSON DR; SUITE 400 SCOTTSDALE, AZ 85251 RICHARD TURNER, PLANNING AND ZONING ADMINISTRATOR TOWN OF FOUNTAIN HILLS 16705 E. AVE OF THE FOUNTAINS FOUNTAIN HILLS, AZ 85268 SHERRY WAGNER/RIGHT-OF-WAY TECHNICIAN, SR. MAIL STATION PAB348 P.O. BOX 52025 PHOENIX, AZ 85072-2025

WITHEY MORRIS, PLC 2525 E. ARIZONA BILTMORE CIRCLE SUITE A-212 PHOENIX, AZ 85016

GAMMAGE & BURNHAM, PLC 2 N. CENTRAL AVE, 15TH FLOOR PHOENIX, AZ 85004 ARIZONA COMMERCE AUTHORITY 333 N. CENTRAL AVE, SUITE 1900 PHOENIX, AZ 85004

PARADISE VALLEY UNIFIED SCHOOL DISTRICT 15002 N. 32ND ST PHOENIX, AZ 85032 GRANITE REEF NEIGHBORHOOD RESOURCE CENTER 1700 N GRANITE REEF RD SCOTTSDALE, AZ 85257

4. Adjacent Jurisdictions List (City Provided)

PLANNING DIRECTOR CITY OF PHOENIX 200 W WASHINGTON ST 2ND FLOOR PHOENIX, AZ 85003

PLANNING DEPARTMENT TOWN OF CAVE CREEK 37622 N CAVE CREEK RD CAVE CREEK, AZ 85331

MARICOPA COUNTY COMMUNITY DEVELOPMENT 234 N CENTRAL AVE, #3 PHOENIX, AZ 85004 DEVELOPMENT SERVICES CITY OF TEMPE 31 EAST FIFTH ST TEMPE, AZ 85281

COMMUNITY DEVELOPMENT TOWN OF FOUNTAIN HILLS 16705 E. AVENUE OF THE FOUNTAINS FOUNTAIN HILLS, AZ 85268

PLANNING AND ZONING TOWN OF CAREFREE 8 SUNDIAL CIRCLE P.O. BOX 740 CAREFREE, AZ 85377 PLANNING DEPARTMENT SRP-MIC 10005 E OSBORN RD SCOTTSDALE, AZ 85256

PLANNING DEPARTMENT TOWN OF PARADISE VALLEY 6401 E LINCOLN DR PARADISE VALLEY, AZ 85253

PLANNING & ENGINEERING SECTION MANAGER ARIZONA STATE LAND DEPARTMENT 1616 W. ADAMS ST PHOENIX, AZ 85007

5. General Plan List (City Provided)

ANNETTE PETRILLO 1169 E. CLOVEFIELD ST GILBERT, AZ 85298

DAVID G. GULINO 7525 E. CAMELBACK RD, SUITE 104 SCOTTSDALE, AZ 85251

EDWIN BULL BURCH & CRACCHIOLO PA P.O. BOX 16882 PHOENIX, AZ 85011

JIM HAXBY 7336 E. SUNNYSIDE DR SCOTTSDALE, AZ 85260

JOHN WASHINGTON 3518 N CAMBERS CT SCOTTSDALE, AZ 85251

LORI HAYE P.O. BOX 426 CAVE CREEK, AZ 85327

PLANNING & ENGINEERING SECTION MANAGER ARIZONA STATE LAND DEPARTMENT 1616 W. ADAMS ST PHOENIX, AZ 85007 RICHARD TURNER, PLANNING AND ZONING ADMINISTRATOR TOWN OF FOUNTAIN HILLS

GAMMAGE & BURNHAM, PLC 2 N. CENTRAL AVE, 15TH FLOOR PHOENIX, AZ 85004

16705 E. AVE OF THE FOUNTAINS

FOUNTAIN HILLS, AZ 85268

PARADISE VALLEY UNIFIED SCHOOL DISTRICT 15002 N. 32ND ST PHOENIX, AZ 85032 CHRIS SCHAFFNER 7346 E. SUNNYSIDE DR SCOTTSDALE, AZ 85260

DR. SONNIE KIRTLEY COGS 8507 EAST HIGHLAND AVE SCOTTSDALE, AZ 85251-1822

GUY PHILLIPS 7131 E. CHOLLA ST SCOTTSDALE, AZ 85254

JIM LN, MAYOR CITY OF SCOTTSDALE 7666 E. EL RANCHO DR SCOTTSDALE, AZ 85260

LEON SPIRO 7814 E OBERLIN WAY SCOTTSDALE, AZ 85266

PROJECT MANAGEMENT

MARICOPA COUNTY SUPERINTENDENT OF SCHOOLS 4041 N. CENTRAL AVE, SUITE 1200 PHOENIX, AZ 85012

ARIZONA DEPARTMENT OF TRANSPORTATION 205 S. 17TH AVE, MD 6012E PHOENIX, AZ 85007 SHERRY WAGNER/RIGHT-OF-WAY TECHNICIAN, SR. MAIL STATION PAB348 P.O. BOX 52025 PHOENIX, AZ 85072-2025

SOUTHWEST GAS CORPORATION 2200 N. CENTRAL AVE, STE 101 PHOENIX, AZ 85004

W.J. JIM LN - MAYOR CITY OF SCOTTSDALE CITY COUNCIL 3939 N. DRINKWATER BLVD SCOTTSDALE, AZ 85251 DAN SOMMER 12005 N 84TH ST SCOTTSDALE, AZ 85260

ED TOSCHIK, PRESIDENT 7657 E MARIPOSA GRANDE DR SCOTTSDALE, AZ 85255

JIM FUNK GAINEY RANCH COMMUNITY ASSOC. 7720 GAINEY RANCH RD SCOTTSDALE, AZ 85258

JOHN BERRY/MICHELE HAMMOND BERRY RIDDELL, LLC 6750 E CAMELBACK RD, STE 100 SCOTTSDALE, AZ 85251

LINDA WHITEHEAD 9681 E CHUCKWAGON LN SCOTTSDALE, AZ 85262

MIKE MCNEAL, SUPERVISOR AT&T 1231 W. UNIVERSITY DR MESA, AZ 85201

RANDALL P. BROWN SPRING CREEK DEVELOPMENT 7134 E. STETSON DR, SUITE 400 SCOTTSDALE, AZ 85251

GRANITE REEF NEIGHBORHOOD RESOURCE CENTER 1700 N GRANITE REEF RD SCOTTSDALE, AZ 85257

WITHEY MORRIS, PLC 2525 E. ARIZONA BILTMORE CIRCLE; SUITE A-212 PHOENIX, AZ 85016

SUZANNE KLAPP CITY OF SCOTTSDALE CITY COUNCIL 3939 N. DRINKWATER BLVD SCOTTSDALE, AZ 85251

> 4-PP-2018 04/06/18

VIRGINIA KORTE CITY OF SCOTTSDALE CITY COUNCIL 3939 N. DRINKWATER BLVD SCOTTSDALE, AZ 85251

GUY PHILLIPS CITY OF SCOTTSDALE CITY COUNCIL 3939 N. DRINKWATER BLVD SCOTTSDALE, AZ 85251

KELSEY YOUNG
CITY OF SCOTTSDALE PLANNING
COMMISSION
3331 N. 63RD ST
SCOTTSDALE, AZ 85251

LARRY S. KUSH
CITY OF SCOTTSDALE PLANNING
COMMISSION
4743 N. SCOTTSDALE RD, #F-1003
SCOTTSDALE, AZ 85251

PRESCOTT SMITH
CITY OF SCOTTSDALE PLANNING
COMMISSION
4350 E. CAMELBACK RD, SUITE G-200
PHOENIX, AZ 85018

KATHY LITTLEFIELD CITY OF SCOTTSDALE CITY COUNCIL 3939 N. DRINKWATER BLVD SCOTTSDALE, AZ 85251

DAVID N. SMITH
CITY OF SCOTTSDALE CITY COUNCIL
3939 N. DRINKWATER BLVD
SCOTTSDALE, AZ 85251

DAVID BRATNER - VICE CHAIR CITY OF SCOTTSDALE PLANNING COMMISSION 10648 ARABIAN PARK DR SCOTTSDALE, AZ 85258

ALI FAKIH
CITY OF SCOTTSDALE PLANNING
COMMISSION
8280 E. GELDING DR, SUITE 101
SCOTTSDALE, AZ 85260

EARL, CURLEY & LAGARDE, P.C. 3101 N. CENTRAL AVE, STE. 1000 PHOENIX, AZ 85012 LINDA MILHAVEN
CITY OF SCOTTSDALE CITY COUNCIL
3939 N. DRINKWATER BLVD
SCOTTSDALE, AZ 85251

KIRSTE KOWALSKY WITHEY MORRIS, PLC 2525 E. ARIZONA BILTMORE CIRCLE SUITE A-212 PHOENIX, AZ 85016

MICHAEL J. MINNAUGH CITY OF SCOTTSDALE PLANNING COMMISSION 23872 N. 74TH PLACE SCOTTSDALE, AZ 85255

PAUL ALESSIO - CHAIR
CITY OF SCOTTSDALE PLANNING
COMMISSION
7527 E. TAILSPIN LN
SCOTTSDALE, AZ 85255

TAB C

NEIGHBORHOOD OPEN HOUSE NOTIFICATION/ OUTREACH

1. 05/17/2017:

Snell & Wilmer LLP sent project notification and information regarding the neighborhood open house to: (i) property owners within 750'; and, (ii) interested parties as identified by the City of Scottsdale (<u>Tab B, 2-5</u>).

2. 05/26/2017:

LVA sent subsequent notification to the above persons to inform them of (i) plans to file a concurrent rezoning request and (ii) to invite them to the neighborhood open house.

TAB D

NEIGHBORHOOD OPEN HOUSE NOTIFICATION

- 1. May 17, 2017 Notification Letter
- 2. May 26, 2017 Notification Letter

1. 5/17/2017 Correspondence

Snell & Wilmer

LAW OFFICES

One Arizona Center 400 E. Van Buren, Suite 1900 Phoenix, AZ 85004-2202 602.382.6000 602.382.6070 (Fax)

> Nicholas J. Wood (602) 382-6269 nwood@swlaw.com

DENVER
LAS VEGAS
LOS ANCELES
LOS CABOS
ORANGE COUNTY
PHOENIX
RENO
SALT LAKE CITY

May 17, 2017

Re: Project Notification for the 7676 E Pinnacle Peak Major General Plan Amendment Request

Dear Neighbor or Interested Party:

On behalf of PFCCB Pinnacle Peak, LLC, which is a subsidiary of P.F. Chang's China Bistro, Inc. ("PF Chang's") we will file a Major General Plan Amendment application for their current corporate office located at 7676 E Pinnacle Peak Road. This amendment is a request to change the General Plan from the current "Office" land use category to "Suburban Neighborhoods" to support a future rezoning request for an R1-10 single-family home residential subdivision.

The existing office building is located at the northeast corner of Miller Road and Pinnacle Peak Road and is approximately 17.26 acres in size. It is currently commercially zoned Service Residential, or "S-R" zone, with the Environmentally Sensitive Lands ("ESL") overlay. As PF Chang's looks to a new location in Scottsdale to grow their corporate office (and therefore relocating from their current building), a new use for the property will be required.

Redevelopment of the existing office building into a single-family residential neighborhood would be the best long-term reuse for the property. The General Plan amendment requested will, if approved, simply support a subsequent rezoning request to allow for the approval of a specific zoning classification and site plan. PF Chang's will likely file a rezoning application in the coming weeks. That application will have more details about the lot layout, home design and landscaping proposed for the future subdivision.

For this Major General Plan Amendment application, our current City staff coordinator is Mr. Adam Yaron, Citizen Liaison for the Planning and Development Services Department. He can be reached at 480-312-2761 or via email to <u>AYaron@Scottsdaleaz.gov</u>.

My in-house Urban Planner, Noel Griemsmann, AICP, can also assist you with any questions. He is available at 602-382-6824 or via email to ngriemsmann@swlaw.com. And of course you may contact me at 602-382-6269 or via email to nwood@swlaw.com. We are more than happy to discuss any questions or comments you may have about this request.

Snell & Wilmer

May 17, 2017 Page 2

In addition, we will be holding an Open House as follows:

Wednesday, June 7, 2017

6PM to 7PM

PF Chang's Training Room

7676 E Pinnacle Peak Road

Scottsdale, AZ 85255

We invite you to join us to learn more about this Major General Plan Amendment application as well as to share your thoughts and comments.

Thank you for your time and attention.

Very truly yours,

Snell & Wilmer

Wicholas J. Wood

2. 5/26/2017 Correspondence

May 26, 2017

Re: Project Notification for the 7676 E. Pinnacle Peak Rezoning Request

Dear Neighbor/Property Owner:

On behalf of PFCCB Pinnacle Peak, LLC, which is a subsidiary of P.F. Chang's China Bistro, Inc. we will be filing a rezoning applications for their 20+/- acre property at 7676 E. Pinnacle Peak Road, the location of their current corporate office. The rezoning request is to amend the zoning on the property from the existing S-R ESL (Service Residential, Environmentally Sensitive Lands) to R1-10 ESL ADS (Single Family Residential, Environmentally Sensitive Lands, with Amended Development Standards, maximum 3.12 dwelling units per acre). The property surrounding the site to the north and east is also zoned R1-10 ESL. A map of the current zoning designation and the proposed designation is provided on the back of this letter.

A related letter from Snell and Wilmer was previously sent out regarding a Major General Plan Amendment neighborhood meeting. We are writing you today to inform you that the Major General Plan Amendment meeting will <u>also</u> include the meeting to discuss the requested rezoning of the property.

The proposed rezoning application will be reviewed concurrently with the request for a Major General Plan Amendment from Office to Suburban Neighborhoods.

Our proposal will allow for single-family residential development, natural desert open space, and is proposed to provide gated vehicular access from 77th Street.

As part of our ongoing effort to provide information and address questions from neighbors and property owners, we will be co-hosting a neighborhood meeting with Snell and Wilmer on the project site to discuss our plans and to gather feedback.

DATE: Wednesday, June 7, 2017
TIME: 6:00pm-7:00pm
LOCATION: PF Chang's Training Room
(7676 E. Pinnacle Peak Road Scottsdale, AZ 85255)

Thank you for your time and interest! If you are unable to attend the neighborhood meeting and wish to provide input, please contact myself or City of Scottsdale assigned planner Jesus Murillo at 480-312-7849 or jmurillo@scottsdaleaz.gov. Please reference project case number 356-PA-2017. Comments will be made part of the public record for inclusion in the case file.

Sincerely,

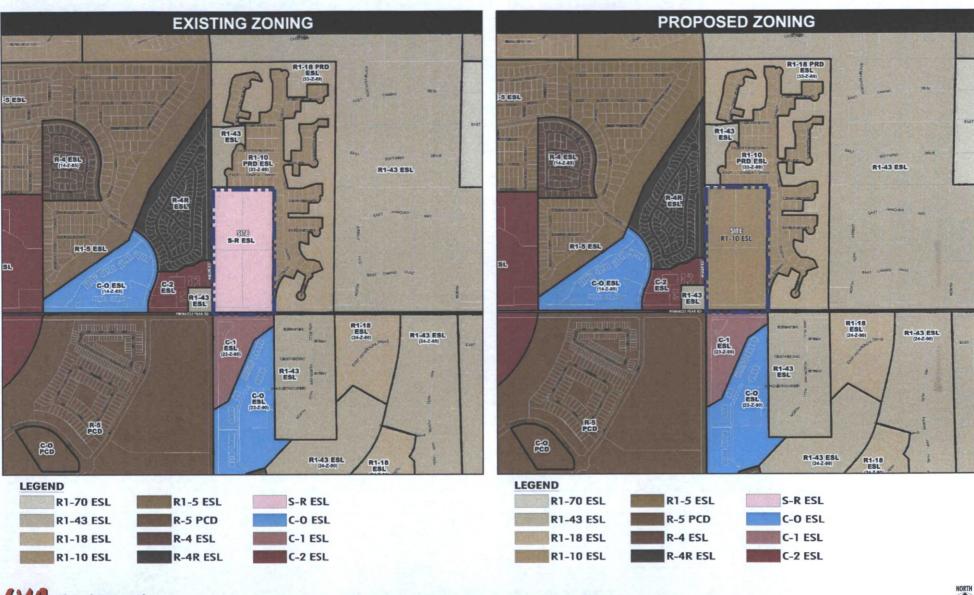
Alex Stedman

LVA Urban Design Studio

480-994-0994

Email: astedman@lvadesign.com

4-PP-2018 04/06/18





PINNACLE PEAK RD. & MILLER RD.

APPROX. SCALE: NTS



TAB E

SNELL & WILMER RECEIVED CORRESPONDENCE

- 1. Bronska Correspondence
- 2. Hodgins Correspondence
- 3. Peterson Correspondence
- 4. Call Log

CITY OF SCOTTSDALE RECEIVED CORRESPONDENCE

- 5. Copenhaver Correspondence
- 6. Debeurre Correspondence
- 7. Minella Correspondence

From: Michael Bronska <mbronska@greatcompaniesllc.com>

Sent: Friday, May 26, 2017 9:45 AM

To: Wood, Nick

Cc: AYaron@scottsdaleaz.gov; Griemsmann, Noel

Subject: 7676 East Pinnacle Peak General Plan Amendment Request

Nick

I am writing in response to the letter sent to the homeowners in the La Vista at Pinnacle Peak neighborhood regarding the General Plan Amendment to the PF Changs property located at 7676 East Pinnacle Peak Road. I am proud to be one of the original owners in the La Vista development located north and east of the subject property. While we have enjoyed the low impact of the P.F. Changs corporate office, my wife and I would not be opposed to the general plan amendment and rezoning to R1-10 as long as certain conditions of the development are stipulated by the City of Scottsdale. While we understand that some of the stipulations may be more appropriate for the rezoning case, we are nevertheless providing our comments for the record.

Our approval would be contingent on the City of Scottsdale stipulating the proposed development to comply with the following:

- A subdivision layout similar to the La Vista neighborhood where lots do not back to Miller Road and a majority of the Natural Area Open Space (NAOS) is located along the Miller Road frontage (lots facing north south)
- 2. Single story homes located along the perimeter of the property (all sides including the north and east property boundaries, Miller Road frontage and Pinnacle Peak frontage).
- 3. Adequate landscape areas beyond the minimum and standard R1-10 development standards along Miller, Pinnacle Peak, 77th Street, and the adjacent lots to the north and east.
- 4. Careful placement of subdivision entries from 77th Street and Miller Road to minimize or eliminate the current and future traffic flows. No entries to/from Pinnacle Peak should be permitted due to the already difficult traffic conditions.
- 5. Re-alignment of 77th Street, whether or not the proposed development uses 77th Street as an entry, to provide safe turning movements from/to 77th Street from/to Pinnacle Peak for the La Vista neighborhood allowing alignment of the driveways to the commercial center south of 77th Street. Our neighborhood has been working with the City of Scottsdale transportation department regarding the realignment.
- 6. If necessary, due to the realignment of 77th Street, the reconstruction of the La Vista entry monument sign at the subject property owner's expense, to be located at northeast corner of Pinnacle Peak the new 77th Street alignment.
- 7. Dedication of all right of way for Pinnacle Peak and the complete improvement for Pinnacle Peak from the eastern property boundary of La Vista at Pinnacle Peak (approximately 605 feet east of the existing 77th Street) to Miller Road including but not limited to paving (two travel lanes in each direction plus median), street lighting, sidewalks, curb & gutter, raised landscape medians and landscape along Pinnacle Peak based on the City of Scottsdale Transportation Master Plan and Guidelines.
- 8. Dedication of right of way pursuant to City of Scottsdale requirements for Miller Road along the frontage of the property and the complete improvement for Miller Road from Pinnacle Peak to Mariposa Grande pursuant to the City of Scottsdale Transportation Master Plan and Engineering Guidelines (two travel lanes in each direction plus median) including but not limited to paving, grading, drainage, street lighting, sidewalks, curb & gutter, and landscape.

9. Complete the intersection with traffic signalization at Pinnacle Peak and Miller Road including but not limited to the grading to meet the City of Scottsdale engineering standards to smooth the pavement north of Pinnacle Peak along with the relocation of the utility vault located in the drive lane in Miller at the Pinnacle Peak intersection.

In addition to our consent for the approval, we also request the City of Scottsdale complete the improvements on the north and south sides of Pinnacle Peak from Miller Road to at least 77th Way including but not limited to grading, drainage, paving, curb, gutter, sidewalks, street lighting and landscape pursuant to the Transportation Master Plan. The improvements should include the completion of the intersection at Pinnacle Peak and Miller Road. While this request may not be specific to the proposed development, the peak hour traffic causes tremendous delays and safety concerns at the 77th Street intersection and Miller Road intersection and the proposed development will increase the daily trips adding to the delays and safety at these intersections.

I hope you are well. Please contact me should you have questions or require additional information.

Respectfully,

Michael & Cynthia Bronska 7729 East Black Rock Road Scottsdale, AZ 85255

602.818.6647

From: Michael Bronska <mbronska@greatcompaniesllc.com>

Sent: Tuesday, June 06, 2017 1:16 PM

To: Wood, Nick

Cc: astedman@lvadesign.com; treynolds@scottsdaleaz.gov; ayaron@scottsdaleaz.gov;

Griemsmann, Noel; jmurillo@scottsdaleaz.gov; Kerns, Robyn; abdrealtor@gmail.com

Subject: RE: Project 356-PA-2017 Opposition

Nick

I doubt I will be attending the neighborhood meeting tomorrow evening but I do think it would be useful to address the current NAOS versus the perceived NAOS. I think many neighbors believe the entire vacant parcel lying north of the parking area is designated as NAOS. Illustrating this is not the case may help to clarify the issue.

As we discussed at my office and as detailed in my earlier email, my wife Cynthia and I have no issues with changing the general plan designation to residential as long as certain conditions are either stipulated as a part of the general plan amendment or included in the actual rezoning. To reiterate, for us, the important issues regarding the redevelopment of this property deals with roads, roadway development, and project organization & layout. The conditions we believe the City of Scottsdale should require include:

- 1. A subdivision layout similar to the La Vista neighborhood where lots do not back to Miller Road and a majority of the Natural Area Open Space (NAOS) is located along the Miller Road frontage (lots facing north south)
- 2. Single story homes located along the perimeter of the property (all sides including the north and east property boundaries, Miller Road frontage and Pinnacle Peak frontage).
- 3. "Adequate & significant" landscape areas beyond the minimum and standard R1-10 development standards along Miller, Pinnacle Peak, 77th Street, and the adjacent lots to the north and east.
- 4. Careful placement of subdivision entries from 77th Street and Miller Road to minimize or eliminate the current and future traffic flows. No entries to/from Pinnacle Peak should be permitted due to the already difficult traffic conditions.
- 5. <u>CRITICAL</u> Re-alignment of 77th Street, whether or not the proposed development uses 77th Street as an entry, to provide safe turning movements from/to 77th Street from/to Pinnacle Peak for the La Vista neighborhood allowing alignment of the driveways to the commercial center south of 77th Street. Our neighborhood has been working with the City of Scottsdale transportation department regarding the realignment of this road. Paul Basha should provide comment regarding this matter.
- 6. If necessary, due to the realignment of 77th Street, the reconstruction of the La Vista entry monument sign at the subject property owner's expense, to be located at northeast corner of Pinnacle Peak the new 77th Street alignment.
- 7. CRITICAL Dedication of all right of way for Pinnacle Peak and the complete improvement for Pinnacle Peak from the eastern property boundary of La Vista at Pinnacle Peak (approximately 605 feet east of the existing 77th Street) to Miller Road including but not limited to paving (two travel lanes in each direction plus median), street lighting, sidewalks, curb & gutter, raised landscape medians and landscape along Pinnacle Peak based on the City of Scottsdale Transportation Master Plan and Guidelines.

- 8. <u>CRITICAL</u> Dedication of right of way pursuant to City of Scottsdale requirements for Miller Road along the frontage of the property and the complete improvement for Miller Road from Pinnacle Peak to Mariposa Grande pursuant to the City of Scottsdale Transportation Master Plan and Engineering Guidelines (two travel lanes in each direction plus median) including but not limited to paving, grading, drainage, street lighting, sidewalks, curb & gutter, and landscape.
- 9. <u>CRITICAL</u> Complete the intersection with traffic signalization at Pinnacle Peak and Miller Road including but not limited to the grading to meet the City of Scottsdale engineering standards to smooth the pavement north of Pinnacle Peak along with the relocation of the utility vault located in the drive lane in Miller at the Pinnacle Peak intersection.

In addition to our consent for the approval, we also request the City of Scottsdale complete the improvements on the north and south sides of Pinnacle Peak from Miller Road to at least 77th Way including but not limited to grading, drainage, paving, curb, gutter, sidewalks, street lighting and landscape pursuant to the Transportation Master Plan. The improvements should include the completion of the intersection at Pinnacle Peak and Miller Road.

We understand that some of these "requests" may not be specific to the proposed development but the City needs to address the mistakes and engineering challenges to promote vehicular and pedestrian safety (I fear those days my son has to ride his bicycle through the intersection and fear the day when he has to drive through the intersection). For those who live in the area, we know the peak hour traffic causes tremendous delays and safety concerns at the 77th Street intersection and Miller Road intersection with Pinnacle Peak. Since the proposed development will increase daily trips, any developer of the property AND the City should be addressing the safety concerns and delays at these intersections.

I hope you have a successful meeting. I am happy for you to share my thoughts and comments publicly. I look forward to reading the staff report and be kept aware of any changes.

Respectfully,

Michael Bronska 7729 East Black Rock Road Scottsdale, AZ 85255

602.818.6647

From: Wood, Nick [mailto:nwood@swlaw.com]

Sent: Thursday, June 1, 2017 12:29 PM

To: 'Bruce & Lyla'

Cc: astedman@lvadesign.com; treynolds@scottsdaleaz.gov; ayaron@scottsdaleaz.gov; Griemsmann, Noel;

'imurillo@scottsdaleaz.gov'; Kerns, Robyn; 'mbronska'

Subject: RE: Project 356-PA-2017 Opposition

Good afternoon Mr. and Ms. Hodgins.

Thank you for your e-mail. My client, P.F. Chang's, and I, respect and appreciate your comments and concerns.

Since you are unable to attend the neighborhood meeting next Wednesday, I would be pleased to meet with you at your home, (or any other location of your choosing) to discuss your concerns and to share with you our proposed plan for the site.

I believe that our plan has been designed to respect the desert habitat, including the wash that runs through the north side of the property.

This morning we met with Mr. Michael Bronska, one of your former HOA Presidents, and shared the proposed plan with him. As a courtesy to Mr. Bronska, I'm copying him with this e-mail.

Please let me know if you are willing to meet with me. If so, my assistant, Robyn Kerns, will work with you to choose a time and location that is convenient for you.

Kind regards,

Nick

Nicholas J. Wood Snell & Wilmer 400 East Van Buren Street Phoenix, Arizona, 85004 Office: 602-382-6269

Cell: 602-451-2255 Fax: 602-382-6070 nwood@swlaw.com

From: Bruce & Lyla [mailto:bhodgins@dccnet.com]

Sent: Thursday, June 01, 2017 10:19 AM

To: jmurillo@scottsdaleaz.gov

Cc: astedman@lvadesign.com; treynolds@scottsdaleaz.gov; ayaron@scottsdaleaz.gov; Griemsmann, Noel; Wood, Nick

Subject: Project 356-PA-2017 Opposition

To Mr. Jesus Murillo,

I am writing to express my strong objection to the rezoning proposed by Project 356-PA-2017, and especially to any change or reduction in designated Natural Area Open Space (NAOS) that exists with the current zoning of this property.

We purchased our house at 7607 E Starla Dr., which backs onto the northern NAOS portion of the subject property, in May 2014 with the understanding that the NAOS-designated areas of the subject property would be preserved as natural desert and could never be built on. This factored heavily on our purchasing decision and added significantly to the valuation of our property. Any changes to the protection of the existing NAOS along the northern portion of the subject property at 7676 E Pinnacle would cause significant loss of important desert habitat in the area and cause substantial impairment to the enjoyment of our property and to the monetary value of our home.

I am requesting that the City of Scottsdale reject the rezoning request of Project 356-PA-2017 and vigilantly preserve the important Natural Area Open Space that makes Scottsdale such an attractive and environmentally sensitive community to live in. Since I am unable to attend the neighborhood meeting on June 7, I would like my comments to be included in the public record on this case file.

Please confirm receipt of these comments and that they will be entered in the public record in opposition to the proposed rezoning application. Thank you.

Sincerely, K. Bruce Hodgins 7607 E Starla Dr

cc. Mr. Alex Stedman, LVA Urban Design Studio

Mr. Taylor Reynolds, City of Scottsdale

Mr. Adam Yaron, City of Scottsdale

Mr. Noel Griemsmann, Snell & Wilmer LLP

Mr. Nick Wood, Snell & Wilmer LLP

From: Bhodgins@dccnet.com

Sent: Thursday, June 01, 2017 4:36 PM

To: Wood, Nick

Cc: astedman@lvadesign.com; treynolds@scottsdaleaz.gov; ayaron@scottsdaleaz.gov;

Griemsmann, Noel; jmurillo@scottsdaleaz.gov; Kerns, Robyn; mbronska

Subject: Re: Project 356-PA-2017 Opposition

Dear Mr. Wood,

Thank you for your reply and offer to meet. Unfortunately I will not be back in Scottsdale until September, but willing to communicate by e-mail or phone. I would appreciate getting a copy of the proposed plan for the site that also shows the existing NAOS boundaries.

You mention that your plan respects the desert habitat, but I will remain opposed to the plan unless the full existing NAOS remains in tact.

Bruce & Lyla Hodgins

On Jun 1, 2017, at 12:29 PM, Wood, Nick < nwood@swlaw.com > wrote:

Good afternoon Mr. and Ms. Hodgins.

Thank you for your e-mail. My client, P.F. Chang's, and I, respect and appreciate your comments and concerns.

Since you are unable to attend the neighborhood meeting next Wednesday, I would be pleased to meet with you at your home, (or any other location of your choosing) to discuss your concerns and to share with you our proposed plan for the site.

I believe that our plan has been designed to respect the desert habitat, including the wash that runs through the north side of the property.

This morning we met with Mr. Michael Bronska, one of your former HOA Presidents, and shared the proposed plan with him. As a courtesy to Mr. Bronska, I'm copying him with this e-mail.

Please let me know if you are willing to meet with me. If so, my assistant, Robyn Kerns, will work with you to choose a time and location that is convenient for you.

Kind regards,

Nick

Nicholas J. Wood Snell & Wilmer 400 East Van Buren Street Phoenix, Arizona, 85004 Office: 602-382-6269 Cell: 602-451-2255

> 4-PP-2018 04/06/18

Fax: 602-382-6070 nwood@swlaw.com

From: Bruce & Lyla [mailto:bhodgins@dccnet.com]

Sent: Thursday, June 01, 2017 10:19 AM

To: jmurillo@scottsdaleaz.gov

Cc: astedman@lvadesign.com; treynolds@scottsdaleaz.gov; ayaron@scottsdaleaz.gov; Griemsmann,

Noel; Wood, Nick

Subject: Project 356-PA-2017 Opposition

To Mr. Jesus Murillo,

I am writing to express my strong objection to the rezoning proposed by Project 356-PA-2017, and especially to any change or reduction in designated Natural Area Open Space (NAOS) that exists with the current zoning of this property.

We purchased our house at 7607 E Starla Dr., which backs onto the northern NAOS portion of the subject property, in May 2014 with the understanding that the NAOS-designated areas of the subject property would be preserved as natural desert and could never be built on. This factored heavily on our purchasing decision and added significantly to the valuation of our property. Any changes to the protection of the existing NAOS along the northern portion of the subject property at 7676 E Pinnacle would cause significant loss of important desert habitat in the area and cause substantial impairment to the enjoyment of our property and to the monetary value of our home.

I am requesting that the City of Scottsdale reject the rezoning request of Project 356-PA-2017 and vigilantly preserve the important Natural Area Open Space that makes Scottsdale such an attractive and environmentally sensitive community to live in. Since I am unable to attend the neighborhood meeting on June 7, I would like my comments to be included in the public record on this case file.

Please confirm receipt of these comments and that they will be entered in the public record in opposition to the proposed rezoning application. Thank you.

Sincerely, K. Bruce Hodgins 7607 E Starla Dr

cc. Mr. Alex Stedman, LVA Urban Design Studio

Mr. Taylor Reynolds, City of Scottsdale

Mr. Adam Yaron, City of Scottsdale

Mr. Noel Griemsmann, Snell & Wilmer LLP

Mr. Nick Wood, Snell & Wilmer LLP

From: Wood, Nick

Sent: Monday, June 05, 2017 4:03 PM

To: 'Peterson, Katherine S., M.S.N., R.N.'; Griemsmann, Noel

Cc: Kerns, Robyn

Subject: RE: PFCCB Rezoning Request

Hi Ms. Peterson. Thank you for your e-mail.

I believe that we will be able to answer all of your questions at the neighborhood meeting.

We look forward to meeting you.

Kind regards,

Nick

Nicholas J. Wood Snell & Wilmer 400 East Van Buren Street Phoenix, Arizona, 85004 Office: 602-382-6269

Cell: 602-451-2255 Fax: 602-382-6070 nwood@swlaw.com

From: Peterson, Katherine S., M.S.N., R.N. [mailto:Peterson.Katherine@mayo.edu]

Sent: Monday, June 05, 2017 1:54 PM **To:** Griemsmann, Noel; Wood, Nick **Subject:** PFCCB Rezoning Request

Mr. Wood and Mr. Griemsmann,

My purchase of a home in the Los Portones community was based, in large part, upon the knowledge that the land on the north east intersection of East Pinnacle Peak Road and North Miller Road was zoned for office use with an existing office building and parking lot already present. The proposed re-zoning of the land for residential use will impact the value of my home. Potentially, the new development will also eliminate my view of the desert, obstruct my view of the McDowell Mountains, and decrease the wildlife in my backyard. In addition to these concerns, I have several questions.

- Need for more single family homes: Has a market analysis been completed to determine the need for this many new single family homes, in an area where there are seemingly many homes for sale in North Scottsdale neighborhoods already? What will the density be?
- Increased flow of water: Has an environmental impact study been completed to determine how the additional
 impervious surfaces (streets, driveways, and water run-off from roofs) will impact surrounding land and
 communities? Where will excess rain go during monsoon season? There is a flood plain which runs west of this
 property. Historically, the desert wash west of Miller Road flash floods and has overflowed into backyards of the
 Los Portones homeowners.

- Displacement of wildlife: Coyotes, bobcats, rattlesnakes and other smaller desert animals actively live in this area. Another home development will displace them. Has the impact to native wildlife been considered?
- Increased traffic on Miller Road: Correspondence states vehicular access is planned on 77th street. Is an additional residential entrance or exit onto Miller Road planned?
- Distance from Miller Road: How close to Miller Road will the community be situated and what kind of wall will be present?

I plan to attend the "open house" this Wednesday, but appreciate your attention to these concerns.

Thank you.

Katherine S. Peterson, MSN, RN, CNE | Instructor in Nursing, College of Medicine | Program Manager, ASU/Mayo Collaborative Pre-licensure Nursing Program | 5777 East Mayo Boulevard | Phoenix, AZ 85054 | 480-342-1146 | peterson.katherine@mayo.edu |

From: Ruenger, Jeffrey <JRuenger@scottsdaleaz.gov>

Sent: Monday, June 05, 2017 3:19 PM

To: Reynolds, Taylor Cc: Acevedo, Alex

Subject: FW: Case Number: 3-GP-2017

From: Peterson, Katherine S., M.S.N., R.N. [mailto:Peterson.Katherine@mayo.edu]

Sent: Monday, June 05, 2017 1:58 PM

To: Projectinput

Subject: Case Number: 3-GP-2017

Site Location: 7676 E. Pinnacle Peak Road

Case Name: 7676 E. Pinnacle Peak

Case Number: 3-GP-2017

My purchase of a home in the Los Portones community was based, in large part, upon the knowledge that the land on the north east intersection of East Pinnacle Peak Road and North Miller Road was zoned for office use with an existing office building and parking lot already present. The proposed re-zoning of the land for residential use will impact the value of my home. Potentially, the new development will also eliminate my view of the desert, obstruct my view of the McDowell Mountains, and decrease the wildlife in my backyard. In addition to these concerns, I have several questions.

- Need for more single family homes: Has a market analysis been completed to determine the need for this many new single family homes, in an area where there are seemingly many homes for sale in North Scottsdale neighborhoods already? What will the density be?
- Increased flow of water: Has an environmental impact study been completed to determine how the additional
 impervious surfaces (streets, driveways, and water run-off from roofs) will impact surrounding land and
 communities? Where will excess rain go during monsoon season? There is a flood plain which runs west of this
 property. Historically, the desert wash west of Miller Road flash floods and has overflowed into backyards of the
 Los Portones homeowners.
- Displacement of wildlife: Coyotes, bobcats, rattlesnakes and other smaller desert animals actively live in this area. Another home development will displace them. Has the impact to native wildlife been considered?
- Increased traffic on Miller Road: Correspondence states vehicular access is planned on 77th street. Is an additional residential entrance or exit onto Miller Road planned?
- Distance from Miller Road: How close to Miller Road will the community be situated and what kind of wall will be present?

I plan to attend the "open house" this Wednesday to gather more information about the proposed development, but appreciate your attention to these concerns.

Thank you.

Katherine S. Peterson, MSN, RN, CNE | Instructor in Nursing, College of Medicine | Program Manager, ASU/Mayo Collaborative Pre-licensure Nursing Program | 5777 East Mayo Boulevard | Phoenix, AZ 85054 | 480-342-1146 | peterson.katherine@mayo.edu |

DateNameGeneral Comment(s)5/23/2017Mary BrockmanNeighborhood traffic (1,000 homes to the south)5/23/2017Alan LConstruction debris6/5/2017Fernando EstevesLikes the project, but is concerned about drainage in the area

From:

Reynolds, Taylor <TReynolds@scottsdaleaz.gov>

Sent:

Tuesday, June 06, 2017 3:07 PM

To:

Griemsmann, Noel

Subject:

FW: From business to new subdivision development

Noel,

Attached is a comment we received regarding your case, 3-GP-2017.

Taylor Reynolds
Senior Planner - Long Range Planning
Planning and Development Services
City of Scottsdale
480.312.7924
treynolds@scottsdaleaz.gov

From: davidsinaz@cox.net [mailto:davidsinaz@cox.net]

Sent: Tuesday, June 06, 2017 2:10 PM

To: Acevedo, Alex

Subject: From business to new subdivision development



We are writing a request because we are totally against this new subdivision behind our house in Los Portones. We feel it will stifle property values in our neighborhood along with creating much more traffic on Miller Rd which in basically in our backyard. Not to mention, trying to enter Pinnacle Peak outside Los Portones is going to be almost impossible with the new subdivision behind us along with the new condos being built across the street at Silver Stone. It is very challenging now currentl -- sent by David Copenhaver (case# 3-GP-2017)



© 2017 City of Scottsdale. All Rights Reserved.

From: Reynolds, Taylor <TReynolds@scottsdaleaz.gov>

Sent: Tuesday, June 06, 2017 3:42 PM

To: Griemsmann, Noel

Subject: FW: PF Chang Parking Structure

Noel,

Attached is a comment we received regarding your case, 3-GP-2017. I did inform her of your open house scheduled for tomorrow evening.

Taylor Reynolds
Senior Planner - Long Range Planning
Planning and Development Services
City of Scottsdale
480.312.7924
treynolds@scottsdaleaz.gov

From: leanne.debeurre@gmail.com [mailto:leanne.debeurre@gmail.com]

Sent: Tuesday, June 06, 2017 2:29 PM

To: Reynolds, Taylor

Subject: PF Chang Parking Structure



Hello, Are there any meetings or gatherings where local neighbors can hear more about this or voice our concerns? I live in the Los Portones community and did not receive any communication about this before receiving this email today. I am opposed to this amendment and wish to know where and how to voice my opinion, if that is at all possible. Kind regards, Leanne Debeurre -- sent by Leanne Debeurre (case# 3-GP-2017)



From:

Robert Minella <rcminella@yahoo.com>

Sent:

Tuesday, May 30, 2017 3:36 PM

To:

Reynolds, Taylor

Cc:

Vicki Stumberg; Jeanine Minella

Subject:

Re: RE: Case #3-GP-2017 P.F. Chang's Request to Rezone

Mr. Reynolds,

I know I speak on behalf of a number of concerned residents. I really appreciate your response and the time you took. I look forward to continued communication going forward.

Thank you.

Best regards, Bob Minella

On Tuesday, May 30, 2017, 3:30:30 PM MST, Reynolds, Taylor <TReynolds@scottsdaleaz.gov> wrote:

Mr. and Mrs. Minella,

Thank you for your communication. 7676 E Pinnacle Peak currently has a submitted major General Plan amendment in for review – 3-GP-2017. As coordinator for that case, I can answer your questions concerning such moving forward. The applicant is requesting a change from Office to Suburban Neighborhoods on the subject site.

Although the applicant states in their narrative that they will seek "an R1-10 type of single-family home subdivision" they have not yet submitted a companion zoning case to the above-mentioned General Plan amendment request. When staff receives such (expected towards the end of June) – we will know more specific details being requested by the applicant, such as the zoning they seek and potentially their proposed lot layout. That future zoning case will be coordinated by Jesus Murillo, whom can answer any specific questions you have regarding that case at that time – and who I have included in this response for your convenience.

1. In terms of the zoning process moving forward, the application <u>would generally follow this process</u>. For timing, companion zoning cases process concurrently with major General Plan amendments and would be heard at the same City Council meeting – which, pursuant to State Statute, has been scheduled for December 4th of this year.

- 2. Staff welcomes public input at all stages of the process including both written comment and public testimony (at Planning Commission/City Council meetings). Since it is early in the process, the location of several of the outreach events have not been finalized. When staff is able to book all appropriate meetings, I will follow up with you and relay the date/time/locations of such. In the interim, the <u>case info sheet</u> specific to this case on the City's website contains the applicant's submittal, my contact information if you want to submit additional comments in the future, and will contain that public outreach information when those details are finalized.
- 3. <u>Section 1.301 of Scottsdale's Zoning Ordinance</u> states that any property owner may initiate a request to amend the zoning district map for their property but does not guarantee that each request will be approved. This comes back to the discussion above in that there will be several instances of both public input and furthermore consideration and recommendation by Scottsdale's Planning Commission and final action by City Council.

Again, since the applicant has not yet submitted a companion zoning request, staff only has minimal information at this time. When the zoning request is submitted we will have more specific information. Hopefully this answers your questions below, and please feel free to contact myself or Jesus in the future regarding this development proposal. Thanks once again for your comments.

Taylor Reynolds

Senior Planner - Long Range Planning

Planning and Development Services

City of Scottsdale

480.312.7924

treynolds@scottsdaleaz.gov

From: Robert Minella [mailto:rcminella@yahoo.com]

Sent: Tuesday, May 30, 2017 9:10 AM

To: Murillo, Jesus: Yaron, Adam; Reynolds, Taylor

Cc: Vicki Stumberg; Jeanine Minella

Subject: Case #3-GP-2017 P.F. Chang's Request to Rezone

Good morning and I hope this finds you all well. I am writing in regards to the rezoning proposal of the P.F. Chang's (PFC) property located at 7676 Pinnacle Peak Road in Scottsdale. Apparently PFC has requested the property be rezoned from a Service Residential (S-R) to a single-family home residential subdivision (R1-10).

I am very interested to know the following:

- 1. What is the process for rezoning a parcel?
- 2. What rights do surrounding residents have to object to the rezoning?
- 3. What gives PFC the right to rezone at their desire?

I am a current resident located next to the property in question in the La Vista community. I am most concerned about the safety and well being of traffic in the area and the lack of infrastructure to support any further development. I am also concerned about the wildlife and lack of Environmentally Sensitive Lands (ESL) in the area.

We purchased our home approximately 4-1/2 years ago with the outlook of being near a city but not being engaged in a massive development. It is disappointing that a corporation can take the measures to rezone a parcel of property to suit their own needs or profitability. I do not understand how they can make a statement in their letter saying "Redevelopment of the existing office building into a single-family residential neighborhood would be the best long-term use for the property." They apparently plan to demolish the natural habitat, create months if not years of inconvenience for surrounding residents during construction, create further traffic congestion and unsafe driving, all for their perspective of what is good for the property and their interest in making a profit. A bit of sarcasm but it is not in the best interest of the area.

I look forward to your response and sincerely hope you listen to the people that are long standing members of the community that depend on people like yourselves to protect us with the laws that are in place. There is no reason PFC cannot sell the existing property for office utilization as it was originally zoned. The few workers that reside there currently are much less of a traffic contributor than the proposed +/-50 homes proposed in the signs.

I appreciate your time and consideration of this request for information and to state our position. Please use this email address as the method for you to respond. Thank you.

Best regards,

Robert and Jeanine Minella

24030 N 76th PI

Scottsdale, AZ 85255

TAB F

SIGN POSTING AFFIDAVIT



Affidavit of Posting

Recommended: E-mail copy to your project coordinator. Project Under Consideration Sign (White) **Public Hearing Notice Sign (Red)** 362-PA-2017 Case Number: **Project Name:** 7676 E Pinnacle Peak Rd Location: **Site Posting Date:** Nick Wood, Esq.- Snell and Wilme **Applicant Name: Dynamite Signs** Sign Company Name: 480-585-3031 Phone Number: I confirm that the site has been posted as indicated by the Project Manager for the case as listed above. Applicant Signature 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 MARYBETH CONRAD Maricopa County Commission Expires My commission expires: October 25, 2020

Required: Signed, Notarized originals.

City of Scottsdale -- Current Planning Division

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





TAB G

NEIGHBORHOOD OPEN HOUSE REPORT

June 7, 2017 6:00 to 7:00 PM 7676 East Pinnacle Peak Road, Scottsdale, AZ 85255

- 1. Report (Discussion Items/Respones)
- 2. Sign-In Sheets
- 3. Comment Cards Received

DISCUSSION ITEMS

1. Traffic

- Regional concerns
- Perceived increase in traffic
- Miller Road (Limiting northern expansion)
- Traffic noise (Especially if Miller Road is expanded)

2. 77th Street

Design and correction

3. Home Values

Minimum lot sizes, home sizes and finishes

4. Building Height

- Concerns about two (2) story homes
- 5. Maintaining Wildlife Corridors
- 6. Processing of Request

RESPONSES

1. Traffic

Regional Concerns:

Regional transportation concerns (existing/future) are not specific to the project.

Perceived Increase in Traffic:

Given the population of P.F. Chang's workforce and the commensurate proposed number of lots in the plan, there is likely an opportunity for reduction in traffic pressure. A traffic study will be completed as part of the rezoning application.

Miller Road:

The expansion of Miller Road and any related improvement infrastructure is not related to the project.

Noise (Especially if Miller Road is expanded):

The noise from traffic should not exceed ambient conditions.

RESPONSES

2. 77th Street Design and correction

The project team is working with the City of Scottsdale on evaluating project access onto Miller Road.

3. Home Values

The minimum lot size will be as per the approved zoning district. Other specifics regarding home sizes and finishes will be subject to market demand.

4. Building Height

P.F. Chang's is willing to limit building height to one (1) story on perimeter lots that are adjacent to existing neighboring homes

5. Maintaining Wildlife Corridors

The current layout of the project proposes retaining the wash that runs through the site as "open space," allowing for the wildlife corridor to remain.

6. Processing of Request

Several questions were asked regarding the amendment process for the General Plan and also rezoning requests. The project team educated stakeholders on these processes.

4-PP-2018

04/06/18

TAB 2

** FACILITY RELATED GUESTS

DATE	GUEST NAME	CONTACT INFORMATION
6/7/2017	Barrichan à	
	North Sopult	
	TACK M'ENROE	
	Terry + Jan Bookle	
	Steve Coleman	JN.
	RALDA WEXZEL	
	Delora LOVIAS	参 ,
	Sue Fulker	;
	Basher & Hala Stiphe	
	Sharan Rosa-Bohrer	
,	John + Both Rapasky	in the second se
	Lucille Van VALKenburg	

4-PP-2018 04/06/18

" FACILITY RELATED GUESTS

DATE	GUEST NAME	CONTACT INFORMATION
6/7/2017	Thay Phillips	
	Michael TEICO JADO	
	JOHN RUYLE	•
	MIKE FRE LABOUTTON	1. /
	May Breeken	,
	Jo Di Chiara	
	TOE LEAVE	
	ALAN DAVIS	
	CARNUE FRANCO	
	Vida Purnick	<u> </u>
	Prostel Wanandreas	
	Dimits Mahardiers	
	KARTHUNE PETERSON	

4-PP-2018 04/06/18

TAB 3

Please provide your thoughts, your suggestions or any comments about the proposal that you would like to share with the project team and City staff. All cards submitted will be forwarded to the City for inclusion in the case file. Thank you for attending our meeting.	
Speed control	
nondoning on Miller -	
Name:	
Address.4	
Phone/Email:	

Pre-Application Case No. 362-PA-2017 June 7, 2017

Please provide your thoughts, your suggestions or any comments about the proposal that you would like to share with the project team and City staff. All cards submitted will be forwarded to the City for inclusion in the case file. Thank you for attending our meeting.

- Prefer to keep zowing as Current commercial states.

-Prefer natural set backs one story, maintain Views

Name: Debva LOVAS

Address:

Phone/Email:

Pre-Application Case No. 362-PA-2017 June 7, 2017

Please provide your thoughts, your suggestions or any comments about the proposal that you would like to share with the project team and City staff. All cards submitted will be forwarded to the City for inclusion in the case file. Thank you for altending our meeting.

18 hours Janes - No food for the stand one of the stand - Lineshop wall for the stand of the sta

Name: Address:

Phone/Email:

Please provide your thoughts, your suggestions or any comments about the proposal that you would like to share with the project team and City staff. All cards submitted will be forwarded to the City for inclusion in the case file. Thank you for attending our meeting.
Hoise abatement
Mo anciaining ex
en Meller !!
Enly en Bimacake
No Airo story from
Name: Juan Ruyle
Name: July Ruyle
Address: a 10 /- "
Phone/Email:
SEE BACK

Speed contral
en Miller: 1 figty
now speed limet
in completely ignored

Please provide your thoughts, your suggestions or any comments about the proposal that you would like to share with the project team and City staff. All cards submitted will be forwarded to the City for inclusion in the case file. Thank you for attending our meeting.
West told only
me story extere development
In I definitely was
told by thete (lawyer)
Name: 42 through
Name: Ya through
Address.
Phone/Email: Will Wol
Soul Story

ths	Please provide your thoughts, your suggestions or any comments about the proposal that you would like to share with the project team and City traff. All cards submitted will be forwarded to the City for inclusion in the case file. Thank you for attending our meeting. Suggestions or any comments about the project team and City traff. All cards submitted will be forwarded to the City for inclusion in the case file. Thank you for attending our meeting. Suggestions or any comments about the project team and City traff. All cards submitted will be forwarded to the City for inclusion in the case file. Thank you for attending our meeting. Suggestions or any comments about the project team and City traff. All cards submitted will be forwarded to the City for inclusion in the case file. Thank you for attending our meeting. Suggestions or any comments about the project team and City traff. All cards submitted will be forwarded to the City for inclusion in the case file. Thank you for attending our meeting. Suggestions or any comments about the project team and City traff. All cards submitted will be forwarded to the City for inclusion in the case file. Thank you for attending our meeting. Suggestions of the city for inclusion in the case file. Thank you for attending our meeting. Suggestions of the city for inclusion in the case file. The comments of the city for inclusion in the case file. The city file case file. The city file case file case file. The city file case file cas	
	Name:	
1	Address: V	
	Phone/Email:	-

the proposal that you would like to share with the project team and City staff. All cards submitted will be forwarded to the City for inclusion in the case file. Thank you for attending our meeting.
After Seeing the Lough
and New enthance +
that amount of home
15 harf that BLOS Bontons
Jen Very cory table
with Plan - Table
Name: Vincent & Becky Laurian
Address:
Phone/Email:

Pre-Application Case No. 362-PA-2017 June 7, 2017

Please provide your thoughts, your suggestions or any comments about the proposal that you would like to share with the project team and City staff. All cards submitted will be forwarded to the City for inclusion in the case file. Thank you for attending our meeting.

USING VEILED THREATS THAT IF THE PROPERTY REMAINS ZONED COMMERCIAL NOVED BE WORSE FOR THE EXISTING RESIDENTS DOES NOT MAKE P.F. CHANG THE GOOD GUYS HERE. WE MOVED UP HERE FOR HEST DENSITY + NOW YOU Name: IDA TURNICK

Address:

Phone/Email: T

WANT TOTAKE IT AWAY,

Pre-Application Case No. 362-PA-2017 June 7, 2017

Please provide your thoughts, your suggestions or any comments about the proposal that you would like to share with the project team and City staff. All cards submitted will be forwarded to the City for inclusion in the case file. Thank you for attending our meeting.

-Resident of Laysta-not on board with this plan at all. We have had some much new high density development recently approved - we can't take more. Traffic is Mick already and its sad his is all being -> Name: Comme Traces

Address: ,

Phone/Email:

developed because PF Changs nows to wake more \$4. And the long Standing residents need to suffer so they can wake an extra buck. his to rosky and displaying Carlo Carlo de Estado de E A THE LUNG OF SHIP LOOP THE BUILD - 1500 T. With W. College Baymon THE REPORT OF THE PROPERTY OF

Pre-Application Case No. 362-PA-2017 June 7, 2017

Please provide your thoughts, your suggestions or any comments about the proposal that you would like to share with the project team and City staff. All cards submitted will be forwarded to the City for inclusion in the case file. Thank you for attending our meeting.

I believe TRAFFIC
1's a HUGE concern: 48 homes x 23 cars emptying onto Miller Mth and Ultimately Pinnaclo Peak Rd Ultimately Pinnaclo Peak Rd 1's a NIGHTMARE, Already Pinnacle Peak Road scottsduck (Stanting at 31.00 pm) is backed up
for miles. With all the condos
Name: Sharm Bohrer
Address: '
Phone/Email: C

tracke is somewhat an not exit me Schweistne - the land parting the Schweistne - the land parting

Walve of our homes is defend only 1 stony bond. The effect on the

Please provide your thoughts, your suggestions or any comments about the proposal that you would like to share with the project team and City staff. All cards submitted will be forwarded to the City for inclusion in the case file. Thank you for attending our meeting.
LETG DESCUSS
ACIONMENT OF
77th (F) Scarrop
CARREST FESUR ON
PINNACUE PEAK ROAA Name: ALAN BAVIS Address:
Phone/Email:

TAB H

Neighborhood Involvement General Plan Checklist (GP)



Neighborhood Involvement is required for all General Plan Amendment requests. Refer to the City of Scottsdale Resolution No. 5135, and the Arizona Revised Statues Title 9, for additional General Plan Amendment review and guideline information. The check boxes on the Neighborhood Involvement GP checklist that are checked are the items that are required by resolution and/or state requirements, items that are not checked are optional at the coordinator's discretion and are based on the complexity of the proposed project. If you have questions on these requirements, please contact Planning & Development Services at 480-312-7000.

This checklist is for General Plan Amendment requests: If you are submitting an application for Rezoning, Zoning Ordinance Text Amendments, Zoning Stipulation Amendments, Council Approved Amended Standards, and City Council Site Plan Approval this is <u>not</u> the correct checklist; (please obtain a copy of the Citizen Review Checklist from your Project Coordinator).

This Document Constitutes A Public Disclosure Under ARS Section 39-121, Inspection of Public Records

Complete the following Steps and marked items prior to submitting your application

- Step 1: Pre-submittal meeting: The applicant will meet with staff to discuss their Neighborhood Involvement plan. It is encouraged that "neighbors" be contacted at least twice prior to the public hearing for the request. Applicants are advised to maintain contact with neighbors during the process and make as many contacts that are warranted to achieve productive neighborhood involvement.
- Step 2: Neighborhood Notification

Provide information by:	То:
 ✓ 1st Class Letter or Postcard ☐ In Person ☐ Phone call ☐ Certified Mail ☐ Door Hangers/Flyers 	 ☑ Each Real Property owner in proposed area ☐ Property owners and HOAs within 750' ☐ Adjacent property owners/ tenants/HOAs ☐ School District(s) ☐ Interested Party list (provided by Project Coordinator)

Project Notification shall include the following information:

- Project request and description
- Location
- Size (e.g. Number of Acres of project, Square Footage of Lot)
- Zoning
- General Plan existing and proposed graphics
- Applicant and City contact names and phone numbers
- Scheduled open house(s) including time, date, and location

Step 3: Project Under Consideration

- Post sign 10 calendar days prior to your Open House Meeting. (See Sign posting requirements)
- Step 4: You are required to hold a minimum of 1 Open House Meeting.

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

Continued on page 2

Planning and Development Services

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

Neighborhood Involvement General Plan Checklist (GP)



Step 4: Continued from page 1

□ Additional Open House Meeting(s) required ____. In some cases, the City of Scottsdale Project Coordinator may require more than one applicant-held Open House. Additional open house meetings have the same requirements and shall be advertised in the same manner as the initial open house meeting.

Step 5: Complete a Neighborhood Involvement Report

Provide all of the checked items in a Neighborhood Involvement Report that is to be submitted no later than 7 calendar days prior to the Planning Commission public hearing.

☑ Submit either the original or a copy of this marked Neighborhood Involvement Packet.

☑ Document your Project Notification efforts as follows:

- Provide a map showing the number of and where notified neighbors are located.
- Provide a list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOA's).
- Provide the dates contacted, how they were contacted, and the number of times contacted (minimum of two).
- Provide copies of letters or other means used to contact neighbors, school districts, and HOA's.
- · Provide originals of all comments, letters, and correspondence received.

☑ Verify the "Project Under Review" Sign Posting or Newspaper listing as follows:

- Provide completed affidavit of the sign posting with a time/date stamped photo. (See attached)
- Provide a copy of the Newspaper listings with date of publication.

☑ Document the Open House Meeting(s) as follows:

- List dates, times, and locations of open house meeting(s).
- Provide the sign-in sheets, list of people who attended the meeting(s), and comment sheets.
- A written summary of topics discussed and comments, issues and concerns provided at the open house meeting(s).

☑ Provide steps taken to keep neighbors informed and involved.

- List the method by which the applicant has addressed, or intends to address, the issues, concerns, and problems identified during the process and open house meetings.
- List how neighbors were contacted regarding changes and updates to the proposed General Plan Amendment.

 N/A
- Provide any other outreach and communication efforts. N/A

Related Resources:

- Project Under Consideration Sign Posting Requirements
- M Affidavit of Posting
- N/A Public Hearing Sign Posting Requirements

Planning and Development Services

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

UPDATED CITIZEN REVIEW PLAN

1. Citizen Review Plan

In response to the applicant's inquiry regarding project timing, Adam Yaron, City of Scottsdale Citizen Liaison, provided detailed requirements and deadlines for the initial neighborhood open house in his e-mail dated May 12, 2017 (Exhibit A). The applicant met these deadlines, as further detailed in the citizen review report ("Citizen Review Report)," dated June 14, 2017 (Exhibit B).

Subsequent to that e-mail, the applicant also posted a "Project Under Consideration" sign in accordance with the Citizen Review Checklist (ZN) at the subject site on May 25, 2017. The sign detailed the initial neighborhood open house meeting details. Please see the Citizen Review Report for documentation of the posting, as evidenced by the Sign Posting Affidavit (updated on May 26, 2017).

A subsequent neighborhood meeting is scheduled for September 6, 2017 from 6:00 PM to 7:00 PM. The results from that meeting will be submitted, in accordance with the Citizen Review Checklist (ZN).

2. Project Under Consideration Sign

As noted above, the subject site was posted with a "project under consideration" sign in accordance with the Citizen Review Checklist (ZN).

3. Notification Letters

Notification letters for any applicant scheduled neighborhood open house meetings are sent in accordance with the Citizen Review Checklist (ZN) requirements. Please refer to the Citizen Review Report for copies of notification letters and mailing lists.

4. Open House Meeting

Please refer to the Citizen Review Report for a copy of the neighborhood open house report. Copies of the sign-in sheets, comment sheets and a written summary of the neighborhood open house meeting are included.

5. Citizen Review Report

The original Citizen Review Report was filed with the City of Scottsdale on June 21, 2017. An addendum to the Citizen Review Report will be submitted in accordance with the Citizen Review Checklist within five (5) days of the second neighborhood open house. Any additional correspondence that the applicant received from citizenry leading up to the second neighborhood open house will also be included in the addendum.

4-PP-2018 04/06/18

EXHIBIT A

Watney, Stephanie

From: Yaron, Adam <AYaron@Scottsdaleaz.gov>

Sent: Friday, May 12, 2017 10:36 AM
To: Wood, Nick; Griemsmann, Noel
Cc: Grant, Randy; Reynolds, Taylor

Subject: Major General Plan Amendment Follow Up

Attachments: 750BufferMailingList.xlsx; Major GP Amendment Checklist.pdf;

InterestedParties_Revised_03142017.xls

Mr. Woods,

Great speaking with you this morning regarding your inquiry for submitting a Major General Plan Amendment. Please find attached a copy of the General Plan Amendment Checklist, our Interested Party List that will be used to notify interesting parties of Major Amendments filed this year, as well as the 750' buffer mailing list that was buffered from the sites 4 parcels.

Please note the deadline for this year's filing is May 19th (next Friday). To address your inquiry on having a lack of time to conduct adequate Citizen and Neighborhood Involvement prior to the May 19, 2017 submittal deadline for 2017 Major General Plan Amendments, staff will accept the following items as a provisional substitute to your required submittal documents on your coming submittal date:

- Evidence of a notification letter was sent <u>PRIOR to the submittal deadline (May 19th)</u> to both property owners within a 750' buffer surrounding the subject property and all parties associated to the City's Interested Parties list. This letter will provide notice of the requested amendment as well as identify a date, time, and location of your planned meeting which is to occur within 3 weeks of your submittal (No later than June 9th, 2017); and
- A commitment to provide an updated Citizen Involvement Report be provided to staff no later than
 Wednesday, June 14, 2017 so that we may provide adequate consideration to comments received within our
 initial review. The form requirements for this report can be found here:
 http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Building/Neighborhood+Involvement+General+Plan+Checklist.pdf

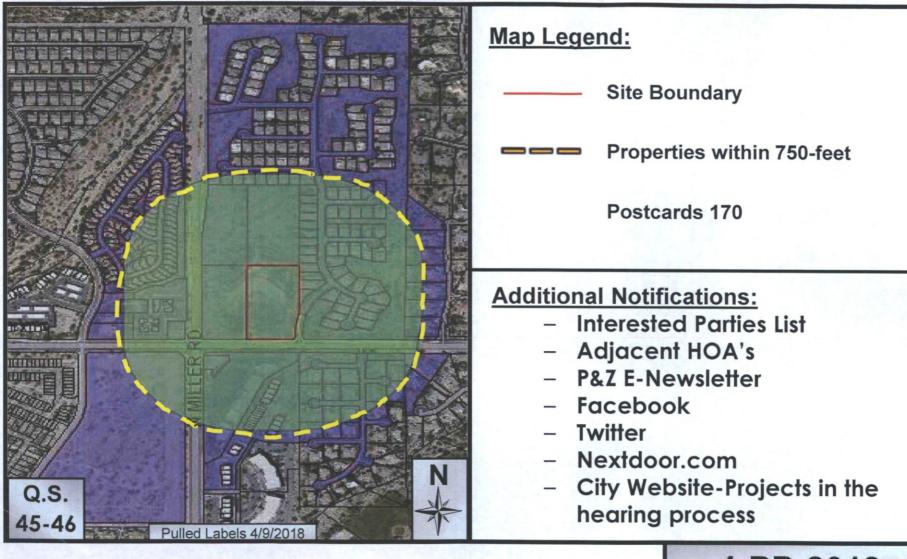
If you have any further questions or concerns please feel free to contact me at your earliest.

ADAM YARON | CITIZEN LIAISON

CITY OF SCOTTSDALE

Planning and Development Services Long Range Planning Services 7447 E Indian School Rd STE 105 | Scottsdale, Arizona T: 480.-312-2761

City Notifications – Mailing List Selection Map



7676 E Pinnacle Peak General Plan Amendment

4-PP-2018