

Neighborhood Notifications
Open House Information
Citizen Comments
Affidavit of Posting
Site Signs
Legal Protest

ESTATES ON HAYDEN - CITIZEN REVIEW REPORT

The applicant has engaged in an extensive neighborhood outreach process to ensure that are property owners and residents understand the rezoning request and are aware of site plan update.

1. Neighborhood Notification Mail Out – Preliminary Plat - January 30, 2017

A 750' radius of the site was done to identify 96 property owners and HOAs in the surrounding area. A first class letter with attached site plan was sent to these identified people as well as an interested parties' list, an additional to notify list, and surrounding HOA list provided by the City of Scottsdale. The letter contained information about the proposed site plan, details on the future community and contact information for the applicant. This letter was sent out Monday, January 30, 2017.

a. Verdante Resident – Phone Call – February 6, 2017

On February 6th James Kelly of Westland Estates called the applicant in response to receiving the notification letter. Mr. Kelly was curious to learn more about the project and asked questions related to community access, proposed product, and timeline.

b. Verdante Resident – Phone Call – February 8, 2017

A voicemail was received from Cheryl Macpherson on February 8th regarding the notification letter. The applicant returned the call, but has yet to connect with the Verdante resident.

Follow Up Email – February 13, 2017

Mr. and Mrs. MacPherson sent a follow up email to the initial phone call on February 13, 2017. The MacPhersons voiced concerns over views, wildlife, architecture and density. They attached photos of their existing view and previously approved preliminary site plan. The applicant responded to the email and explained that the preliminary plat had expired and the proposal would comply with the existing zoning designation. He stated that the building height would be 24 feet from natural grade and would architecturally fit into the surrounding community. The applicant disclosed that conversations with City of Scottsdale Transportation were had regarding the improvements of 81st Street and offered vegetative screening as an option to help reduce visual impacts in addition to the 250' rear buffer. A copy of the email correspondence is attached to this report.

c. Verdante HOA – Phone Call – February 10, 2017

The Verdante Homeowner's Association President, Lynn Carlson, called on February 10th in response to the outreach letter. Ms. Carlson was curious about building height, home sizes, home values, and specifics of how building height is measured under ESL. She mentioned an upcoming board of director's meeting where she would relay information to the community.

d. Verdante Resident – Phone Call – February 15, 2017

On February 15, 2017 Robert McCarter called the applicant in response to receiving the notification letter and site plan. Mr. Carter and the applicant discussed site plan specifics regarding; building height, access for lot 6, and a previous six lot site plan that was

processed through the City of Scottsdale. Mr. McCarter was also curious about the builder and proposed price and size of homes. The Verdante resident indicated that the area around proposed lot 6 had been flooded several years ago in a large storm, the applicant responded saying a drainage report would be produced for application.

e. Phone Call – March 13, 2017

On March 13, 2017 Robert McCarter called the applicant again wondering if there were any updates on the status of the project. The applicant responded saying nothing had been submitted to the City of Scottsdale and they were still conducting due diligence and drainage analysis. Mr. McCarter asked to be updated shall any changes be made.

f. Phone Call – May 5, 2017

May 5, 2017 the applicant called Robert McCarter and informed the resident of the revised site plan that included an additional lot in the northern portion of the parcel. The applicant suggested a meeting between the applicant and the HOA to better discuss the current site plan. Mr. McCarter said he would coordinate time and location with the HOA board.

The applicant made the decision to pursue a rezoning of the site, triggering another mail out, requirement of a neighborhood meeting, and a site posting.

2. Verdante Homeowner Small Group Meeting – May 23, 2017

On May 23, 2017 two associates from LVA Urban Design Studio met with about twelve residents from the Verdante community at a Verdante home. The meeting began at 6:00pm and was finished around 7:30pm. Display boards of the General Plan, Zoning Map, Site Plan, and Elevations were shown and explained in a presentation with Q and A throughout.

The majority of questions and concerns were about improvements to 81st Ave., drainage, and zoning process and timeline. Drainage concerns stemmed from past flooding experiences and apprehension about modifying the current condition of the site/major wash corridor.

As the meeting came to a close, the applicant communicated that there would be a formal public neighborhood meeting and future correspondence.

3. School District Notification – May 30, 2017

The future Estates on Hayden community is within the Cave Creek Unified School District. On May 30, 2017 a letter with an attached site plan, context aerial, and a "Determination of Adequate Facilities" form was sent certified mail to the Superintendent.

4. Neighborhood Meeting – June 28, 2017

The applicant held a Neighborhood Meeting at Christ The Lord Lutheran Church on June 28, 2017 from six to seven in the evening. Two individuals from LVA, the project engineer from Kimley-Horn, represented the applicant team at the open house meeting.

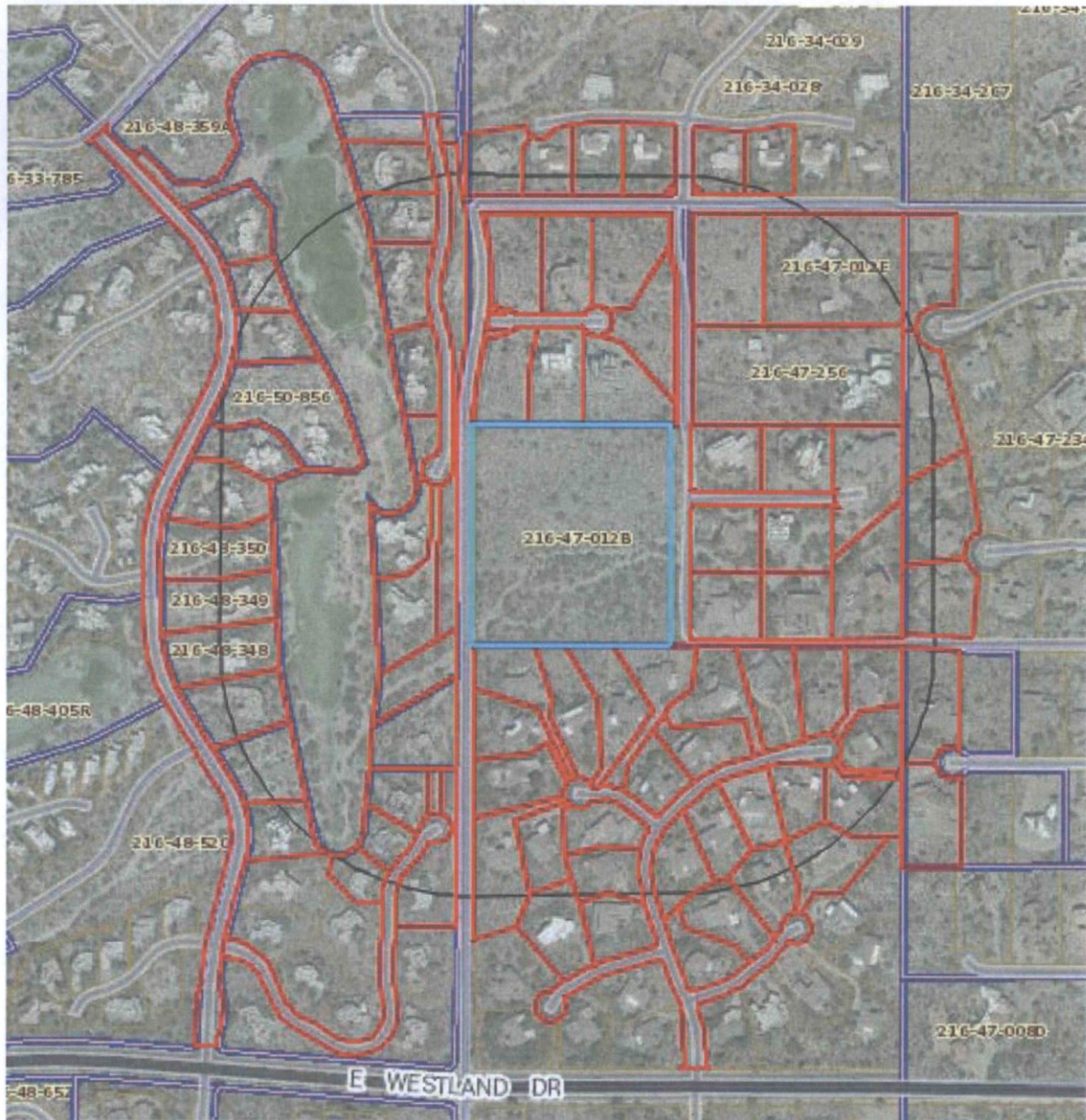
Nine residents attended and signed in at the neighborhood meeting and two comment cards were submitted by attendees.

Most participants were from adjacent communities; Verdante and Sunflower Estates. The residents that attended the meeting were mostly concerned about current and possible drainage conditions at Verdante and how this development could contribute to issues they had experienced during past storm events. Suggestive comments about open space between lots and breaks in rear walls along the north edge were mentioned, as well as setbacks and building height concerns along the northern and southern property lines. Discussions about improvements to Olesen Road were also talked about.

ATTACHMENTS

1. Map of notified neighbors (750 feet)
2. List of names and contact information for contacted parties
3. Notification Letters
4. Resident Responses

750' NOTIFICATION BOUNDARY MAP



Parcel Number	Owner Name	Mailing Address1	Mailing Address City	Mailing Address State	Mailing Address Zip Code	Property Address
216-34-019	BENEDICT TIMOTHY C/STROUSE CYNTHIA L	8011 E SANDFLOWER DR	SCOTTSDALE	AZ	85266	8011 E SAND FLOWER DR SCOTTSDALE 85266
216-34-020	HILARY E AND ROBERT S GROSS LIVING TRUST	8037 E SAND FLOWER DR	SCOTTSDALE	AZ	85262	8037 E SAND FLOWER DR SCOTTSDALE 85266
216-34-021	TRETHEWEY PETER L/DEBORAH D	8063 E SAND FLOWER DR	SCOTTSDALE	AZ	85262	8063 E SAND FLOWER DR SCOTTSDALE 85266
216-34-022	BROOKKE BRUCE M/JUDIE A	8069 E SAND FLOWER DR	SCOTTSDALE	AZ	85253	8069 E SAND FLOWER DR SCOTTSDALE 85266
216-34-023	WONG ASTRIA	8115 E SAND FLOWER DR	SCOTTSDALE	AZ	85262	8115 E SAND FLOWER DR SCOTTSDALE 85266
216-34-024	LINDA M MILEWSKI REVOCABLE TRUST	4901 WHITEHOUSE SPENCER RD	WHITEHOUSE	OH	43571	8141 E SAND FLOWER DR SCOTTSDALE 85266
216-34-059	SAND FLOWER COMMUNITY ASSOCIATION INC	PO BOX 73259	PHOENIX	AZ	85050	
216-34-060	SAND FLOWER COMMUNITY ASSOCIATION INC	PO BOX 73259	PHOENIX	AZ	85050	
216-47-012B	MCDOWELL CITRUS 100 LLC	3321 E BASELINE RD	GILBERT	AZ	85234	34303 N HAYDEN RD SCOTTSDALE 85266
216-47-012E	TEDS REVOCABLE LIVING TRUST/HOWIE BEULAH IRRE	8185 E BLACK MOUNTAIN RD	SCOTTSDALE	AZ	85266	8185 E BLACK MOUNTAIN RD SCOTTSDALE 85266
216-47-012Q	MCCARTY KEVIN D/FISCHER DANA C	8102 E OLESEN RD	SCOTTSDALE	AZ	85262	8102 E OLESEN RD SCOTTSDALE 85266
216-47-012S	ESTRUCH JUAN/GENEVIEVE HANSEN	5391 HARVEST RUN DR	SAN DIEGO	CA	92130	34315 N 81ST ST SCOTTSDALE 85266
216-47-012V	MILLER ROBERT REECE/FRANCES MOZELLE REV TRUST	8188 E WHITEHORN CIR	SCOTTSDALE	AZ	85262	8188 E WHITEHORN CIR SCOTTSDALE 85266
216-47-012W	RANDOLPH M HUNTRESS AND CORRINE E HUNTRESS TR	8180 E OLESEN RD	SCOTTSDALE	AZ	85266	8180 E OLESEN RD SCOTTSDALE 85266
216-47-012Y	KEVIN D POVINELLI AND SHARON POVINELLI TRUST	8144 E OLESEN RD	SCOTTSDALE	AZ	85266	8144 E OLESEN RD SCOTTSDALE 85266
216-47-012Z	ORCUTT EDWARD K	8141 E WHITEHORN CIR	SCOTTSDALE	AZ	85266	8141 E WHITEHORN CIR SCOTTSDALE 85266
216-47-131	DALE GERALD F TR/DALE AMY K TR	8172 E THORNTREE DR	SCOTTSDALE	AZ	85266	8172 E THORNTREE DR SCOTTSDALE 85266
216-47-132	MAGNUSSEN JAMES T/MARILYN L TR	8156 E THORNTREE DR	SCOTTSDALE	AZ	85262	8156 E THORNTREE DR SCOTTSDALE 85266
216-47-133	JACOBSON GAIL R/LAWRENCE T	900 SEACREST PL	QUALICUM BEACH	BC	98132	8132 E THORNTREE DR SCOTTSDALE 85266
216-47-140	BOWERMAN JAMES G/LEWIS BOWERMAN AMBER D	8054 E THORNTREE DR	SCOTTSDALE	AZ	85255	8054 E THORNTREE DR SCOTTSDALE 85266
216-47-141	ALAXANDER BARRY	33948 N 81ST ST	SCOTTSDALE	AZ	85262	8078 E THORNTREE DR SCOTTSDALE 85266
216-47-142	GPA HOLDINGS IX LLC	33984 N 81ST ST	SCOTTSDALE	AZ	85262	33984 N 81ST ST SCOTTSDALE 85266
216-47-143	CARLSON LYNN A/TERESA L	8101 E HIGHPOINT DR	SCOTTSDALE	AZ	85262	8101 E HIGH POINT DR SCOTTSDALE 85266
216-47-144	BACHINSKY RAYMOND L/PATRICIA ANN TR	8109 E HIGHPOINT DR	SCOTTSDALE	AZ	85266	8109 E HIGH POINT DR SCOTTSDALE 85266
216-47-145	MERNICK THOMAS J/CYNTHIA A	8117 E HIGHPOINT DR	SCOTTSDALE	AZ	85260	8117 E HIGH POINT DR SCOTTSDALE 85266
216-47-146	R AND C TOMITZ FAMILY TRUST	8149 E HIGHPOINT DR	SCOTTSDALE	AZ	85262	8149 E HIGH POINT DR SCOTTSDALE 85266
216-47-147	BEAUDOIN DAVID/DEBRA	8181 E HIGHPOINT DR	SCOTTSDALE	AZ	85266	8181 E HIGH POINT DR SCOTTSDALE 85266
216-47-148	N.A.	N.A.	N.A.	NA	8196	8196 E HIGH POINT DR SCOTTSDALE 85266
216-47-149	COBB FAMILY TRUST	8180 E HIGHPOINT DR	SCOTTSDALE	AZ	85266	8180 E HIGH POINT DR SCOTTSDALE 85266
216-47-150	DL AND BE CROWELL TRUST	8164 E HIGH POINT DR	SCOTTSDALE	AZ	852661314	8164 E HIGH POINT DR SCOTTSDALE 85266
216-47-151	ROBINSON TERRY W/BEVERLY	8148 EAST HIGH POINT DR	SCOTTSDALE	AZ	85266	8148 E HIGH POINT DR SCOTTSDALE 85266
216-47-152	MACPHERSON SCOTT ALEXANDER/CHERYL ANN	10816 NW 7TH AVE	VANCOUVER	WA	98685	8132 E HIGH POINT DR SCOTTSDALE 85266
216-47-153	GEORGE E GRASK REVOCABLE TRUST	8116 E HIGHPOINT DR	SCOTTSDALE	AZ	85266	8116 E HIGH POINT DR SCOTTSDALE 85266
216-47-154	TRIPP FAMILY TRUST	8092 E HIGH POINT DR	SCOTTSDALE	AZ	85266	8092 E HIGH POINT DR SCOTTSDALE 85266
216-47-155	ANNIS FAMILY TRUST	1 RAINSFORD ROAD	TORONTO	ON	8077	8077 E HIGH POINT DR SCOTTSDALE 85266
216-47-156	HUME JANIS/GEISENHEIMER NORMAN	8053 E HIGH POINT DR	SCOTTSDALE	AZ	85266	8053 E HIGH POINT DR SCOTTSDALE 85266
216-47-157	VANNUCCI STEVEN J/SUSAN L	8045 E HIGH POINT DR	SCOTTSDALE	AZ	852661315	8045 E HIGH POINT DR SCOTTSDALE 85266
216-47-158	ROBERT W BLAKE REVOCABLE TRUST	8016 NW TIMBERCREST PL	KANSAS CITY	MO	64152	8044 E HIGH POINT DR SCOTTSDALE 85266
216-47-159	J M KELLY TRUST	8052 E HIGH POINT DR	SCOTTSDALE	AZ	85266	8052 E HIGH POINT DR SCOTTSDALE 85266
216-47-160	MARGARET PAONI TRUST/PAONI ANTHONY & MARGARET	34522 N SCOTTSDALE RD STE 120-435	SCOTTSDALE	AZ	85266	8060 E HIGH POINT DR SCOTTSDALE 85266
216-47-161	VOAS FAMILY LIVING TRUST	8068 E HIGHPOINT DR	SCOTTSDALE	AZ	85266	8068 E HIGH POINT DR SCOTTSDALE 85266
216-47-162	MCCARTER FAMILY REVOCABLE TRUST	8076 E HIGH POINT DR	SCOTTSDALE	AZ	85266	8076 E HIGH POINT DR SCOTTSDALE 85266
216-47-163	ANITA L LEINWEBER REVOCABLE TRUST	8084 E HIGH POINT DR	SCOTTSDALE	AZ	85266	8084 E HIGH POINT DR SCOTTSDALE 85266
216-47-164	VERDANTE AT WESTLAND ESTATES PROPERTY OWNERS	37617 N CAVE CREEK RD	CAVE CREEK	AZ	85331	
216-47-166	VERDANTE AT WESTLAND ESTATES PROPERTY ETAL	37617 N CAVE CREEK RD	CAVE CREEK	AZ	85331	
216-47-213	HUFFORD SEAN/VICTORIA	8140 E WHITEHORN CIR	SCOTTSDALE	AZ	85266	8140 E WHITEHORN CIR SCOTTSDALE 85266
216-47-222	SCHMIDGALL RICHARD G/ROBIN L TR	8225 E TUMBLEWEED DR	SCOTTSDALE	AZ	85262	8225 E TUMBLEWEED DR SCOTTSDALE 85266
216-47-223	GORMAN HOWARD/ANGELA	4216 EDGEVALLEY LANDING NORTHWEST	CALGARY	AB	8222	8222 E TUMBLEWEED DR SCOTTSDALE 85266
216-47-239	WICKER JOE H JR/GRETCHEN G	8215 E NIGHTINGALE STAR DR	SCOTTSDALE	AZ	85262	8215 E NIGHTINGALE STAR DR SCOTTSDALE 85266
216-47-240	READ-MURRAY FAMILY TRUST	8214 E NIGHTINGALE STAR DR	SCOTTSDALE	AZ	85266	8214 E NIGHTINGALE STAR DR SCOTTSDALE 85266
216-47-256	RICHARD CRANEY AND PAMELA SUE SCHADER REVOCAB	34425 N 81ST	SCOTTSDALE	AZ	85262	34425 N 81ST ST SCOTTSDALE 85266
216-47-257	SCHADER FAMILY TRUST	34425 N 81ST	SCOTTSDALE	AZ	85262	
216-47-281	CUMMARD WILLIAM G II	3211 N 91ST ST	MESA	AZ	85207	8030 E SUNFLOWER CT SCOTTSDALE 85266
216-47-282	WADE-REDDICK JANET	8062 E SUNFLOWER COURT	SCOTTSDALE	AZ	85266	8062 E SUNFLOWER CT SCOTTSDALE 85266
216-47-283	RICHARD LLOYD FAUL AND LISA MARIA FAUL TRUST	5806 E CALLE MARITA	CAVE CREEK	AZ	85331	8094 E SUNFLOWER CT SCOTTSDALE 85266
216-47-284	HILLERUD IAN DAVID/ANDREA CHUNG	1420 KINGSWOOD PONDS RD	SAINT PAUL	MN	55122	8099 E SUNFLOWER CT SCOTTSDALE 85266
216-47-285	DOUGLAS LAWRENCE H/DEBRA E	8095 E SUNFLOWER CT	SCOTTSDALE	AZ	85266	8095 E SUNFLOWER CT SCOTTSDALE 85266
216-47-286	WILEY REVOCABLE TRUST	8063 E SUNFLOWER CT	SCOTTSDALE	AZ	85266	8063 E SUNFLOWER CT SCOTTSDALE 85266
216-47-287	LEMMONS STEVEN W/CHRISTY A	PO BOX 1074	LONGVIEW	WA	98632	8031 E SUNFLOWER CT SCOTTSDALE 85266
216-47-288	SUNFLOWER ESTATES BLACK MOUNTAIN AND HAYDEN H	17787 N PERIMETER DR STE A-111	SCOTTSDALE	AZ	85255	

216-47-289	SUNFLOWER ESTATES BLACK MOUNTAIN AND HAYDEN H	17787 N PERIMETER DR STE A-111	SCOTTSDALE	AZ		85255
216-47-290	SUNFLOWER ESTATES BLACK MOUNTAIN AND HAYDEN H	17787 N PERIMETER DR STE A-111	SCOTTSDALE	AZ		85255
216-47-291	SUNFLOWER ESTATES BLACK MOUNTAIN AND HAYDEN H	17787 N PERIMETER DR STE A-111	SCOTTSDALE	AZ		85255
216-47-292	SUNFLOWER ESTATES BLACK MOUNTAIN AND HAYDEN H	17787 N PERIMETER DR STE A-111	SCOTTSDALE	AZ		85255
216-48-347	KAREL JERRY/ARLENE	2180 PAINTERS LAKE RD	HIGHLAND PARK	IL		60035 34125 N IRONWOOD DR SCOTTSDALE 85266
216-48-348	BUXTON SARAH L/BROWN JULIE A	20050 LAKEVIEW AVE	EXCELSIOR	MN		55331 34177 N IRONWOOD DR SCOTTSDALE 85266
216-48-349	BITTERS ELIZABETH ANN/MCELHINNEY MARK C	34229 N IRONWOOD RD	SCOTTSDALE	AZ		85266 34229 N IRONWOOD DR SCOTTSDALE 85266
216-48-350	HANS RETA B TR	34281 N IRONWOOD DR	SCOTTSDALE	AZ		85262 34281 N IRONWOOD DR SCOTTSDALE 85266
216-48-351	JOHNSON GARRETT B/BARBARA S	1420 SHERIDAN RD APT 5C	WILMETTE	IL		60091 34333 N IRONWOOD DR SCOTTSDALE 85266
216-48-352	SWENSON GARY L/JANNETTE E	34385 N IRONWOOD DR	SCOTTSDALE	AZ		85266 34385 N IRONWOOD DR SCOTTSDALE 85266
216-48-355	GAEL T HANSON REVOCABLE TRUST	873 COUNTRY CLUB LN	NORTHBROOK	IL		60062 34483 N IRONWOOD DR SCOTTSDALE 85266
216-48-356	SEYER CHRISTIE F TR	876 WEDGEWOOD DR	CRYSTAL LAKE	IL		60014 34535 N IRONWOOD DR SCOTTSDALE 85266
216-48-406	BALLARD SHARI/BARNETT MARIANNE	1035 TONKAWA RD	ORONO	MN		55356 34031 N IRONWOOD DR SCOTTSDALE 85266
216-48-412	PEN DEANE A/SUSAN	33976 N 79TH WY	SCOTTSDALE	AZ		85266 33976 N 79TH WY SCOTTSDALE 85266
216-48-413	FURMAN SANDFORD/MIMI JOY	PO BOX 6171	CAREFREE	AZ		85377 34022 N 79TH WY SCOTTSDALE 85266
216-48-414	SUSAN L BLACK REVOCABLE TRUST	28 SHEFFIELD WY	GREENWICH	CT		6831 34068 N 79TH WY SCOTTSDALE 85266
216-48-415	CAVANAGH TIMOTHY	33991 N 79TH WY	SCOTTSDALE	AZ		85262 33991 N 79TH WY SCOTTSDALE 85266
216-48-419	OWNERS ASSN OF BOULDERS SCOTTSDALE	8360 E VIA DE VENTURA STE L100	SCOTTSDALE	AZ		85258
216-48-420	OWNERS ASSN OF BOULDERS SCOTTSDALE	8360 E VIA DE VENTURA STE L100	SCOTTSDALE	AZ		85258 34079 N 79TH WY SCOTTSDALE 85266
216-48-421	OWNERS ASSN OF BOULDERS SCOTTSDALE	8360 E VIA DE VENTURA STE L100	SCOTTSDALE	AZ		85258 34084 N 79TH WY SCOTTSDALE 85266
216-48-422	OWNERS ASSN OF BOULDERS SCOTTSDALE	8360 E VIA DE VENTURA STE L100	SCOTTSDALE	AZ		85258 34077 N IRONWOOD DR SCOTTSDALE 85266
216-48-423C	BLACK SUSAN	28 SHEFFIELD WY	GREENWICH	CT		6831 34084 N 79TH WY SCOTTSDALE 85266
216-48-423E	OWNERS ASSOCIATION OF BOULDERS SCOTTSDALE	8360 E VIA DE VENTURA STE L100	SCOTTSDALE	AZ		85258
216-48-423F	CP BOULDERS LLC	740 CENTRE VIEW BLVD	CRESTVIEW HILLS	KY		41017
216-48-537	BENDIX WILLIAM E/JOYCE M/BENDIX TR	450 GREEN BAY RD APT 38	GLENCOE	IL		600221805 34640 N 79TH WY SCOTTSDALE 85266
216-48-538	DREIDINK FAMILY TRUST	34568 N 79TH WY	SCOTTSDALE	AZ		85266 34568 N 79TH WY SCOTTSDALE 85266
216-48-539	PAUL NEELY REVOCABLE TRUST	34532 N 79TH WY	SCOTTSDALE	AZ		85266 34532 N 79TH WY SCOTTSDALE 85266
216-48-540	FLUCKIGER PETER/MARILENA	14971 PROSPECT AVE	WHITE ROCK	BC	V4B2B3	34460 N 79TH WY SCOTTSDALE 85266
216-48-541	HUBER HAROLD/TORO ANNETTE	3404 433-11TH AVE SE	CALGARY	AB	T2G0Y5	34352 N 79TH WY SCOTTSDALE 85266
216-48-542	OPPENHEIM LEONARD A/DENA G TR	34280 N 79TH WY	SCOTTSDALE	AZ		85266 34280 N 79TH WY SCOTTSDALE 85266
216-48-543	CP BOULDERS LLC	740 CENTRE VIEW BLVD	CRESTVIEW HILLS	KY		41017
216-48-544	CP BOULDERS LLC	740 CENTRE VIEW BLVD	CRESTVIEW HILLS	KY		41017 34388 N 79TH WY SCOTTSDALE 85266
216-48-545	CP BOULDERS LLC	740 CENTRE VIEW BLVD	CRESTVIEW HILLS	KY		41017 34531 N 79TH WY SCOTTSDALE 85266
216-48-548	CP BOULDERS LLC	740 CENTRE VIEW BLVD	CRESTVIEW HILLS	KY		41017
216-50-803	KELLEHER KEVIN FRANCES/JACQUELINE JAYE	2901 N 46TH ST	CAVE CREEK	AZ		85331 8215 E HIGH POINT DR SCOTTSDALE 85266
216-50-804	SPANIOLA FAMILY TRUST	8214 E HIGH POINT DR	SCOTTSDALE	AZ		85266 8214 E HIGH POINT DR SCOTTSDALE 85266
216-50-856	DONNELLEY RICHARD R III/ROBIN W	675 E WOODLAND RD	LAKE FOREST	IL		60045 34419 N IRONWOOD DR SCOTTSDALE 85266
216-51-306	COHEN JEFFREY	4904 CLOVER CT	LONG GROVE	IL		60047 8104 E WHITEHORN CIR SCOTTSDALE 85266

Owner	Company	Address	City	State	Zip
APPLICANT					
OWNER					
Annette Petrillo		1169 E. Clovefield Street	Gilbert	AZ	85298
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 Street	Scottsdale	AZ	85260
David G. Gulino		7525 E. Camelback Road, Suite 104	Scottsdale	AZ	85251
Dr. Sonnie Kirtley	COGS	8507 East Highland Avenue	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 Road	Scottsdale	AZ	85258
Jim Haxby		7336 E. Sunnyside Dr.	Scottsdale	AZ	85260
John Berry/Michelé Hammond	Berry Riddell, LLC	6750 E Camelback Rd, Ste 100	Scottsdale	AZ	85251
John Washington		3518 N Cambers Court	Scottsdale	AZ	85251
Leon Spiro		7814 E Oberlin Way	Scottsdale	AZ	85266
Linda Whitehead		9681 E Chuckwagon Lane	Scottsdale	AZ	85262
Lori Haye		P. O. Box 426	Cave Creek	AZ	85327
Maricopa County Superintendent of Schools		4041 N. Central Avenue Suite 1200	Phoenix	AZ	85012
Mike McNeal, Supervisor	AT&T	1231 W. University Drive	Mesa	AZ	85201
Planning & Engineering Section Manager	Arizona State Land Department	1616 W. Adams Street	Phoenix	AZ	85007
Project Management	Anzona Department of Transportation	205 S. 17th Avenue MD 6012E	Phoenix	AZ	85007
Randall P. Brown	Spring Creek Development	7134 E. Stetson Drive; Suite 400	Scottsdale	AZ	85251
Richard Turner, Planning and Zoning Administrator	Town of Fountain Hills	16705 E. Avenue 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 Avenue, 15th Floor	Phoenix	AZ	85004
	Arizona Commerce Authority	333 N. Central Avenue, Suite 1900	Phoenix	AZ	85004
	Paradise Valley Unified School District	15002 N. 32nd Street	Phoenix	AZ	85032
	Granite Reef Neighborhood Resource Center	1700 N Granite Reef Road	Scottsdale	AZ	85257
	Southwest Gas Corporation	2200 N. Central Avenue Ste 101	Phoenix	AZ	85004

Nbhd Name	Last Name	First Name	Title	Address	Unit Type	Unit Number	City	State	Zip
Desert POA	Myers	Howard	President	6631 E Horned Owl Tr			Scottsdale	AZ	85266
Greater Pinnacle Peak Assn	Conklin	Les	Board-Member	8711 E Pinnacle Peak Rd		123	Scottsdale	AZ	85255
Carefree Rolling Hills HOA	Lensing	Thomas	President	PO Box 2151			Carefree	AZ	85377
Boulders Scottsdale, The Owners Assn of	Ferguson	Delores	Property Manager	8360 E Via de Ventura Blvd		L100	Scottsdale	AZ	85258
Cortona Community Assn	Morton	Jennifer	Property Manager	1600 W Broadway Rd		200	Tempe	AZ	85282
Cortona Community Assn	Prosser	Robin	President	8238 E Nightingale Star Dr			Tempe	AZ	85266
Sand Flower Community Assn	Pinckard	Mitch	Property Manager	PO Box 73259			Phoenix	AZ	85050
Verdante at Westland Estates POA	Carlson	Lynn	President	8101 E High Point Dr			Scottsdale	AZ	85266
Scottsdale Council of HOAs (SCOHA)	Ekmark	Curtis	President	6720 N Scottsdale Rd		261	Scottsdale	AZ	85253
Greater Pinnacle Peak Assn	Cappel	Bob	President	8711 E Pinnacle Peak Rd			Scottsdale	AZ	85255
Scottsdale Council of HOAs (SCOHA)	Moscarello	Andrea	Secretary	6720 N Scottsdale Rd		261	Scottsdale	AZ	85253
Verdante at Westland Estates POA	Allen	Mary Lynn	Secretary	8171 E Thorntree Dr			Scottsdale	AZ	85266
Verdante at Westland Estates POA	Guy	Bob	Treasurer	8077 E Thorntree Dr			Scottsdale	AZ	85266
Coalition of Pinnacle Peak	Viaro	Bob		10040 E Happy Valley Rd		#451	Scottsdale	AZ	85255-2388
Coalition of Pinnacle Peak	Whitehead	Linda	Secretary	9681 E Chuchwagon Lane			Scottsdale	AZ	85262

NAME	ADDRESS	CITY	ST	ZIP
Cave Creek School District	P.O. Box 42	Cave Creek	AZ	85327
Scottsdale Postmaster	1777 N. Scripps	Scottsdale	AZ	85257-2115
Salt River Project attn: Susana Ortega	Mail Stop F	Phoenix	AZ	85072-2025
Salt River Project attn: Bill Santistevan,	Mail Stop X	Phoenix	AZ	85072-2025
Arizona Public Service	P.O. Box 53	Phoenix,	AZ	85072-3933
AZ Department of ADOT Transportation attn: Right-of-way-group	206 S. 17 A	Phoenix	AZ	85007
Southwest Gas Corporation	10852 N. B	Phoenix	AZ	85029-4755
Maricopa County Environmental Services	1002 N. Central	Phoenix,	AZ	85004
Maricopa County Planning & Development	502 N. 44th	Phoenix	AZ	85008
Maricopa County Flood control	2802 W. D	Phoenix	AZ	85009
Central AZ Water Conservation District Bureau of Reclamation	P.O.Box 43	Phoenix	AZ	85080-3020
Century Link	136 W. Ori	Tempe	AZ	85283
Paradise Valley School District	15003 N. 3	Phoenix	AZ	85032

January 30, 2017

Re: Estates on Hayden – 34303 N. Hayden Rd. Scottsdale, AZ 85266

Dear Neighbor/Landowner:

We are planners and landscape architects working on a new project adjacent to or near your home.

The new project will be requesting Preliminary Plat approval to create a 7-lot single-family home community within the current R1-43 ESL zoning district. The community will be located on a +/- 10 acre parcel at the northeast corner of Hayden Road and Olsen Road alignment.

As seen on the enclosed site plan (on back), five lots within the project will take access from Hayden Road and the remaining two homes will be accessed from 81st Street. The site plan has been designed to preserve and emphasize a major wash that bisects the property. Much of the site will remain as Natural Area Open Space (N.A.O.S).

The applicant team is committed to keeping you informed as the project progresses. If you have any questions about this new community, please feel free to contact me by email (astedman@lvadesign.com) or by phone, (480) 994-0994. You may also contact Jesus Murillo with the City of Scottsdale at (480) 312-4211 and reference pre-application #987-PA-2016.

Sincerely,

Alex Stedman,
Senior Planner



LEGEND

- SITE BOUNDARY
- DEVELOPMENT ENVELOPES

SITE DATA

SITE AREA (GROSS): 10.0 AC (+/-)
 SITE AREA (NET): 9.2 AC (+/-)
 CURRENT ZONING: R1-43 ESL
 PROPOSED # OF LOTS: 7
 DENSITY: 0.7 DU/AC

PROPOSED DEVELOPMENT STANDARDS:
R1-43 ESL
 MINIMUM LOT AREA: 32,250 SQ. FT.
 MINIMUM LOT WIDTH: 113'
 FRONT SETBACK: 30'
 SIDE SETBACK: 15'
 REAR SETBACK: 26'

LVA urban design studio
 land planning • development entitlements • landscape architecture
 120 south osh avenue • tempe, arizona 85281 • 480.994.0994

ESTATES ON HAYDEN
 CONCEPTUAL SITE PLAN

SITE PLAN IS PRELIMINARY & REQUIRES GRADING & DRAINAGE ANALYSIS BY PROJECT ENGINEER.

APPROX. SCALE: 1"=50'

NORTH

1667 DRAWN BY: PR 1/30/17

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 P:\2017\1667-ESTATES ON HAYDEN\CAD\PLANNING\1667-SITE PLAN.dwg Jun 30, 2017

June 13, 2017

Re: Estates on Hayden – Neighborhood Meeting

Dear Neighbor/Property Owner:

We are Landscape Architects and Land Planners seeking approval for an 8-lot community near your home/property. The site is comprised of 10 acres and is currently vacant with surrounding residential homes.

We are inviting you to an upcoming neighborhood meeting to provide information about our design and the application process.

Within the coming weeks, we will be submitting an application to the City of Scottsdale requesting to amend the zoning on the property from the existing R1-43 ESL (Single Family Residential) to R1-35 ESL (Single Family Residential). The proposed zoning change is in conformance with the City's General Plan that identifies the land use on the property as Rural Neighborhoods (average of 0-1 dwelling units per acre). The current R1-43 zoning allows for 8 homes on the site. Our request would not seek to increase the allowed number of homes, but the rezoning will allow the large wash corridor to be placed in a protective tract, instead of on-lot.

The requested zoning change will allow for large lot, single story private homes, natural desert open space with preservation of a wash that bisects the property, and a single gated vehicular access from Hayden Road.

As part of our ongoing effort to provide information and address questions from neighbors and property owners, we will be hosting a neighborhood meeting to discuss our plans and to gather feedback.

DATE: Wednesday, June 28, 2017

TIME: 6:00pm-7:00pm

**LOCATION: Christ the Lord Lutheran Church
(9205 E. Cave Creek Rd. Carefree, AZ 85377)**

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 987-PA-2016. Comments will be made part of the public record for inclusion in the case file.

Sincerely,



Planning Manager

LVA Urban Design Studio

Email: astedman@LVAdesign.com

ESTATES ON HAYDEN
 CONCEPTUAL SITE SUBDIVISION PLAN



LEGEND	
	GROSS SITE BOUNDARY (10.0 AC +/-)
	NET SITE BOUNDARY (9.2 AC +/-)
SITE AREA (GROSS): 10.0 AC (+/-)	
SITE AREA (NET): 9.2 AC (+/-)	
CURRENT ZONING: R1-43 ESL	
PROPOSED ZONING: R1-35 ESL	
PROPOSED # OF LOTS: 8	
DENSITY: 0.8 DU/AC	
REQUIRED N.A.O.S.: 3.35 AC	
PROPOSED DEVELOPMENT STANDARDS:	
R1-35 ESL	
MINIMUM LOT AREA: 26,250 SQ. FT.	
MINIMUM LOT WIDTH: 101'	
FRONT SETBACK: 30'	
SIDE SETBACK: 11'	
REAR SETBACK: 26'	
MAX. BLDG. HEIGHT: 24'	

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 C:\Users\praph\Documents\LVA-1667-pd.dwg May 18, 2017

Project: Neighborhood Meeting – Estates on Hayden

Location: Christ the Lord Lutheran Church

Date and Time: Wednesday, June 28, 2017

PUBLIC MEETING SIGN-IN SHEET

	Name	Address	Phone	Email
1	Anita Jernicke	5084 E Highpoint	480-575-6877	PARLOFA2@MSA.com
2	BOB MC CARTER	8076 E HIGH POINT	480-595-2468	BOBMCARTER@LSI.BM.COM
3	JM KELLY	8152 E High Pt Pr	802-746-2222	
4	Janet Wiley	8063 E. Sunflower Ct	480-358-8932	
5	James Wiley	8063 E. Sunflower Ct.	480-278-5151	treswiley@gmail.com
6	Janet Wade Reddick	8062 E. Sunflower Ct.	480-284-6977	janetwadereddick@gmail.com
7	KEVIN POVINELLI	8144 E. OLSEN RD	480-620-4837	SRPOU@ME.COM
8	Peg Paoni	8060 E. High Point Dr	480-214-5084	
9	Larry Douglas	8095 E. Sunflower Ct	928-642-2698	Douglas
10				

COMMENT CARD

Estates on Hayden
Neighborhood Meeting – June 28, 2017

Harry Douglas 8095 E. Sunflower St.
Name Street Address

Douglas Holmes AZ@gmail.com 928642-2698
Email Address Phone Number

COMMENTS / CONCERNS:

To crowded - Not enough
open space. Animal habitate?

Please place this card in the box.
Thank you!

COMMENT CARD

Estates on Hayden
Neighborhood Meeting – June 28, 2017

MARGARET PAONI 8060 E. High Pt. Drive
Name Street Address

m.paoni43@gmail.com 480-214-5084
Email Address Phone Number

COMMENTS / CONCERNS:

Eliminate lots 7 + 8 !

Please place this card in the box.
Thank you!

May 30, 2017

Superintendent
Cave Creek Unified School District
PO Box 426
Cave Creek, AZ 85327

Dear Madam or Sir,

This letter is being sent to you pursuant to City of Scottsdale Zoning Code (Ordinance No. 455), Article 1, Administration and Procedures, Section a.a500, Collaborative City and School Planning.

Please be advised that this proposal for a residential community does not seek to increase the number of homes currently allowed by the existing zoning. The property is currently R1-43 ESL, allowing a maximum of 8 homes on the 10 acre property. Our request to amend the zoning to the R1-35 district would maintain the allowed 8-lot density.

Enclosed please find a location map, site plan, and Determination Form required by the City per the above Ordinance. If you would like to schedule a meeting to discuss the proposal I can be reached by the below contact information.

Sincerely,

Alex Stedman
LVA Urban Design Studio
Email: astedman@LVAdesign.com

5-ZN-2018
04/03/18

CROSSING AT THE BOULDERS (R1-18 ESL)

LVA urban design studio
 land planning • development entitlements • landscape architecture
 120 south ash avenue • tempe, arizona 85281 • 480.994.0994

SUNFLOWER ESTATES (R1-43 ESL)



VERDANTE (R1-43 ESL)

WHITEHORN CIR.

(R1-43 ESL)

OLSEN RD. (ALIGN) - 20' R/W

LEGEND

- GROSS SITE BOUNDARY (10.0 AC +/-)
- NET SITE BOUNDARY (9.2 AC +/-)

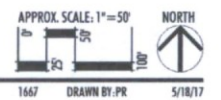
SITE AREA (GROSS):	10.0 AC (+/-)
SITE AREA (NET):	9.2 AC (+/-)
CURRENT ZONING:	R1-43 ESL
PROPOSED ZONING:	R1-35 ESL
PROPOSED # OF LOTS:	8
DENSITY:	0.8 DU/AC
REQUIRED N.A.O.S.:	3.35 AC

PROPOSED DEVELOPMENT STANDARDS:

R1-35 ESL

MINIMUM LOT AREA:	26,250 SQ. FT.
MINIMUM LOT WIDTH:	101'
FRONT SETBACK:	30'
SIDE SETBACK:	11'
REAR SETBACK:	26'
MAX. BLDG. HEIGHT:	24'

ESTATES ON HAYDEN
 CONCEPTUAL SITE SUBDIVISION PLAN



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 C:\lva\proj\lva\lva-1667-pi.dwg May 18, 2017

1667 DRAWN BY: PR 5/18/17



SCHOOL DISTRICT

Determination of Adequate Facilities

City of Scottsdale Project Number: 987 -PA- 2016

Project name: Estates on Hayden

Project Location 34303 N. Hayden Rd. Scottsdale, AZ 85266

Applicant Name: Alex Stedman Phone: 480-994-0994

Applicant E-mail: astedman@LVAdesign.com Fax: _____

School District: Cave Creek Unified School District

I, _____ hereby certify that the following determination has been made in regards to the Referenced project:

- The school district had adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area; or
- The school district will have adequate school facilities via a planned capital improvement to be constructed within one year of the date of notification of the district and located within the school district's attendance area; or
- The school district has determined an existing or proposed charter school as contracted by the district can be provide adequate school facilities for the projected increase in students; or
- The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner (a copy said agreement is attached hereto); or
- The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

Attached are the following documents supporting the above certification:

- Maps of the attendance areas for elementary, middle and high schools for this location.
- Calculations of the number of students that would be generated by the additional homes.
- School capacity and attendance trends for the past three years.

Or;

I, _____, hereby request a thirty (30) day extension of the original discussion and response time.

Superintendent or Designee

Date

Planning and Development Services Department

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

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 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

CAVE CREEK, AZ 85327

OFFICIAL USE

Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0820
09

Postmark
Here

Postage	\$0.49
Total Postage and Fees	\$3.84

05/30/2017

Sent To
 Olive Creek Unified
 Street and Apt. No., or PO Box No.
 PO Box 424
 City, State, ZIP+4®
 Cave Creek, AZ 85327

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 1970 0001 2174 8024

 TEMPE RETAIL STORE
 500 S MILL AVE
 TEMPE
 AZ

85281-9997
 0384380820

05/30/2017 (800)275-8777 5:21 PM

Product Description	Sale Qty	Final Price
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First-Class Mail Letter	1	\$0.49
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(Domestic)
 (SCOTTSDALE, AZ 85251)
 (Weight:0 Lb 0.90 Oz)
 (Expected Delivery Day)
 (Friday 06/02/2017)

Certified	1	\$3.35
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(@USPS Certified Mail #)
 (70161970000121748017)

First-Class Mail Letter	1	\$0.49
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(Domestic)
 (CAVE CREEK, AZ 85327)
 (Weight:0 Lb 1.00 Oz)
 (Expected Delivery Day)
 (Friday 06/02/2017)

Certified	1	\$3.35
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(@USPS Certified Mail #)
 (70161970000121748024)

Total		\$7.68
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Credit Card Remitd		\$7.68
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(Card Name:VISA)
 (Account #:XXXXXXXXXX6777)
 (Approval #:03594I)
 (Transaction #:934)

 BRIGHTEN SOMEONE'S MAILBOX. Greeting cards available for purchase at select Post Offices.

Text your tracking number to 28777 (2USPS) to get the latest status.



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: 987-PA-2016

Project Name: _____

Location: 34303 N Hayden Rd

Site Posting Date: June 12, 2017

Applicant Name: Alex Stedman

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 Higgitt
Applicant Signature

6/12/17
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 12th day of June 2017



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: June 28, 2017
Time: 6:00 - 7:00 P.M.
Location: Christ the Lord Lutheran Church
(9205 E Cave Creek Rd, Carefree AZ 85377)

Site Address: North of the NEC of Hayden Rd. and
Westland Dr. (34303 N HAYDEN RD Scottsdale 85266)

Project Overview:

- Request: A request to rezone the subject property from R1-43 ESL to R1-35 ESL
- Description: The proposal would allow an 8-lot single family residential community on +/- 10.0 acres
- Site Acreage: +/- 10.0 acres
- Site Zoning: R1-43 ESL

Applicant Contact:

Alex Stedman 480-994-0994
astedman@LVAdesign.com

City Contact:

Jesus Murillo 480-312-7849
jmurrillo@scottsdaleaz.gov

Pre-Application #: 987-PA-2016 Available at City of Scottsdale: 480-312-7000

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

Posting Date: 6/12/17

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

6/12/17 11:22:20