

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



Affidavit of Posting

Office of the City Clerk

STATE OF ARIZONA)
) ss
COUNTY OF MARICOPA)

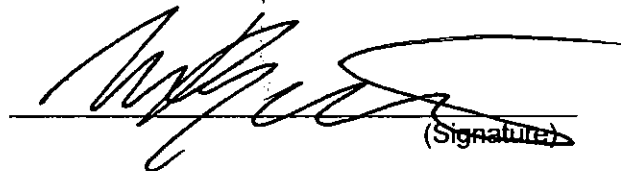
I, Wayland Barton, being first duly sworn, depose and say:

That on AUGUST 28, 2017, I posted notification poster(s) for the properties indicated below.

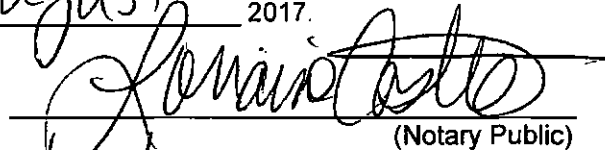
Site(s) must be posted on or before: August 30, 2017

Case No.	Description and Location of Project	No. of Signs	Date Posted
7-PP-2017	Desert Mountain Parcel 19,37080 N Cave Creek Rd	2	8/28/17

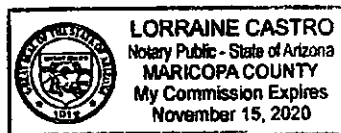
Date of Development Review Board Public Meeting: September 7, 2017, AT 1:00 P.M. IN THE CITY HALL, KIVA, SCOTTSDALE, ARIZONA.


(Signature)

Acknowledged this 28th day of August 2017.


(Notary Public)

My commission expires 11/15/2020



Planning and Development Services

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

PUBLIC HEARING NOTICE

REQUEST: Approval of a Preliminary Plat to establish a golf course and an 190-lot subdivision.

CASE#: 7-PP-2017

DATE: September 7, 2017

UNLESS OTHERWISE NOTIFIED, ALL PUBLIC HEARINGS ARE HELD AT:

SCOTTSDALE CITY HALL
3939 N. DRINKWATER BLVD.

YOUR COMMENTS ABOUT THIS REQUEST CAN BE MADE PRIOR TO OR AT THE ABOVE PUBLIC HEARING IF YOU WISH TO SPEAK AT THIS MEETING

HEARING DATE SUBJECT TO CHANGE
PLEASE CHECK OUR WEBSITE FOR LATEST INFORMATION



480-312-7000

POSTING DATE

8-28-2017

1:00 P.M.

DEVELOPMENT REVIEW BOARD

<https://eservices.scottsdaleaz.gov/boardsources/Cases>

Perone, Steve

From: mary@rankconsultinggroup.com
Sent: Monday, March 27, 2017 2:34 PM
To: Perone, Steve
Subject: In regards to new development at Pima and Cave Creek Rd.



There are already 13 golf courses within 3 miles of this location. We do not need any more out here!!! That is a beautiful lot....I do not want to see cheap townhomes built in an area where most of the homes go for \$1.0M and above!! Also , where Pima goes down to one lane in each direction, the traffic is already bad....we need it to be 4 lanes all the way out to Cave Creek Rd. There is also that new development that is being put in on Cave Creek Rd. in Carefree!!! Enough!!! -- sent by Mary Rank (case# 7-PP-2017)



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Community Input Certification



CASE NO: _____

PROJECT LOCATION: DM19 - NE Corner Pima Road and Cave Creek Road

COMMUNITY INPUT CERTIFICATION

In the City of Scottsdale it is important that all applicants for rezoning, use permit, and/or variances inform neighboring residents, affected school districts, and other parties that may be impacted by the proposed use, as well as invite their input. The applicant shall submit this completed certification with the application as verification that such contact has been made.

DATE	NAME (Person, Organization, Etc. and Address)	Type of Contact		
		Meeting	Phone	Letter
2/23/17	See attached list of 140 names			X



 Signature of owner/applicant

2/24/2017

 Date

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

NEIGHBORHOOD NOTIFICATION REPORT

Desert Mountain- Parcel 19

February 20, 2017

Overview

This neighborhood notification report is being performed in association with a Preliminary Plat Application to develop an exclusive single family residential community and short game golf course on a 91 +/- acre parcel located just north of the northeast corner of Pima Road and Cave Creek Road.

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

Community Involvement

The outreach team began communicating via first-class mailing sent to neighboring property owners and interested parties community members. The distribution of this notification met the City's requirements as specified in the Citizen Review Checklist. This notification contained information about the project, as well as contact information to receive additional information, and the opportunity to give feedback.

The development team has also met with the Town Manager and Planning leadership of the City of Scottsdale and the Town of Carefree to brief them on the proposal. The team continues to stay in contact with the Town leadership. Members of the outreach team will also continue to be available to meet with any neighbors who wish to discuss the project.

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

Attachments:

Notification letter

Notification lists



February 23, 2017

05011914 Corporation
9191 E Happy Hollow Drive
Scottsdale, AZ 85262

RE: Notice of Proposed Development

Dear Neighbor:

We are pleased to tell you about an upcoming request to be filed with the City of Scottsdale by M3 Companies on behalf of Desert Mountain to build an exclusive single-family residential community and 18-hole short game golf course located on approximately 91+/- acres just north of the northeast corner of Pima Road and Cave Creek Road known as Desert Mountain Parcel 19. The request is for a preliminary plat application.

If you have any questions, please contact me at the number above or at twarley@m3companiesllc.com. The City of Scottsdale Project Coordinator for the project is Jesus Murillo, who can be reached at 480-312-7849 or JMurillo@scottsdaleaz.gov.

Kind Regards,

A handwritten signature in blue ink, appearing to read "Thomas H. Warley".

Thomas H. Warley
Director of Development

M3 Companies - Parcel 19

Owner Name	Company	Mailing Address1	Mailing Address City	Mailing Address Zip Code	APN
05011914 Corporation		9191 E Happy Hollow Drive	Scottsdale	AZ 85262	21911622
Michael and Makenna Albrecht		1697 NE Juneberry Street	Issaquah	WA 98029	21911154
Artoon Avanesian and Daniel Lida		3935 E Marilyn Road	Phoenix	AZ 85032	21956900
Gregory Batton		791 Duxbury Lane	Bartlett	IL 60103	21913394
Raymond Beastall and Susan King		PO BOX 3502	Carefree	AZ 85377	21626145A
BF & ROJO LLC		PO BOX 855	Carefree	AZ 85377	21626367
John and Laura Biggi		5500 SW 85TH Ave	Portland	OR 97225	21911155
Bruce and Beverly Bilbrey		PO BOX 5970	Carefree	AZ 85377	21626121
BKMA Family Limited Partnership		5410 W Pershing Ave	Glendale	AZ 85304	21911125
Lorraine Brooks	Chada Limited Partnership	PO BOX 190807	Anchorage	AK 99519	21626071
Bryant Siverhus Dawanna R Trust		9167 E Happy Hollow Drive	Scottsdale	AZ 85262	21911620
Russell Burbank		PO BOX 5087	Carefree	AZ 85377	21626122
Robert Calder and Diane Crawford		PO BOX 3638	Carefree	AZ 85377	21626123
Capital Investments LLC		2203 E Jade Court	Chandler	AZ 85286	21911608
Carefree Ranch Owners Association		PO BOX 5720	Mesa	AZ 85211	21911452A
Carefree Rolling Hills Improvement Association		PO BOX 2151	Carefree	AZ 85377	21911209
Carefree Water Co Inc		PO BOX 702	Carefree	AZ 85377	21626166B
Cave Creek Road Lenders LLC		2824 E Beryl Ave	Phoenix	AZ 85253	21911131
Charles Celeya		PO BOX 781	Carefree	AZ 85377	21911127
Chris Jay & Susuan Fowler Goodsell Trust		5549 S 400 W	Ogden	UT 84405	21626118
Christ the Lord Lutheran Church		9205 E Cave Creek Road	Carefree	AZ 85377	21911006L
Philip and Sheila Christenson		PO BOX 5107	Carefree	AZ 85377	21911158
City of Scottsdale		3939 Civic Center Plaza	Scottsdale	AZ 85251	21911665E
City of Scottsdale		9388 E San Salvador Drive	Scottsdale	AZ 85258	21913238
Daniel Wolski Profit Sharing Plan etal		PO BOX 2335	Carefree	AZ 85377	21911610
Decendents Trust		PO BOX 6145	Carefree	AZ 85377	21911151
Fred and Jean Deckard		PO BOX 923	Carefree	AZ 85377	21911116
Desert Forest Golf Club		PO BOX 1399	Carefree	AZ 85377	21626171
Desert Mountain Club Inc		10550 E Desert Hills Drive	Scottsdale	AZ 85262	21911665F
Deuterium LLC		101 Lakspur Landing Ste 221	Larkspur	CA 94939	21625031
Britt and Deborah Dollmeyer		PO BOX 2800-108	Carefree	AZ 85377	21911117
Donald and Sandra Dorsey		PO BOX 3755	Carefree	AZ 85377	21626126
Eugene S Orrico Declaration of Trust		9002 E Cave Creek Road	Carefree	AZ 85377	21911147
Dennis and Carolyn Eynon		8300 W Dixileta Drive Unit 286	Scottsdale	AZ 85266	21911112
Dan and Margaret Flynn		4100 38TH Street	Rock Island	IL 61201	21626117
George W and Lisa K Stine Trust		PO BOX 2298	Carefree	AZ 85377	21626143
Lance Giesbrecht and Mary Peacock		P O BOX 2120	Carefree	AZ 85377	21911166
David and Kimberly Givnish		8708 E Carefree Drive	Carefree	AZ 85377	21626142
Elena Goodhall and Glenn Beeman		9021 E Cave Creek Road	Carefree	AZ 85377	21911128
Jordan Greenberg and Trudy Larson		70 Bissell Road	Lebanon	NJ 08833	21626155
Tina Halverson		PO BOX 4829	Edwards	CO 81632	21911621
Ronald and Linda Hardert		PO BOX 3634	Carefree	AZ 85377	21911167
Stephen and Elizabeth Hatcher		8931 E Northview Lane	Carefree	AZ 85377	21911156
Gates Helms and Mary Ellen Hawn		48 Post Kennel Road	Far Hills	NJ 07931	21956897
Thomas and Ann Helgeson		77 Quail Street	Mahtomedi	MN 55115	21960938
Hess-Traynor Revocable Trust		PO BOX 3274	Carefree	AZ 85377	21911148
Frank Hoppensteadt		PO BOX 2899	Carefree	AZ 85377	21626370

M3 Companies - Parcel 19

Owner Name	Company	Mailing Address1	Mailing Address City	Mailing Address Zip Code	APN
Karen and Susan Hughes		8502 E Cave Creek Road	Carefree	AZ 85377	21626368
Neal and Cecilia Ingram		7023 118TH Ave NE	Kirkland	WA 98033	21956901
Ronald and Nancy Ireland		PO BOX 3543	Carefree	AZ 85377	21911109
Robert and Carol Jacobsen		PO BOX 2835	Carefree	AZ 85377-2835	21626166E
Joan N Clark Trust		8743 Double Eagle Drive	Carefree	AZ 85377	21626125
Michael and Katherine Kahler		8981 E Covey Trail	Scottsdale	AZ 85262	21956903
Barbara Kaufman		5050 E Mazatzal Drive	Cave Creek	AZ 85331	21626120
KINNYG52 LLC		37018 N Tree Lined Trail	Carefree	AZ 85377	21911187
Vincent Kirby and Dawn Frimodig Kirby		PO BOX 812	Carefree	AZ 85377	21626114
Gary and Stephanie Kovach		PO BOX 3412	Carefree	AZ 85377	21911186
David and Maria Lapham		8748 E No More Road	Carefree	AZ 85377	21626115
Jeffrey Lessing		PO BOX 3407	Carefree	AZ 85377	21626365
Rick and Dionne Lewis		2464 S Yank Circle	Denver	CO 80228	21911184
David and Adriana Lin		PO BOX 5105	Carefree	AZ 85377	21911157
Dierich and Susanne Loeper		PO BOX 1461	Carefree	AZ 85377	21626068A
Fernando and Heather Maldonado		8944 E Cave Creek Road	Carefree	AZ 85262	21911149
Charles and Virginia Mandeville		8649 Short Putt Pl	Carefree	AZ 85377	21626150
Mark Miller Revocable Trust		3113 Carrigan Canyon	Salt Lake City	UT 84109	21913393
Robert and Carol Ann Massengill		PO BOX 14623	Scottsdale	AZ 85267	21911126
Morin Hangar LLC		PO BOX 5766	Carefree	AZ 85377	21626069
Michael and Jacqueline Murphy		4374 E Lariat Lane	Phoenix	AZ 85050	21911150
John and Shirley Nimsky		9060 Lazywood Pl	Carefree	AZ 85377	21911113
NOREIKA CAPTAIN RICHARD J/CHARLENE G TR		PO BOX 5272	Carefree	AZ 85377	21626197A
Richard and Toni Oberdorfer		8727 E Carefree Drive	Carefree	AZ 85377	21626144
Ochoco Properties LLC		22884 Moss Rock Drive	Bend	OR 97701	21626119
Dennis and Sharon Orem		85139 Ridgetop Road	Eugene	OR 97405	21956988
Orem Joint Trust		8885 E Covey Trail	Scottsdale	AZ 85262	21956989
Our Lady of Joy Roman Catholic Parish Carefree		400 E Monroe	Phoenix	AZ 85004	21911010D
Patrick William & Kristina Marie Burgess Trust		39910 N Messner Way	Anthem	AZ 85086	21911130
David Pederson		9234 E Lazywood Pl	Carefree	AZ 85377	21911108A
Steven and Paula Pruett		PO BOX 3075	Carefree	AZ 85377	21626830
Reed Family Revocable Trust		PO BOX 890	Carefree	AZ 85377	21911185
Dean and Jodi Reynolds		PO BOX 1378	Carefree	AZ 85377	21911129
Owen and Geneva Rhodes		PO BOX 2803	Carefree	AZ 85377	21911110
John and Gale Richardson		2223 Cardinal Drive	Springfield	IL 62704	21626369
Riley Homes 214 LLC		3316 N Rose Circle Drive	Phoenix	AZ 85018	21956899
Rock Resouces Inc		100 Filmore Street Suite 400	Denver	CO 80206	21911623
Vincent Rollen		36825 N Twilight Trail	Carefree	AZ 85377	21911111
Seyed and Manijeh Sadeghi		1550 Midvale Avenue	Los Angeles	CA 90024	21911347A
Sirous and Ruth Saghatoleslami		PO BOX 8080	Aspen	CO 81612	21956987
Sheila and David Schaeffer		8945 E Cave Creek Road	Carefree	AZ 85377	21911124
City of Scottsdale		7447 E Indian School Road Suite 205	Scottsdale	AZ 85251	21913237
Shanholt-Kern Holdings LLC		11034 E Rolling Rock Drive	Scottsdale	AZ 85262	21911607
Felix Shaskan		PO BOX 5513	Carefree	AZ 85377	21626128A
Paul Shoen Trust		1335 Old Foothill Road S	Gardnerville	NV 89460	21626070
Short Putt LLC		1902 Skyline Drive	Stoughton	WI 53589	21626166G
George Skoubis		8747 E No More Road	Carefree	AZ 85377	21626116

M3 Companies - Parcel 19

Owner Name	Company	Mailing Address1	Mailing Address City	Mailing Address Zip Code	APN
Skyranch at Carefree Homeowners Association		PO BOX 2583	Carefree	AZ 85377	21626170F
Skyranch Flight Association		PO BOX 3162	Carefree	AZ 85377	21626170M
Peter and Carolyn Slocum		PO BOX 2705	Carefree	AZ 85377	21911618
Steven E Miller Revocable Living Trust		18130 93 1/2 Street SE	Fairmount	ND 58030	21911628
Richard and Margaret Stewart		PO BOX 5215	Carefree	AZ 85377	21626148
Survivors Trust Arlen & Emily Richmond Trust		PO BOX 5574	Carefree	AZ 85377	21626364
Richard and Donna Toledo		42 Bunker Drive	Little Egg Harbor	NJ 08087	21626363
Howard and Paula Hutsey		9050 E Lazywood Pl	Carefree	AZ 85377	21911114
Paul and Frances Van Buskirk		PO BOX 5067	Carefree	AZ 85377	21911115
Joseph and Corinne Weyhrich		8701 E Short Putt Pl	Carefree	AZ 85377	21626149
Simeone White		8933 E Covey Trail	Scottsdale	AZ 85262	21956898
Christopher and Terry Wilson		9197 E Bajada Rd	Scottsdale	AZ 85262	21911609
Suzann and David Wilson		PO BOX 5734	Carefree	AZ 85377	21625030
Sylvester and Anna Wojtowicz		8635 E Short Putt Pl	Carefree	AZ 85377	21626151
Marie Wold and Plahte Ivar		PO BOX 5908	Carefree	AZ 85377	21911152
Michael and Erin Zilis		34 Via Cancion	San Clemente	CA 92673	21911619
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/Michele 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	Arizona 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	
Helen Naylor and Howard Porritt		1021 Prospect Ave	N Vancouver	BC V7R2M6	21626124
Timothy and Susan Russell		137 Distillery Whars	London	UK W69GX	21956904

