

207 Waiver
Title
Legal Description
Policy or Appeals
Correspondence Between Legal & Staff
Letter of Authorization

Legal



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

Project Under Consideration Sign (White)

Public Hearing Notice Sign (Red)

Case Number: 165-PA-2018

Project Name: _____

Location: 0 N. 120th St

Site Posting Date: April 20, 2018

Applicant Name: Dennes Mikalacki

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

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

Meghan Kiggitt
Applicant Signature

4/20/18
Date

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

Acknowledged before me this the 20th day of April 2018



MaryBeth Conrad
Notary Public

My commission expires: 10-25-20

City of Scottsdale -- Current Planning Division

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

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Wednesday, May 9, 2018
Time: 6:00 PM
Location: SE Corner of 110th Street and Jomox Road

Site Address: 9 N. 120th Street,
Scottsdale, AZ 85255

Project Overview:

- Request: The request is to rezone from Residential (R1-120) to Residential (R1-40).
- Description of Project and Proposed Use: Proposed is a gated single family residential community.
- Site Acreage: 30 +/-
- Site Zoning: R1-120

Applicant Contact:

Dennis Mutschler 902-480-1535
Dennis@RedRockCustomHomesAZ.com

City Contact:

Jason Mucillo 480-212-7840
jmucillo@scottsdaleaz.gov

Pre-Application #: 16579-2018 Available at City of Scottsdale: 480-313-7000

Project information may be researched at:

<http://reservations.scottsdaleaz.gov/addressresources/Preapp/Search> Filing Date: 4/20/2018

* Request for meeting to discuss sign above. * 8:00 AM last business day. * Applicant: RedRockCustomHomesAZ.com

4/20/18 10:25:53

LAW OFFICES
JORDEN HISER

& JOY, P.L.C.

5080 NORTH 40TH STREET, SUITE 245
PHOENIX, ARIZONA 85018
TELEPHONE: 480-505-3900
FACSIMILE: 480-505-3901

DOUGLAS A. JORDEN

DIRECT LINE: 480-505-3909
E-MAIL: djorden@JHJLawyers.com
www.JHJLawyers.com

May 9, 2018

VIA E-MAIL (dennes@redrockcustomhomesaz.com)

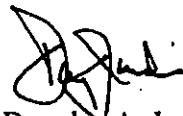
Dennes Mikalacki
AMA Builders, LLC
dba Red Rock Custom Homes
8116 East Vista Bonita Drive
Scottsdale, AZ 85255

Re: 118th Street and Jomax Road, Scottsdale, AZ
City of Scottsdale Project No. 165-PA-2018

Dear Mr. Mikalaki:

I represent LaBlonde Development and others with an interest in 8 of the 9 lots in the Cantabrica subdivision located along the western boundary of your proposed development. This letter is to inform you that we intend to strenuously oppose, using all legal means available, any attempt to rezone the property from its current R1-130 ESL designation. Such a significant increase in density is inconsistent with both the character of my clients' adjacent property and the character envisioned for the Dynamite Foothills Area.

Sincerely,



Douglas A. Jorden

DAJ/smc

cc (via e-mail): Randy Grant
Jesus Murillo
Tom LaBlonde

LAW OFFICES
JORDEN HISER
& JOY, P.L.C.

5080 NORTH 40TH STREET, SUITE 245
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DOUGLAS A. JORDEN

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E-MAIL: djorden@JHJLawyers.com
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May 29, 2018

VIA E-MAIL (dennes@redrockcustomhomesaz.com)

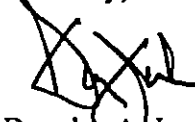
Dennes Mikalacki
AMA Builders, LLC
dba Red Rock Custom Homes
8116 East Vista Bonita Drive
Scottsdale, AZ 85255

Re: 118th Street and Jomax Road, Scottsdale, AZ
City of Scottsdale Project No. 165-PA-2018

Dear Mr. Mikalaki:

In my letter to you dated May 9, I noted that my clients intend to vigorously oppose your proposed rezoning from R1-130 ESL to a higher density. Since May 9, we have been able to talk to Toll Brothers and are now able to confirm that there will be sufficient opposition to your project to require a supermajority vote of the City Council for your proposal to be approved. If you are not familiar with the supermajority vote rule, it is based on a State statute (and similar provision in the Scottsdale Zoning Ordinance) and requires the affirmative vote of 5 of 7 Council members to approve a rezoning request if there is sufficient opposition. We have sufficient opposition. I think it highly unlikely that you will be able to gain 5 votes for your project. If you insist on proceeding, there are other steps, including numerous legal options at our disposal, we will take to stop your proposed rezoning.

Sincerely,


Douglas A. Jordan

DAJ/smc

cc (via e-mail): Randy Grant
Jesus Murillo
Tom LaBlonde

Amended Development Standards – Legislative Draft

Jomax Rd and 118th St, Case 165-PA-2018

R1-43 District

Sec. 5.104 – Property Development Standards

The following property development standards shall apply to all land and buildings in the R1-43 District:

A. Lot area.

1. Each lot shall have a minimum lot area of not less than ~~forty three thousand (43,000)~~ THIRTY-SEVEN THOUSAND EIGHT HUNDRED SEVENTY THREE (37,873) 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 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 Dimensions.

Width. All lots shall have a minimum lot width of one hundred fifty ~~(150)~~ ONE HUNDRED FIFTY TWO (152) feet.

C. Density. There shall be not more than one (1) single-family dwelling unit on any one (1) lot.

D. Building height. No building shall exceed ~~thirty (30)~~ 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 ~~forty (40)~~ THIRTY (30) feet.

b. Where lots have a double frontage on two (2) streets, the required front yard of ~~forty (40)~~ THIRTY (30) feet shall be provided on one street only.

c. On a corner lot, the required front yard of ~~forty (40)~~ THIRTY (30) feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. Exception:

1. The first part of the document is a letter from the Secretary of the State of New York to the Governor of the State of New York.

2. The second part of the document is a letter from the Governor of the State of New York to the Secretary of the State of New York.

3. The third part of the document is a letter from the Secretary of the State of New York to the Governor of the State of New York.

4. The fourth part of the document is a letter from the Governor of the State of New York to the Secretary of the State of New York.

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16. The sixteenth part of the document is a letter from the Governor of the State of New York to the Secretary of the State of New York.

17. The seventeenth part of the document is a letter from the Secretary of the State of New York to the Governor of the State of New York.

18. The eighteenth part of the document is a letter from the Governor of the State of New York to the Secretary of the State of New York.

19. The nineteenth part of the document is a letter from the Secretary of the State of New York to the Governor of the State of New York.

20. The twentieth part of the document is a letter from the Governor of the State of New York to the Secretary of the State of New York.

21. The twenty-first part of the document is a letter from the Secretary of the State of New York to the Governor of the State of New York.

22. The twenty-second part of the document is a letter from the Governor of the State of New York to the Secretary of the State of New York.

23. The twenty-third part of the document is a letter from the Secretary of the State of New York to the Governor of the State of New York.

24. The twenty-fourth part of the document is a letter from the Governor of the State of New York to the Secretary of the State of New York.