



Neighborhood Notification

Open House Information

Citizen Comments

Affidavit of Posting

Site Sign

Legal Protest

## **Neighborhood Outreach Report**

### **Ranch Gate & 118th**

August 13, 2019

The development team contacted surrounding property owners within 750 feet of the project on August 13, 2019 via first class mail to discuss the upcoming Preliminary Plat and Development Review for Ranch Gate & 118<sup>th</sup> project located at the northeast corner of Ranch Gate Road & 118<sup>th</sup> Street. Neighbors were informed that the preliminary plat and development design were being submitted for review at an upcoming DRB meeting and that the City would post the site with the meeting time, date and location. Additionally, they were given contact information for the development team as well as the City's Project Coordinator if they had questions or concerns.

The development team is committed to the outreach process and informing people of all phases of the project. The development team will continue to communicate with the surrounding neighbors throughout the progress of this project to ensure that any neighborhood concerns are addressed.

#### **ATTACHMENTS:**

Notification Letter

Notification List



August 13, 2019

Dear Neighbor,

We are a land planning and landscape architecture firm that has been working with the property owner to create a new low density residential community on a 68-acre property located on the northeast corner of Ranch Gate Road and 118<sup>th</sup> Street. The Scottsdale City Council recently approved a rezoning of the property to allow for the establishment of 42 large-lot single family homes (less than one home per acre) and will require the preservation of approximately 40% of the site as natural open space. We are now beginning the next phase of the process that includes the preparation of the preliminary plat document. The purpose of the preliminary plat is to formalize the site plan that was approved through the zoning process.

As depicted in the site plan (and consistent with prior zoning approvals), all vehicular access to the property will be through a single gate on 118<sup>th</sup> Street, located approximately 600 feet north of the Ranch Gate Road intersection. Interior streets and lot envelopes have been sensitively located to minimize impacts to the site's existing natural washes and hillside areas. In addition, much of the site's open space will be located adjacent to the community edges to promote meaningful buffers to nearby properties.

If you have any questions or comments regarding this preliminary plat application, please contact me by email ([astedman@rviplanning.com](mailto:astedman@rviplanning.com)) or by phone at (480) 994-0994. You may also contact Jeff Barnes who is the planning coordinator for the project with the City of Scottsdale at [jbarnes@scottsdaleaz.gov](mailto:jbarnes@scottsdaleaz.gov) or by phone at (480) 312-2376 and reference pre-application #383-PA-2018.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alex Stedman'.

Alex Stedman  
RVi Planning + Landscape Architecture  
(480) 994-0994  
[astedman@rviplanning.com](mailto:astedman@rviplanning.com)

| PLAN DATA          |                        |
|--------------------|------------------------|
| SITE AREA (GROSS): | 68.6 AC (+/-)          |
| SITE AREA (NET):   | 64.7 AC (+/-)          |
| ZONING:            | R1-43 ESL              |
| # OF LOTS:         | 42                     |
| DENSITY:           | 0.6 DU/AC              |
| MAX. BLDG. HEIGHT: | 24' FROM NATURAL GRADE |



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**118TH & RANCH GATE • SITE PLAN**  
 SCOTTSDALE, AZ  
 2019-08-12  
 # 19002171  
 SONORAN PEAKS, LLC



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7-PP-2019  
 8/14/2019

**RANCH GATE & 118TH**

| <b>OWNER</b>                                  | <b>ADDRESS</b>           | <b>CITY</b>      | <b>STATE</b> | <b>ZIP</b> |
|---|--------------------------|------------------|--------------|------------|
| PRIMACK RUSSELL D/BOECKER BARBARA DANIELLE    | 14 SCARBOROUGH RD        | BRIARCLIFF MANOR | NY           | 10510      |
| BOROTA BRANDON E                              | 335 S TELEGRAPH RD       | DEARBORN         | MI           | 48124      |
| SHERYL CERKLESKI DECLARATION OF TRUST         | 26 LAKE ADALYN DR        | SOUTH BARRINGTON | IL           | 60010      |
| JEFFERY H GERCHENSON TRUST                    | 109 S DEERE PARK         | HIGHLAND PARK    | IL           | 60035      |
| SHEINER RICHARD K/SHERYL L                    | 4771 TRENTON CT          | LONG GROVE       | IL           | 60047      |
| GJJ HOLDINGS LLC                              | 1006 MROSE AVE           | SCHAUMBURG       | IL           | 60193      |
| JODY R MARANO TRUST                           | 1006 MORSE AVE           | SCHAUMBURG       | IL           | 60193      |
| DATO LOUIS/MARY ELLEN                         | 41 WINDSOR DR            | OAK BROOK        | IL           | 60523      |
| J&A PROPERTY HOLDINGS LLC                     | 5800 WARD PRKWY          | KANSAS CITY      | MP           | 64112      |
| KITTOE LARRY T                                | 5800 WARD PARKWAY        | KANSAS CITY      | MO           | 64113      |
| FRIEDMAN STEVEN M/GAIL A                      | 3202 S 169TH PLAZA       | OMAHA            | NE           | 68130      |
| ARIZONA STATE OF                              | 1616 W ADAMS ST          | PHOENIX          | AZ           | 85007      |
| SYPHERD FAMILY LLLP THE                       | 14211 N CANTERBURY DR    | PHOENIX          | AZ           | 85023      |
| ROBERT L GOLDSMITH TRUST                      | PO BOX 72989             | PHOENIX          | AZ           | 85050      |
| 3251 W VISTA BONITA DRIVE LLC                 | 27323 N COVERED WAGON RD | PHOENIX          | AZ           | 85085      |
| BOULDER MOUNTAIN ESTATES HOMEOWNERS ASSOCIATI | 450 N DOBSON RD STE 201  | MESA             | AZ           | 85201      |
| MAIKAI AINA HOLDINGS LLC/FUND I LUMTUR LLC    | 4009 E DESERT CREST DR   | PARADISE VALLEY  | AZ           | 85253      |
| DAWE GARNER                                   | PO BOX 25004             | SCOTTSDALE       | AZ           | 85255      |
| STRATTON JOSEPH L/KATHY L                     | 11657 E PARKVIEW LN      | SCOTTSDALE       | AZ           | 85255      |
| PL RANCH GATE LLC                             | 7440 E PINNACLE PEAK RD  | SCOTTSDALE       | AZ           | 85255      |
| ZARRABI ABTIN/CHERYL D                        | 17991 N 95TH ST          | SCOTTSDALE       | AZ           | 85255      |
| KAHN HERBERT R                                | 26125 N 116TH ST #4      | SCOTTSDALE       | AZ           | 85255      |
| BERGER LIVING TRUST                           | 26125 N 116TH ST UNIT 9  | SCOTTSDALE       | AZ           | 85255      |
| ROBERTS RAYMOND A/DARLENE                     | 11798 E DESERT HOLLY DR  | SCOTTSDALE       | AZ           | 85255      |
| KATHRYN T KING TRUST                          | 11750 E DESERT HOLLY DR  | SCOTTSDALE       | AZ           | 85255      |
| LARKIN WILLIAM F/NATALYA                      | 11702 E DESERT HOLLY DR  | SCOTTSDALE       | AZ           | 85255      |
| OTTO LEOPOLD AND MELITTA ANNA HIRIS LIV TRUST | 11654 E DESERT HOLLY DR  | SCOTTSDALE       | AZ           | 85255      |
| BERMAN JOEDE S                                | 11701 E DESERT HOLLY DR  | SCOTTSDALE       | AZ           | 85255      |
| BERGHOFF RAINER/SPRYS CHRISTINE               | 11766 E BUCKSKIN TRL     | SCOTTSDALE       | AZ           | 85255      |
| RIESEN DEAN A/BARBARA H                       | 26125 N 116TH ST LOT 2   | SCOTTSDALE       | AZ           | 85255      |
| TROON CANYON ESTATES HOA INC                  | PO BOX 25144             | SCOTTSDALE       | AZ           | 85255      |
| KARIMI SHAHARAM                               | 9027 N 82ND ST           | SCOTTSDALE       | AZ           | 85258      |
| KARIMI AKBAR MIKE/MINO TR                     | 11087 E MISSION LN       | SCOTTSDALE       | AZ           | 85259      |

| <b>OWNER</b>                                      | <b>ADDRESS</b>               | <b>CITY</b>      | <b>STATE</b> | <b>ZIP</b> |
|---|------------------------------|------------------|--------------|------------|
| SONORAN PEAKS LLC                                 | 7320 E BUTHERUS DR           | SCOTTSDALE       | AZ           | 85260      |
| YEARLING VISTA HOMEOWNERS ASSOCIATION             | 14415 N 73RD ST STE 100      | SCOTTSDALE       | AZ           | 85260      |
| COLLINA E VISTA HOMEOWNERS ASSOCIATION            | 27264 N 103 RD WAY           | SCOTTSDALE       | AZ           | 85262      |
| CASSESE JOHN F/SUSAN S                            | 7917 E SOARING EAGLE WAY     | SCOTTSDALE       | AZ           | 85266      |
| JORDAN FAMILY 1991 TRUST                          | PO BOX 477                   | GLENBROOK        | NV           | 89413      |
| ALIABADI FAMILY TRUST                             | 19721 REDBEAM AVE            | TORRANCE         | CA           | 90503      |
| REOH TY/STACIE                                    | 12517 44TH ST NORTHEAST      | LAKE STEVENS     | WA           | 98258      |
| PRIMACK RUSSELL D/BARBARA D                       | 14 SCARBOROUGH RD            | BRIARCLIFF MANOR | NY           | 10510-2002 |
| JOHN D ANDERSEN AND KATHY L ANDERSEN LIVING TRUST | 15410 STEVENS PLZ            | OMAHA            | NE           | 68137-5044 |
| CANTABRICA HOMEOWNERS ASSOCIATION                 | 2935 W CLARENDON AVE SUITE 8 | PHOENIX          | AZ           | 85017-4620 |
| MEDEIROS TRUST                                    | 25770 N 116TH ST             | SCOTTSDALE       | AZ           | 85255-8719 |
| MB4 PROPERTIES LLC                                | 33044 N NORTHSTAR CIR        | SCOTTSDALE       | AZ           | 85266-1363 |
| NEWELL JOHN/SYLVIA                                | 29904 DOWNES RD              | ABBOTSFORD       | BC           | V4X1Z8     |

# Preliminary Plat Notification Affidavit



I, Jason Burm, P.E., acting on behalf of Sonoran Peaks, LLC, hereby affirm that a copy of the preliminary plat of Ranch Gate & 118th Street subdivision has been delivered to the following agencies for their review.

| <u>AGENCY</u>                                      | <u>DATE NOTIFIED</u> |
|--|----------------------|
| ✓ SALT RIVER PROJECT...(2).....                    | <u>8.14.19</u>       |
| N/A ARIZONA PUBLIC SERVICE .....                   |                      |
| ✓ SOUTHWEST GAS CORPORATION.....                   | <u>8.14.19</u>       |
| N/A ARIZONA DEPARTMENT OF TRANSPORTATION.....      |                      |
| N/A MARICOPA COUNTY ENVIRONMENTAL SERVICES.....    |                      |
| N/A MARICOPA COUNTY PLANNING DEPARTMENT.....       |                      |
| N/A MARICOPA COUNTY FLOOD CONTROL DISTRICT.....    |                      |
| N/A SCOTTSDALE POSTMASTER.....                     |                      |
| N/A SCOTTSDALE SCHOOL DISTRICT.....                |                      |
| N/A CAVE CREEK SCHOOL DISTRICT.....                |                      |
| N/A PARADISE VALLEY SCHOOL DISTRICT.....           |                      |
| N/A CENTRAL ARIZONA WATER CONSERVATION DISTRICT... |                      |
| ✓ CENTURY LINK.....                                | <u>8.14.19</u>       |
| ✓ OTHER <u>COX COMMUNICATIONS</u> .....            | <u>8.14.19</u>       |

Signature [Handwritten Signature] Date 8.14.19  
 Address 1001 W SOUTHERN AVE. SUITE 131 Phone 480 207 2667  
MESA, AZ 85210

**Planning and Development Services**  
 7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ scottsdaleaz.gov



# Affidavit of Posting

Office of the City Clerk

STATE OF ARIZONA )  
 )  
COUNTY OF MARICOPA ) ss

I, Melissa Berry, being first duly sworn, depose and say:

That on January 3, 2020, I posted notification poster(s) for the properties indicated below.

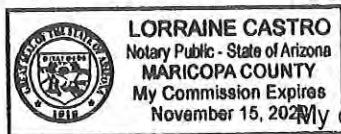
**Site(s) must be posted on or before: January 6, 2020**

| Case No.    | Description and Location of Project                                | No. of Signs | Date Posted |
|-------------|--|--------------|-------------|
| 2-DR-1994#3 | Detroit Coney Grill Awnings and Canopy, 6953 N Hayden Rd           | 1            | 1/3/2020    |
| 35-DR-2019  | Raintree Internalized Community Storage, Pima Rd & Raintree Dr     | 1            | 1/3/2020    |
| 68-SW-2019  | AT&T PHX36-003D Small Wireless Facility (SWF), 6602 E Chaparral Rd | 1            | 1/3/2020    |
| 7-PP-2019   | 118th & Ranch Gate, 118 <sup>th</sup> St & Ranch Gate Rd           | 1            | 1/3/2020    |

**Date of Development Review Board Public Meeting:** January 16, 2020, AT 1:00 P.M. IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.

*Melissa B*  
\_\_\_\_\_  
(Signature)

Acknowledged this 3rd day of January 2020.



LORRAINE CASTRO  
Notary Public - State of Arizona  
MARICOPA COUNTY  
My Commission Expires  
November 15, 2021

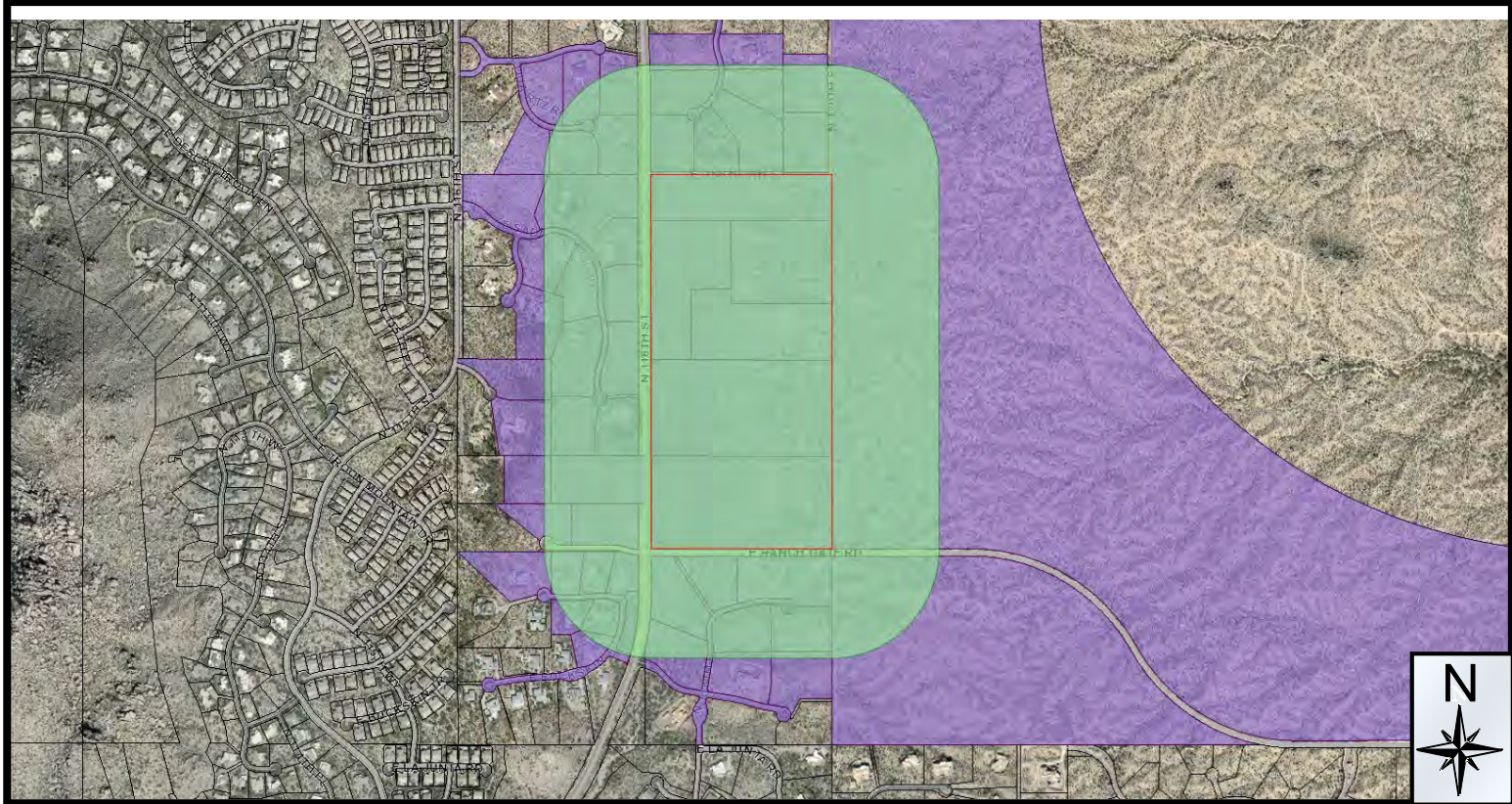
*Lorraine Castro*  
\_\_\_\_\_  
(Notary Public)  
11/15/2021

## Planning and Development Services

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

# City Notifications – Mailing List Selection Map

## 119<sup>th</sup> & Ranch Gate





### Additional Notifications:

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

Pulled Labels  
August 20, 2019

### Map Legend:

-  Site Boundary
-  Properties within 750-foot

Postcards: 130

**7-PP-2019**