



Neighborhood Notification

Open House Information

Citizen Comments

Affidavit of Posting

Site Sign

Legal Protest

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: June 25, 2019
Time: 6:00 PM - 7:00 PM
Location: White Horse Model
8865 E. Via Del Sol Dr., Scottsdale, AZ

Location: SWC Happy Valley Rd and Alma School Rd
Scottsdale AZ

Project Overview:

- Request: Zoning District Map Amendment From R1-190 ESL to R1-43 ESL PRD
- Description of Project & Proposed Use:
22 Single family homes
- Site Acreage: 29 Acres • Site Zoning: Currently R1-190 ESL

Applicant Contact:
Camelot Homes / Tom Kirk
480-367-4316
Tomk@camelothomes.com

City Contact:
Meredith Tessier 480-312-4211
Mtessier@scottsdaleAZ.gov

Pre-Application#: 134-PA-2019

Posting Date: 6/10/2019

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

6/10/19 10:48:40



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: 134-PA-2019

Project Name: _____

Location: SWC Happy Valley Rd and Alma School Rd, Scottsdale AZ

Site Posting Date: June, 10th 2019

Applicant Name: Camelot Homes / Tom Kirk

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

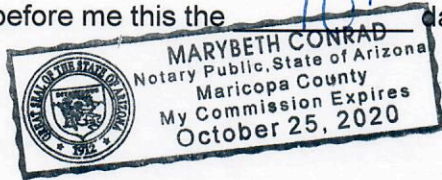
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

[Signature]
Applicant Signature

6/10/19
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 10th day of June 2019



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

Happy Valley 18 SWC Happy Valley Rd. & Alma School Rd. Citizen and Neighborhood Involvement Plan and Report 134-PA-2019

Plan

Our preliminary plan is to do neighborhood outreach in order to get initial feedback on our proposed plan. To achieve this, we have hired Technical Solutions to meet with neighbors and help gauge their thoughts on our project.

Following the research conducted by Technical Solutions, we will hold a neighborhood meeting for all property owners within 750' of the subject site and anyone on the City of Scottsdale's Interested Parties List. We plan to notify neighbors and others for the meeting by a mail invitation via first class mail. The meeting will be held at an existing Camelot community which reflects both the product and lot size proposed for this project. This will allow those attending to see first-hand the quality and scope of our homes.

Report

Preliminary neighborhood outreach was conducted in late May and early June by representatives from Technical Solutions. The Technical Solutions team reached out to existing property owners by going door to door in the surrounding Glen Moor at Troon Village, Eagles Glen, and the Oasis by Stellar Retreat neighborhoods, approximately 800 feet surrounding the proposed development site, to show neighbors the development proposal (using the same project exhibits included in Exhibit A below). Neighbors had questions about home sizes and heights. Those questions were answered by the Technical Solutions team. A number of neighbors signed support letters. Several property owners who do not reside on their property near the site were contacted by phone to make sure they were aware of the proposal. In total approximately 80 homes were contacted.

On May 22, 2019 the applicant met with Mr. Fred Wagner who lives at 10205 E. Happy Valley Rd., directly west of proposed site to review the proposed site plan and get feedback on the proposed development. Mr. Wagner was interested to know if we would be building a screen wall around the development and whether our development would increase the intensity of the

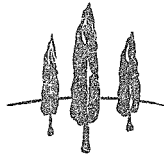
wash flow that cuts the northwest corner our the proposed site onto his property. I explained other than a sound/screen wall along Happy Valley and typical individual yard fencing, no perimeter theme wall was planned for the site. With regard to drainage, we relayed that we would not be allowed to increase the flow volume of the existing wash. Mr. Wagner requested that we screen the western edge of the proposed site for a portion of his lot boundary with native plant material to limit the visibility of homes from his property.

On June 7, 2019 we sent letters to 86 property owners within 750' of the subject property plus 70 additional letters to the City of Scottsdale's Interested Parties list inviting them to an open house meeting on June 25, 2019 from 6-7pm. The open house meeting was held at Camelot's White Horse community, 8865 E. Via Del Sol, Scottsdale, AZ 85255. A total of 8 people attended the open house meeting however only 7 are reflected on the sign-in sheet for the meeting. The 8th individual was a member of the media and chose not to sign in. In a one-on-one format we visited with those that attended and answered their individual questions. We fielded a variety of questions, the most common of which included 1) information on the housing product proposed for the site, including product square footage, lot size and expected pricing, 2) expected timing for start of development and build out, 3) building heights, 4) project entrance location, and 5) comments about the proposed widening of Happy Valley Rd and the related round-about improvements planned. The meeting lasted about 1 hour. A copy of the meeting invitation, address lists, sign-in sheet and presentation materials are attached as Exhibit A.

Between June 9 and June 26 we have received 3 phone calls and 1 email from area neighbors in response to the meeting invitation. Two of these inquiries came from 2 neighbors who live directly north of the proposed site interested in understanding the impact of the proposed development on their city light views to the south and southwest. A separate meeting was held on June 24th to personally meet with these two individuals to review an engineering line of sight study to explain how the topography and maximum building height limits will appear in relationship to their homes. The remaining two inquiries (1 phone call and 1 email) were interested in the proposed product, pricing and lot size.

No further calls or inquiries have been received since June 26, 2019.

Exhibit A to Citizen and Neighborhood Involvement Plan & Report



CAMELOT HOMES

Aspire Higher™

June 7, 2019

Dear Neighbor,

Camelot Homes would like to invite you to an open house meeting to discuss a proposed rezoning of a 30 acre parcel located at the southwest corner of Happy Valley Rd. and Alma School. The open house will be held from 6pm to 7pm on June 25th at the model of our newest community called White Horse, located approximately 1 mile south of Pinnacle Peak Rd. on the east side of Pima Rd. The address to the model is 8865 E. Via Del Sol, Scottsdale, AZ. We chose this location for the meeting because the product being built at White Horse will be the same product offered at this site.

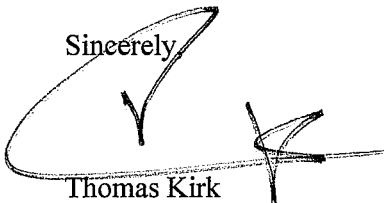
Camelot plans to rezone the property from R1-190 to R1-43 ESL PRD. The General Plan designation for the property is Rural Residential which allows for <1 unit/acre. This proposed development would not require a change to the General Plan. The case number associated with our rezoning request is 134-PA-2019. The City planner assigned to this case is Meredith Tessier. Her email is Mtessier@ScottsdaleAz.Gov and her phone number is 480-312-4211.

Camelot plans to develop a gated neighborhood consisting of 22 lots as shown on the enclosed site plan. The entrance to the community would come off of Happy Valley Rd. There will be no access to our project from Alma School Rd. A site plan for the proposed development and an exhibit showing the General Plan designation for the area are enclosed with this letter.

For those of you who are not familiar with Camelot Homes, we're a local, family-owned company. Three generations of the Hancock family have been building luxury home communities in Arizona for over 50 years. We take pride in every home we build and our many award-winning communities are a testament to our dedication and commitment to excellence. We encourage you to check out our website at www.camelothomes.com or visit our Facebook page at www.facebook.com/CamelotHomesAZ to see more about who we are and to view some of the beautiful homes we build.

We look forward to meeting you on June 25th and sharing our proposed development plans for this site. We value your input. If you're unable to attend this meeting, we'd be happy to arrange a separate meeting with you. Please free to email me at tomk@camelothomes.com or call 480-367-4316 if you have any questions or would like to arrange an alternate meeting time.

Sincerely,



Thomas Kirk
Chief Operating Officer

6607 North Scottsdale Rd., Suite H-100, Scottsdale, AZ 85250
ph: 480.367.4300 fx: 480.367.4350

www.camelothomes.com

13-ZN-2019
10/04/2019

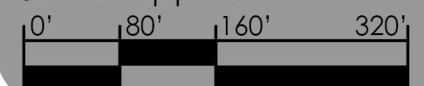


SWC of Happy Valley
 & Alma School Road
 Conceptual Site Plan

CAMELOT HOMES
 Scottsdale, AZ

Kimley & Horn

Scale: Approx.



Date: 05/06/19
 Drawn By: KN

13-ZN-2019
 10/04/2019

General Plan Current and Proposed Rural Residential <1 unit/acre

Subject Site

Parcel Number	Owner	Property Address	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
217-02-076	ARROYO FERNANDO/CAMPANA SUSAN L	10801 E HAPPY VALLEY RD 44 SCOTTSDALE 85255	10801 E HAPPY VALLEY RD UNIT 44	SCOTTSDALE	AZ	85255
217-02-077	BATZLI BRIAN H/JEANNE	10801 E HAPPY VALLEY RD 45 SCOTTSDALE 85255	100 SANDY HOOK RD	CHANHASSEN	MN	55317
217-02-079A	EMERSON CARTER W/SUZANNE D TR	10801 E HAPPY VALLEY RD 47 SCOTTSDALE 85255	10801 E HAPPY VALLEY RD47	SCOTTSDALE	AZ	85255
217-02-080	ELIZABETH MCNALLY FAMILY TRUST	10801 E HAPPY VALLEY RD 48 SCOTTSDALE 85255	10801 E HAPPY VALLEY RD UNIT 48	SCOTTSDALE	AZ	85255
217-02-100	GORDON JUDITH	10801 E HAPPY VALLEY RD 68 SCOTTSDALE 85255	10801 E HAPPY VALLEY RD 68	SCOTTSDALE	AZ	85225
217-02-101	JACKSON PETER/CAROLYN TR	10801 E HAPPY VALLEY RD 69 SCOTTSDALE 85255	10801 E HAPPY VALLEY RD NO 69	SCOTTSDALE	AZ	85255
217-02-102	SMITH CRAIG M/FONTANA-SMITH LINDA	10801 E HAPPY VALLEY RD 70 SCOTTSDALE 85255	10801 E HAPPY VALLEY RD GLEN MOOR NO 70	SCOTTSDALE	AZ	85255
217-02-103	HART GARY/JUDITH TR	10801 E HAPPY VALLEY RD 71 SCOTTSDALE 85255	10801 E HAPPY VALLEY RD UNIT 71	SCOTTSDALE	AZ	85255
217-02-120	LA FAMILIA FINANCIAL LIMITED PARTNERSHIP	10801 E HAPPY VALLEY RD 88 SCOTTSDALE 85255	1772 E BOSTON ST SUITE 101	GILBERT	AZ	85295
217-02-121	JON C WALKER TRUST	10801 E HAPPY VALLEY RD 89 SCOTTSDALE 85255	7171 N HILLSIDE DR	PARADISE VALLEY	AZ	85253
217-02-122	BENSON THOMAS L/BELL JANET L	10801 E HAPPY VALLEY RD 90 SCOTTSDALE 85255	10801 E HAPPY VALLEY RD UNIT 90	SCOTTSDALE	AZ	85255
217-02-123	BOWMAN JOHN E/R DIANNE TR	10801 E HAPPY VALLEY RD 91 SCOTTSDALE 85255	10801 E HAPPY VALLEY RD UNIT 28	SCOTTSDALE	AZ	85255
217-02-124	WILLIAMS DAVID/LOUANN MARY	10801 E HAPPY VALLEY RD 92 SCOTTSDALE 85255	10801 E HAPPY VALLEY RD UNIT 92	SCOTTSDALE	AZ	85255
217-02-133	WILLIAM AND MAXEEN LP	10801 E HAPPY VALLEY RD 101 SCOTTSDALE 85255	1090 LAURELWOOD	CARMEL	IN	46032
217-02-134	ROUSSO IRVING L	10801 E HAPPY VALLEY RD 102 SCOTTSDALE 85255	860 UNITED NATIONS PLAZA	NEW YORK	NY	11968
217-02-135	RAYMOND DIANE	10801 E HAPPY VALLEY RD 103 SCOTTSDALE 85255	10801 E HAPPY VALLEY RD NO 103	SCOTTSDALE	AZ	85255
217-02-136	HAMILTON GEORGE T/MERKOURI ANASTASIA	10801 E HAPPY VALLEY RD 104 SCOTTSDALE 85255	5432 E WOODRIDGE DR	SCOTTSDALE	AZ	85254
217-02-137	ELKINS LIVING TRUST	10801 E HAPPY VALLEY RD 105 SCOTTSDALE 85255	7501 SPRUCE CREEK LN	FRISCO	TX	75034
217-02-138	DAUPHINAIS GEORGE W/PATRICIA B TR	10801 E HAPPY VALLEY RD 106 SCOTTSDALE 85255	10801 E HAPPY VALLEY RD 106	SCOTTSDALE	AZ	85255
217-02-139	EARLE RALPH H/GLENDA S TR	10801 E HAPPY VALLEY RD 107 SCOTTSDALE 85255	10801 E HAPPY VALLEY RD UNIT 107	SCOTTSDALE	AZ	85255
217-02-142	GLENN MOOR ASSOC	10801 E HAPPY VALLEY RD SCOTTSDALE 85255	9000 E PIMA CTR PKWY 300	SCOTTSDALE	AZ	85258
217-02-143	GLENN MOOR ASSOC	10801 E HAPPY VALLEY RD SCOTTSDALE 85255	9000 E PIMA CTR PKWY 300	SCOTTSDALE	AZ	85258
217-02-144	GLENN MOOR ASSOC	10801 W HAPPY VALLEY RD SCOTTSDALE 85255	9000 E PIMA CTR PKWY 300	SCOTTSDALE	AZ	85258
217-02-714	CATHEY FAMILY 1995 TRUST	25191 N 104TH WY SCOTTSDALE 85255	25191 N 104TH WAY	SCOTTSDALE	AZ	85255
217-02-715	FALEWITCH JOHN R	25147 N 104TH WY SCOTTSDALE 85255	12012 LONGSHORE AVE	PAPILLON	NE	68046
217-02-716	MILLIKEN TERRANCE P/KRISTIN J	25103 N 104TH WY SCOTTSDALE 85255	10271 CREEKWOOD CT	DAVISBURG	MI	48350
217-02-721	CBDM LLC	25102 N 104TH WY SCOTTSDALE 85255	459 E MARIGOLD LN	TEMPE	AZ	85281
217-02-722	ALBARRACIN EDWARD T	25146 N 104TH WY SCOTTSDALE 85255	25146 N 104TH WAY	SCOTTSDALE	AZ	85255
217-02-723	ROGERS RANDALL C/JUDY M	25190 N 104TH WY SCOTTSDALE 85255	7681 E CAMPO BELLO DR	SCOTTSDALE	AZ	85255
217-02-724	NIKKHAHMANESH FAMILY TRUST	25234 N 104TH WY SCOTTSDALE 85255	25234 N 104TH WAY	SCOTTSDALE	AZ	85255
217-02-725A	TROON FAIRWAYS HOMEOWNERS ASSOCIATION		16441 N 91ST ST NO 104	SCOTTSDALE	AZ	85260
217-02-921	MEYER STUART M/SANDRA M	25059 N 104TH WY SCOTTSDALE 85255	25059 N 104TH WAY	SCOTTSDALE	AZ	85255
217-02-922	TROON FAIRWAYS HOMEOWNERS ASSOCIATION	25008 N 104TH WY SCOTTSDALE 85255	16441 N 91ST ST NO 104	SCOTTSDALE	AZ	85260
217-02-923	MATTERA SALVATORE J/JOANNE	25014 N 104TH WY SCOTTSDALE 85255	13265 N 104TH PL	SCOTTSDALE	AZ	85260
217-02-924	RICHARD AND NANCY ZIRKELBACH TRUST	25058 N 104TH WY SCOTTSDALE 85255	1008 MILLER RANCH RD	DRIGGS	ID	83422
217-02-925	TROON FAIRWAYS HOMEOWNERS ASSOCIATION		16441 N 91ST ST NO 104	SCOTTSDALE	AZ	85260
217-03-158	MERCER R CLINT	10323 E BUCKSKIN TR SCOTTSDALE 85255	10323 E BUCKSKIN TRL	SCOTTSDALE	AZ	85255
217-03-159	KALENDER HOWARD/SHERRI	10291 E BUCKSKIN TR SCOTTSDALE 85255	10291 E BUCKSKIN TRL	SCOTTSDALE	AZ	85255
217-03-160	MEYER JUDITH WILK/FREDERICK F	10231 E BUCKSKIN TR SCOTTSDALE 85255	48W749 IMMELMAN LN	HAMPSHIRE	IL	60140
217-03-161	ECKROAT FAMILY TRUST	10211 E BUCKSKIN TR SCOTTSDALE 85255	10211 E BUCKSKIN TRL	SCOTTSDALE	AZ	85255
217-03-162	JOHN AND LOI CLARK FAMILY TRUST	10193 E BUCKSKIN TR SCOTTSDALE 85255	10193 E BUCKSKIN TRL	SCOTTSDALE	AZ	85255
217-03-163	J BRADNER SMITH REVOCABLE TRUST	10153 E BUCKSKIN TR SCOTTSDALE 85255	1819 HUNTER LN	MENDOTA HEIGHTS	MN	55118
217-03-190	MORRISON WILLIAM T/CHRISTINE C	10261 E SADDLE HORN TR SCOTTSDALE 85255	10261 E SADDLE HORN TR	SCOTTSDALE	AZ	85255
217-03-191	CABELL DURY D/DEBRA A	10231 E SADDLE HORN TR SCOTTSDALE 85255	10231 E SADDLE HORN TRL	SCOTTSDALE	AZ	85255
217-03-192	LYNCH FAMILY REVOCABLE TRUST	10211 E SADDLE HORN TR SCOTTSDALE 85255	10211 E SADDLE HORN TRL	SCOTTSDALE	AZ	85255
217-03-193	MACDERMOTT RICHARD/KAREN	10171 E SADDLE HORN TR SCOTTSDALE 85255	3 NORRIS COULEE LOOP	FOOTHILLS	AB	T1S5A3
217-03-194	SMALL J ROBERT/ABBIE B	10150 E BUCKSKIN TR SCOTTSDALE 85255	446 LOCUST POINT RD	LOCUST	NJ	7760
217-03-195	BAUMSTARK C MICHAEL/EMMERT MELODY A	10190 E BUCKSKIN TR SCOTTSDALE 85255	10190 E BUCKSKIN TR	SCOTTSDALE	AZ	85255
217-03-196	JEANETTE TREAT GOODSTEIN LIVING TRUST	10220 E BUCKSKIN TR SCOTTSDALE 85255	10220 E BUCKSKIN TRL	SCOTTSDALE	AZ	85255
217-03-197	MOROMISATO DAVID/AWAZU LAURA S	10280 E BUCKSKIN TR SCOTTSDALE 85255	10280 E BUCKSKIN TRL	SCOTTSDALE	AZ	85255
217-03-198	KELLY GEORGE MICHAEL	10326 E BUCKSKIN TR SCOTTSDALE 85255	2629 GREENLEAF BLVD	ELHART	IN	46514
217-03-199	JILBERT WILLIAM G/ LYNN L TR	10346 E BUCKSKIN TR SCOTTSDALE 85255	10346 E BUCKSKIN TRL	SCOTTSDALE	AZ	85255
217-03-210	TAZELAAR HENRY D/PEGGY J TR	10353 E BUCKSKIN TR SCOTTSDALE 85255	10353 E BUCKSKIN TRL	SCOTTSDALE	AZ	85255
217-03-211	FRANZESE ELIZABETH	10343 E BUCKSKIN TR SCOTTSDALE 85255	10343 E BUCKSKIN TRL	SCOTTSDALE	AZ	85255

217-03-212	LITCHFIELD BIRD SHIRLEY A TR	10333 E BUCKSKIN TR SCOTTSDALE 85255	10333 E BUCKSKIN TRAIL	SCOTTSDALE	AZ	85255
217-03-213	EAGLES GLEN ASSOCIATION		450N DOBSON RD STE 201	MESA	AZ	85201
217-03-214	EAGLES GLEN ASSOCIATION		450 N DOBSON RD STE 201	MESA	AZ	85201
217-03-217	EAGLES GLEN ASSOCIATION		450 N DOBSON RD STE 201	MESA	AZ	85201
217-03-218	EAGLES GLEN ASSOCIATION		450 N DOBSON RD STE 201	MESA	AZ	85201
217-03-219	EAGLES GLEN ASSOCIATION		450 N DOBSON RD STE 201	MESA	AZ	85201
217-03-222	EAGLES GLEN ASSOCIATION		450 N DOBSON RD STE 201	MESA	AZ	85201
217-03-226	EAGLES GLEN ASSOCIATION		450 N DOBSON RD STE 201	MESA	AZ	85201
217-06-005A	HERCHEN HANS R	10155 E HAPPY VALLEY RD SCOTTSDALE 85255	23233 N PIMA RD PMB 133	SCOTTSDALE	AZ	85255
217-06-005B	KRAMER JAMES W/KELLY L	10101 E HAPPY VALLEY RD SCOTTSDALE 85255	10641 E SKINNER DR	SCOTTSDALE	AZ	85262
217-06-016K	PRATT HEWITT L	10281 E DESERT VISTA DR SCOTTSDALE 85255	395 OCEAN AVE 3-N	BROOKLYN	NY	11226
217-06-016L	PEAGLER RICHARD F/CATHERINE PRATT TR	10205 E DESERT VISTA DR SCOTTSDALE 85255	9825 N 51ST PL	PARADISE VALLEY	AZ	85253
217-06-119	RICHARD F WILSON TRUST/PATRICIA L WILSON TRUST	10267 E WHISPERING WIND DR SCOTTSDALE 85255	10267 E WHISPERING WIND DR	SCOTTSDALE	AZ	85255
217-06-121	FORSTER FAMILY TRUST	10196 E WHISPERING WIND DR SCOTTSDALE 85255	10196 E WHISPERING WIND DR	SCOTTSDALE	AZ	85255
217-06-122	DAM LIVING TRUST	10160 E WHISPERING WIND DR SCOTTSDALE 85255	10160 E WHISPERING WIND DR	SCOTTSDALE	AZ	85255
217-06-123	GEHRE CHARLES ERNIE	10124 E WHISPERING WIND DR SCOTTSDALE 85255	9022 SLATER NE	KIRKLAND	WA	98033
217-06-129	GRIEB DAVID C/RUEDIGER-GRIEB SONJA	10159 E WHISPERING WIND DR SCOTTSDALE 85255	10159 E WHISPERING WIND DR	SCOTTSDALE	AZ	85255
217-06-130	SIM CRAIG	10195 E WHISPERING WIND DR SCOTTSDALE 85255	10195 E WHISPERING WIND DR	SCOTTSDALE	AZ	85255
217-06-139	OLSON MICHAEL L/JEAN E TR	10375 E WHISPERING WIND DR SCOTTSDALE 85255	10375 E WHISPERING WIND DR	SCOTTSDALE	AZ	85255
217-06-140	LADERA VISTA HOMEOWNERS ASSOC		10123 E WHISPERING WIND DR	SCOTTSDALE	AZ	85255
217-06-141	LADERA VISTA HOMEOWNERS ASSOC		10123 E WHISPERING WIND DR	SCOTTSDALE	AZ	85255
217-06-142	LADERA VISTA HOMEOWNERS ASSOC	10303 E WHISPERING WIND DR SCOTTSDALE 85255	10123 E WHISPERING WIND DR	SCOTTSDALE	AZ	85255
217-06-144	LADERA VISTA HOMEOWNERS ASSOC		10123 E WHISPERING WIND DR	SCOTTSDALE	AZ	85255
217-06-145	HAPPY VALLEY ROAD LLC	10205 E HAPPY VALLEY RD SCOTTSDALE 85255	9020 CHAMBERS CREEK RD	TACOMA	WA	95457
217-06-146	PANTELLERIA SRL	10201 E HAPPY VALLEY RD SCOTTSDALE 85255	PO BOX 366 8711 E PINNACLE PEAK RD	SCOTTSDALE	AZ	85255
217-06-147	WIEBE LARRY/MARTHA	10355 E DESERT VISTA DR 1A SCOTTSDALE 85255	1-380 RIVERSIDE RD	ABBOTSFORD	BC	V2S7M4
217-06-148	PRATT JENNIFER H	24570 N ALMA SCHOOL RD 1B SCOTTSDALE 85255	253 ORTEGA ST	SAN FRANCISCO	CA	94122
217-06-155	CAROLYN FABRICI FAMILY TRUST	10195 E HAPPY VALLEY RD SCOTTSDALE 85255	PO BOX 27166	SCOTTSDALE	AZ	85255
217-06-156	ADRIAN SCOTT LOEWE PER RESIDENCE TRUST/ETAL	10193 E HAPPY VALLEY RD SCOTTSDALE 85255	10193 E HAPPY VALLEY RD	SCOTTSDALE	AZ	85255
217-55-694	TROON GOLF AND COUNTRY CLUB INC ETAL		25000 N WINDY WALK DR	SCOTTSDALE	AZ	85255
217-55-696	TROON GOLF AND COUNTRY CLUB INC ETAL	10801 E HAPPY VALLEY RD SCOTTSDALE 85255	25000 N WINDY WALK DR	SCOTTSDALE	AZ	85255
217-55-735	TROON GOLF AND COUNTRY CLUB INC ETAL	25000 N WINDY WALK DR SCOTTSDALE 85255	25000 N WINDY WALK DR	SCOTTSDALE	AZ	85255

Owner	Company	Address	City	State	Zip
APPLICANT					
OWNER					
Ali Fakih	City of Scottsdale Planning Commission	8280 E. Gelding Drive, Suite 101	Scottsdale	AZ	85260
Annette Petrillo		1169 E. Clovefield Street	Gilbert	AZ	85298
Audry Villaverde	Withey Morris, PLC	2525 E. Arizona Biltmore Circle; Suite A-2	Phoenix	AZ	85016
Bob Griffith		7127 E. Rancho Vista Dr. #4002	Scottsdale	AZ	85251
Caroline Bissell		7231 E Cactus Wren Road	Scottsdale	AZ	85250
Carla		3420 N. 78th Street	Scottsdale	AZ	85251
Chris Schaffner		7346 E. Sunnyside Dr.	Scottsdale	AZ	85260
Christian C. Serena	City of Scottsdale Planning Commission	6929 North Hayden Road, Ste. C4194	Scottsdale	AZ	85250
Community Development Director	Town of Paradise Valley	6401 E Lincoln Drive	Paradise Valley	AZ	85253
Constance Laub		10305 E. Via Linda 103 Ste 345	Scottsdale	AZ	85258
Dan Sommer		12005 N 84th Street	Scottsdale	AZ	85260
David G. Gulino		5235 N. Woodmere Fairway	Scottsdale	AZ	85250
Solange Whitehead	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Director	Arizona Department of Water Resources	1110 W. Washington Street STE 310	Phoenix	AZ	85007
Dr. Sonnie Kirtley	COGS	8507 East Highland Avenue	Scottsdale	AZ	85251
Ed Toschik, President		7657 E Mariposa Grande Dr	Scottsdale	AZ	85255
Edwin Bull	Burch & Cracchiolo PA	P.O. Box 16882	Phoenix	AZ	85011
Eric Gold		25499 N. 104th Way	Scottsdale	AZ	85255
Guy Phillips		7131 E. Cholla St.	Scottsdale	AZ	85254
Guy Phillips	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Howard Myers		6631 E Horned Owl Trail	Scottsdale	AZ	85266
Jim Funk	Gainey Ranch Community Association	7720 Gainey Ranch Road	Scottsdale	AZ	85258
Jim Haxby		7336 E. Sunnyside Dr.	Scottsdale	AZ	85260
Jim Lane, Mayor	City of Scottsdale	7666 E. El Rancho Drive	Scottsdale	AZ	85260
John Berry/Michele Hammond	Berry Riddell, LLC	6750 E Camelback Rd, Ste 100	Scottsdale	AZ	85251
John Washington		3518 N. Chambers Court	Scottsdale	AZ	85251
Kathy Littlefield	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Kevin D. Bollinger	City of Scottsdale Planning Commission	8031 E. Sutton Drive	Scottsdale	AZ	85260
Kirste Kowalsky	Withey Morris, PLC	2525 E. Arizona Biltmore Circle, Suite A-2	Phoenix	AZ	85016
Larry S. Kush	City of Scottsdale Planning Commission	7127 E. Rancho Vista Dr. #1001	Scottsdale	AZ	85251
Leon Spiro		7814 E Oberlin Way	Scottsdale	AZ	85266
Linda Milhaven	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Linda Whitehead		9681 E Chuckwagon Lane	Scottsdale	AZ	85262
Lori Haye		P.O. Box 426	Cave Creek	AZ	85327
Marc Levy		10402 E Raintree Dr	Scottsdale	AZ	85255
Maricopa County Superintendent of Schools		4041 N. Central Avenue Suite 1200	Phoenix	AZ	85012
Michael Leary	Commercial Land Development Consulting	10278 East Hillery Drive	Scottsdale	AZ	85255

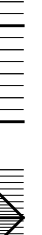
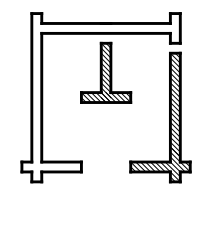
Mike McNeal, Supervisor	AT&T	1231 W. University Drive	Mesa	AZ	85201
Mike Ratzken		8725 E. Palo Verde Dr	Scottsdale	AZ	85250
Patti Badenoch		5027 N. 71st Pl	Scottsdale	AZ	85253
Paul Alessio - Chair	City of Scottsdale Planning Commission	7527 E. Tailspin Lane	Scottsdale	AZ	85255
Planning & Development Department	Maricopa County Planning & Development	501 N. 44th Street, Suite 200	Phoenix	AZ	85008
Planning & Development Director	City of Phoenix	200 West Washington Street, 2nd Floor	Phoenix	AZ	85003
Planning & Engineering Section Manager	Arizona State Land Department	1616 W. Adams Street	Phoenix	AZ	85007
Planning and Zoning	Town of Carefree	8 Sundial Circle P.O. Box 740	Carefree	AZ	85377
Planning Department	Town of Cave Creek	37622 N Cave Creek Road	Cave Creek	AZ	85331
Planning Department	SRP-MIC	10005 E Osborn Road	Scottsdale	AZ	85256
Prescott Smith	City of Scottsdale Planning Commission	4350 E. Camelback Rd., Suite G-200	Phoenix	AZ	85018
Project Management	Arizona Department of Transportation	205 S. 17th Avenue MD 6012E	Phoenix	AZ	85007
Randall P. Brown	Spring Creek Development	7144 E. Stetson Dr. #425	Scottsdale	AZ	85251
Marissa Moore, AICP	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
Steve Tyrrell		7753 E. Catalina Drive	Scottsdale	AZ	85251
Superintendent	Cave Creek Unified School District	P.O. Box 426	Cave Creek	AZ	85327
Superintendent	Scottsdale Unified School District	8500 E. Jackrabbit Rd	Scottsdale	AZ	85250
Suzanne Klapp	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Vickie Falen		10520 N 117th Pl	Scottsdale	AZ	85259
Virginia Korte	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
W.J. Jim Lane - Mayor	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Wade Tinant		4614 E. Running Deer Trail	Cave Creek	AZ	85331
	Granite Reef Neighborhood Resource Center	1700 N Granite Reef Road	Scottsdale	AZ	85257
	Gammage & Burnham, PLC	2 N. Central Avenue, 15th Floor	Phoenix	AZ	85004
	Southwest Gas Corporation	2200 N. Central Avenue Ste 101	Phoenix	AZ	85004
	Withey Morris, PLC	2525 E. Arizona Biltmore Circle; Suite A-212	Phoenix	AZ	85016
	Paradise Valley Unified School District	15002 N. 32nd Street	Phoenix	AZ	85032
	Earl, Curley & Lagarde, P.C.	3101 N. Central Avenue, Ste. 1000	Phoenix	AZ	85012
	Arizona Commerce Authority	333 N. Central Avenue, Suite 1900	Phoenix	AZ	85004
Betty Janik		18490 N. 97th Way	Scottsdale	AZ	85255
Maggie Keasler		7127 E. 6th Ave.	Scottsdale	AZ	85251
Renee J. Higgs	City of Scottsdale Planning Commission	15192 N. 104th Way	Scottsdale	AZ	85255

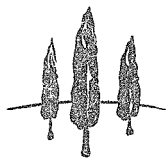
Neighborhood Meeting - Happy Valley and Alma School
June 25, 2019

Name	Address	Email	Phone
Scott Love	10193 E. Happy Valley Rd	slovee@BLWM 10193.com	602-614-5969
David: LouAnn Williams	10801 E Happy Valley Rd.	louann.williams08@gmail.com	480-708-8603
George OERIDGER	15251 N. 104 th PL.	gjeridger1@Cox.net	602 527-2359
Loi Clark + John	10193 E. Buckskin Trl	loijohn@aol.com	901-240-4938

Neighborhood Meeting - Happy Valley and Alma School
June 25, 2019

Name	Address	Email	Phone
James Lynch		jlynch1960@gmail.com	707 364-1555





CAMELOT HOMES

Aspire Higher™

June 7, 2019

Dear Neighbor,

Camelot Homes would like to invite you to an open house meeting to discuss a proposed rezoning of a 30 acre parcel located at the southwest corner of Happy Valley Rd. and Alma School. The open house will be held from 6pm to 7pm on June 25th at the model of our newest community called White Horse, located approximately 1 mile south of Pinnacle Peak Rd. on the east side of Pima Rd. The address to the model is 8865 E. Via Del Sol, Scottsdale, AZ. We chose this location for the meeting because the product being built at White Horse will be the same product offered at this site.

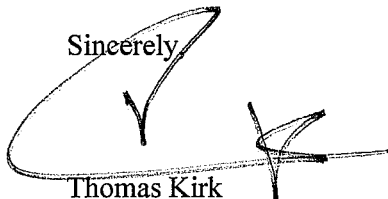
Camelot plans to rezone the property from R1-190 to R1-43 ESL PRD. The General Plan designation for the property is Rural Residential which allows for <1 unit/acre. This proposed development would not require a change to the General Plan. The case number associated with our rezoning request is 134-PA-2019. The City planner assigned to this case is Meredith Tessier. Her email is Mtessier@ScottsdaleAz.Gov and her phone number is 480-312-4211.

Camelot plans to develop a gated neighborhood consisting of 22 lots as shown on the enclosed site plan. The entrance to the community would come off of Happy Valley Rd. There will be no access to our project from Alma School Rd. A site plan for the proposed development and an exhibit showing the General Plan designation for the area are enclosed with this letter.

For those of you who are not familiar with Camelot Homes, we're a local, family-owned company. Three generations of the Hancock family have been building luxury home communities in Arizona for over 50 years. We take pride in every home we build and our many award-winning communities are a testament to our dedication and commitment to excellence. We encourage you to check out our website at www.camelothomes.com or visit our Facebook page at www.facebook.com/CamelotHomesAZ to see more about who we are and to view some of the beautiful homes we build.

We look forward to meeting you on June 25th and sharing our proposed development plans for this site. We value your input. If you're unable to attend this meeting, we'd be happy to arrange a separate meeting with you. Please free to email me at tomk@camelothomes.com or call 480-367-4316 if you have any questions or would like to arrange an alternate meeting time.

Sincerely,



Thomas Kirk
Chief Operating Officer

6607 North Scottsdale Rd., Suite H-100, Scottsdale, AZ 85250
ph: 480.367.4300 fx: 480.367.4350

www.camelothomes.com



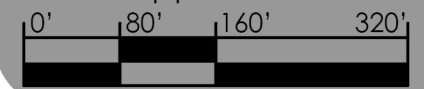
SWC of Happy Valley
 & Alma School Road
 Conceptual Site Plan

CAMELOT HOMES
 Scottsdale, AZ



Kimley & Horn

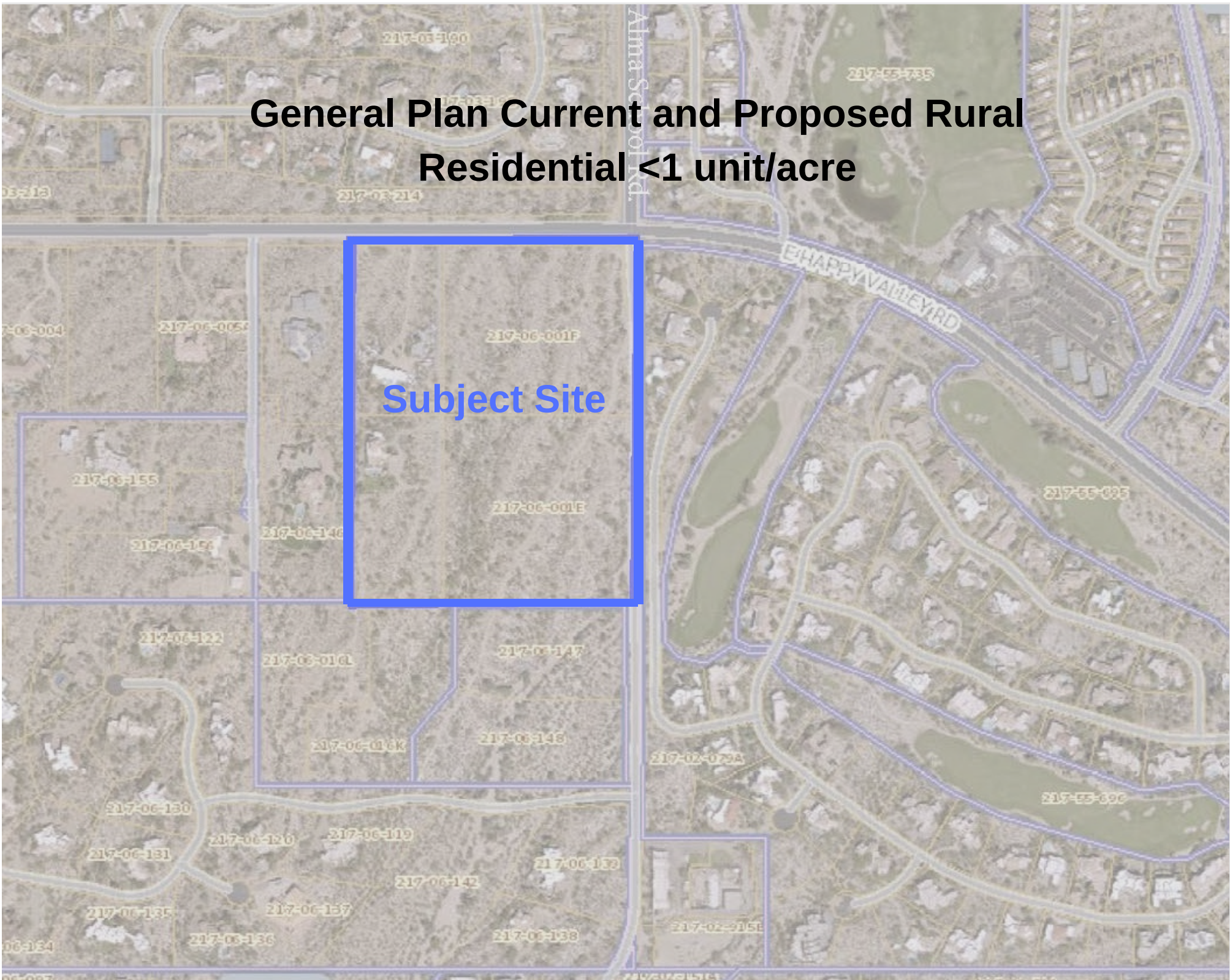
Scale: Approx.



Date: 05/06/19
 Drawn By: KN

General Plan Current and Proposed Rural Residential <1 unit/acre

Subject Site





City of Scottsdale
PUBLIC NOTICE

scan,
snap,
save



ZONING/PUBLIC HEARING

This meeting will be held virtually, navigate to this link watch it live:
<https://www.scottsdaleaz.gov/scottsdale-video-network/live-stream>

PLANNING COMMISSION: 5:00 P.M., 4/22/2020

CITY COUNCIL: 5:00 P.M., 5/19/2020

REQUEST: Rezone from (R1-190 ESL) to (R1-43 PRD ESL) zoning, for a new 21-lot subdivision on a +/-29-acre site.

CASE NUMBER: 13-ZN-2019

Project Location: located at the southwest corner of E. Happy Valley Road and N. Alma School Road

Applicant/Contact:
Camelot Homes
480-367-4316
tomk@camelothomes.com

City Contact:
Meredith Tessier
480-312-4211
mtessier@ScottsdaleAZ.gov

Case File Available at City of Scottsdale 480-312-7767

Project information may be researched at: <https://services.scottsdaleaz.gov/bldgresources/Cases>

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

Posting Date: 4/1/2020

5/5/20 08:12:23



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:

13-ZN-2019

Project Name:

Location: **Southwest corner of E. Happy Valley Road and N. Alma School Road**

Site Posting Date:

May 5th, 2020

Applicant Name:

Camelot Homes

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.

Marybeth Conrad
Applicant Signature

5/5/2020
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 5th day of May 2020



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



City of Scottsdale
PUBLIC NOTICE

scan,
snap,
save



ZONING/PUBLIC HEARING

CITY HALL: 3939 North Drinkwater Boulevard

PLANNING COMMISSION: 5:00 P.M., 4/22/2020

CITY COUNCIL: 5:00 P.M., TBD

REQUEST: Rezone from (R1-190 ESL) to (R1-43 PRD ESL)
zoning, for a new 21-lot subdivision on a +/-29-acre site.

CASE NUMBER: 13-ZN-2019

Project Location: located at the southwest corner of E. Happy Valley Road and N. Alma School Road

Applicant/Contact:

Camelot Homes
480-367-4316
tomk@camelothomes.com

City Contact:

Meredith Tessier
480-312-4211
mtessier@ScottsdaleAZ.gov

Case File Available at City of Scottsdale 480-312-7767

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

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

Posting Date: 4/1/20

10:13:33



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: **13-ZN-2019**

Project Name: _____

Location: **Southwest corner of E. Happy Valley Road and N. Alma School Road**

Site Posting Date: **April 1st, 2020**

Applicant Name: **Camelot Homes**

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.

Marybeth Conrad
Applicant Signature

4/1/2020
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 1st day of April 2020



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

Happy Valley 18 SWC Happy Valley Rd. & Alma School Rd. Citizen and Neighborhood Involvement Plan and Report 13-ZN-2019

Plan

Our preliminary plan is to do neighborhood outreach in order to get initial feedback on our proposed plan. To achieve this, we have hired Technical Solutions to meet with neighbors and help gauge their thoughts on our project.

Following the research conducted by Technical Solutions, we will hold a neighborhood meeting for all property owners within 750' of the subject site and anyone on the City of Scottsdale's Interested Parties List. We plan to notify neighbors and others for the meeting by a mail invitation via first class mail. The meeting will be held at an existing Camelot community which reflects both the product and lot size proposed for this project. This will allow those attending to see first-hand the quality and scope of our homes.

Report

Preliminary neighborhood outreach was conducted in late May and early June by representatives from Technical Solutions. The Technical Solutions team reached out to existing property owners by going door to door in the surrounding Glen Moor at Troon Village, Eagles Glen, and the Oasis by Stellar Retreat neighborhoods, approximately 800 feet surrounding the proposed development site, to show neighbors the development proposal (using the same project exhibits included in Exhibit A below). Neighbors had questions about home sizes and heights. Those questions were answered by the Technical Solutions team. A number of neighbors signed support letters. Several property owners who do not reside on their property near the site were contacted by phone to make sure they were aware of the proposal. In total approximately 80 homes were contacted.

On May 22, 2019 the applicant met with Mr. Fred Wagner who lives at 10205 E. Happy Valley Rd., directly west of proposed site to review the proposed site plan and get feedback on the proposed development. Mr. Wagner was interested to know if we would be building a screen wall around the development and whether our development would increase the intensity of the

wash flow that cuts the northwest corner our the proposed site onto his property. I explained other than a sound/screen wall along Happy Valley and typical individual yard fencing, no perimeter theme wall was planned for the site. With regard to drainage, we relayed that we would not be allowed to increase the flow volume of the existing wash. Mr. Wagner requested that we screen the western edge of the proposed site for a portion of his lot boundary with native plant material to limit the visibility of homes from his property.

On June 7, 2019 we sent letters to 86 property owners within 750' of the subject property plus 70 additional letters to the City of Scottsdale's Interested Parties list inviting them to an open house meeting on June 25, 2019 from 6-7pm. The open house meeting was held at Camelot's White Horse community, 8865 E. Via Del Sol, Scottsdale, AZ 85255. A total of 8 people attended the open house meeting however only 7 are reflected on the sign-in sheet for the meeting. The 8th individual was a member of the media and chose not to sign in. In a one-on-one format we visited with those that attended and answered their individual questions. We fielded a variety of questions, the most common of which included 1) information on the housing product proposed for the site, including product square footage, lot size and expected pricing, 2) expected timing for start of development and build out, 3) building heights, 4) project entrance location, and 5) comments about the proposed widening of Happy Valley Rd and the related round-about improvements planned. The meeting lasted about 1 hour. A copy of the meeting invitation, address lists, sign-in sheet and presentation materials are attached as Exhibit A.

Between June 9 and June 26 we have received 3 phone calls and 1 email from area neighbors in response to the meeting invitation. Two of these inquiries came from 2 neighbors who live directly north of the proposed site interested in understanding the impact of the proposed development on their city light views to the south and southwest. A separate meeting was held on June 24th to personally meet with these two individuals to review an engineering line of sight study to explain how the topography and maximum building height limits will appear in relationship to their homes. The remaining two inquiries (1 phone call and 1 email) were interested in the proposed product, pricing and lot size.

In mid-July the City mailed out a "Heads Up Postcard" to property owners within ¼ mile of the subject site notifying them of our rezoning application. In response to this postcard the City received two emails from individuals who were not supportive of the proposed rezoning.

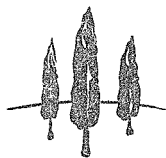
Between July 30 and August 2 we followed up with the 2 neighbors who live directly north of the proposed site to get their feedback after installing 2 story poles, one depicting the height of an 8' wall at the 50' back of the ROW line and one 24' tall depicting the maximum building height from natural grade 170' back of the ROW line. One of the neighbors was fine with what he saw and the other asked if there was any way we could lower the building height for the lots along Happy Valley. We agreed to limit those lots to contemporary elevations only, which have a building height of 18' or less.

Between August 26 and October 3, we exchanged several calls and emails and meet with the buyer of a 5 acre parcel located on the southeast boundary of to the subject site. The buyer was seeking information on our proposed development to understand the development impacts on the parcel they were buyer. This buyer is supportive our proposed development and intends to write a letter of support.

On October 4 we received a call from an individual who works in the area who was interested in getting information about the timing of our development and the product offering we were planning.

No further calls or inquiries have been received since October 5, 2019.

Exhibit A to Citizen and Neighborhood Involvement Plan & Report



CAMELOT HOMES

Aspire Higher™

June 7, 2019

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We look forward to meeting you on June 25th and sharing our proposed development plans for this site. We value your input. If you're unable to attend this meeting, we'd be happy to arrange a separate meeting with you. Please free to email me at tomk@camelothomes.com or call 480-367-4316 if you have any questions or would like to arrange an alternate meeting time.

Sincerely,

Thomas Kirk
Chief Operating Officer

6607 North Scottsdale Rd., Suite H-100, Scottsdale, AZ 85250
ph: 480.367.4300 fx: 480.367.4350

www.camelothomes.com

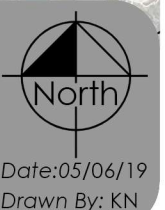
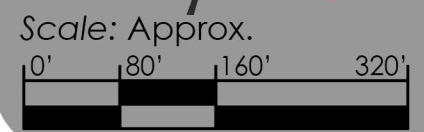
13-ZN-2019
10/29/2019



SWC of Happy Valley
 & Alma School Road
 Conceptual Site Plan

CAMELOT HOMES
 Scottsdale, AZ

Kimley & Horn



13-ZN-2019
 10/29/2019

General Plan Current and Proposed Rural Residential <1 unit/acre

Subject Site

Parcel Number	Owner	Property Address	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
217-02-076	ARROYO FERNANDO/CAMPANA SUSAN L	10801 E HAPPY VALLEY RD 44 SCOTTSDALE 85255	10801 E HAPPY VALLEY RD UNIT 44	SCOTTSDALE	AZ	85255
217-02-077	BATZLI BRIAN H/JEANNE	10801 E HAPPY VALLEY RD 45 SCOTTSDALE 85255	100 SANDY HOOK RD	CHANHASSEN	MN	55317
217-02-079A	EMERSON CARTER W/SUZANNE D TR	10801 E HAPPY VALLEY RD 47 SCOTTSDALE 85255	10801 E HAPPY VALLEY RD47	SCOTTSDALE	AZ	85255
217-02-080	ELIZABETH MCNALLY FAMILY TRUST	10801 E HAPPY VALLEY RD 48 SCOTTSDALE 85255	10801 E HAPPY VALLEY RD UNIT 48	SCOTTSDALE	AZ	85255
217-02-100	GORDON JUDITH	10801 E HAPPY VALLEY RD 68 SCOTTSDALE 85255	10801 E HAPPY VALLEY RD 68	SCOTTSDALE	AZ	85225
217-02-101	JACKSON PETER/CAROLYN TR	10801 E HAPPY VALLEY RD 69 SCOTTSDALE 85255	10801 E HAPPY VALLEY RD NO 69	SCOTTSDALE	AZ	85255
217-02-102	SMITH CRAIG M/FONTANA-SMITH LINDA	10801 E HAPPY VALLEY RD 70 SCOTTSDALE 85255	10801 E HAPPY VALLEY RD GLEN MOOR NO 70	SCOTTSDALE	AZ	85255
217-02-103	HART GARY/JUDITH TR	10801 E HAPPY VALLEY RD 71 SCOTTSDALE 85255	10801 E HAPPY VALLEY RD UNIT 71	SCOTTSDALE	AZ	85255
217-02-120	LA FAMILIA FINANCIAL LIMITED PARTNERSHIP	10801 E HAPPY VALLEY RD 88 SCOTTSDALE 85255	1772 E BOSTON ST SUITE 101	GILBERT	AZ	85295
217-02-121	JON C WALKER TRUST	10801 E HAPPY VALLEY RD 89 SCOTTSDALE 85255	7171 N HILLSIDE DR	PARADISE VALLEY	AZ	85253
217-02-122	BENSON THOMAS L/BELL JANET L	10801 E HAPPY VALLEY RD 90 SCOTTSDALE 85255	10801 E HAPPY VALLEY RD UNIT 90	SCOTTSDALE	AZ	85255
217-02-123	BOWMAN JOHN E/R DIANNE TR	10801 E HAPPY VALLEY RD 91 SCOTTSDALE 85255	10801 E HAPPY VALLEY RD UNIT 28	SCOTTSDALE	AZ	85255
217-02-124	WILLIAMS DAVID/LOUANN MARY	10801 E HAPPY VALLEY RD 92 SCOTTSDALE 85255	10801 E HAPPY VALLEY RD UNIT 92	SCOTTSDALE	AZ	85255
217-02-133	WILLIAM AND MAXEEN LP	10801 E HAPPY VALLEY RD 101 SCOTTSDALE 85255	1090 LAURELWOOD	CARMEL	IN	46032
217-02-134	ROUSSO IRVING L	10801 E HAPPY VALLEY RD 102 SCOTTSDALE 85255	860 UNITED NATIONS PLAZA	NEW YORK	NY	11968
217-02-135	RAYMOND DIANE	10801 E HAPPY VALLEY RD 103 SCOTTSDALE 85255	10801 E HAPPY VALLEY RD NO 103	SCOTTSDALE	AZ	85255
217-02-136	HAMILTON GEORGE T/MERKOURI ANASTASIA	10801 E HAPPY VALLEY RD 104 SCOTTSDALE 85255	5432 E WOODRIDGE DR	SCOTTSDALE	AZ	85254
217-02-137	ELKINS LIVING TRUST	10801 E HAPPY VALLEY RD 105 SCOTTSDALE 85255	7501 SPRUCE CREEK LN	FRISCO	TX	75034
217-02-138	DAUPHINAIS GEORGE W/PATRICIA B TR	10801 E HAPPY VALLEY RD 106 SCOTTSDALE 85255	10801 E HAPPY VALLEY RD 106	SCOTTSDALE	AZ	85255
217-02-139	EARLE RALPH H/GLENDA S TR	10801 E HAPPY VALLEY RD 107 SCOTTSDALE 85255	10801 E HAPPY VALLEY RD UNIT 107	SCOTTSDALE	AZ	85255
217-02-142	GLENN MOOR ASSOC	10801 E HAPPY VALLEY RD SCOTTSDALE 85255	9000 E PIMA CTR PKWY 300	SCOTTSDALE	AZ	85258
217-02-143	GLENN MOOR ASSOC	10801 E HAPPY VALLEY RD SCOTTSDALE 85255	9000 E PIMA CTR PKWY 300	SCOTTSDALE	AZ	85258
217-02-144	GLENN MOOR ASSOC	10801 W HAPPY VALLEY RD SCOTTSDALE 85255	9000 E PIMA CTR PKWY 300	SCOTTSDALE	AZ	85258
217-02-714	CATHEY FAMILY 1995 TRUST	25191 N 104TH WY SCOTTSDALE 85255	25191 N 104TH WAY	SCOTTSDALE	AZ	85255
217-02-715	FALEWITCH JOHN R	25147 N 104TH WY SCOTTSDALE 85255	12012 LONGSHORE AVE	PAPILLON	NE	68046
217-02-716	MILLIKEN TERRANCE P/KRISTIN J	25103 N 104TH WY SCOTTSDALE 85255	10271 CREEKWOOD CT	DAVISBURG	MI	48350
217-02-721	CBDM LLC	25102 N 104TH WY SCOTTSDALE 85255	459 E MARIGOLD LN	TEMPE	AZ	85281
217-02-722	ALBARRACIN EDWARD T	25146 N 104TH WY SCOTTSDALE 85255	25146 N 104TH WAY	SCOTTSDALE	AZ	85255
217-02-723	ROGERS RANDALL C/JUDY M	25190 N 104TH WY SCOTTSDALE 85255	7681 E CAMPO BELLO DR	SCOTTSDALE	AZ	85255
217-02-724	NIKKHAHMANESH FAMILY TRUST	25234 N 104TH WY SCOTTSDALE 85255	25234 N 104TH WAY	SCOTTSDALE	AZ	85255
217-02-725A	TROON FAIRWAYS HOMEOWNERS ASSOCIATION		16441 N 91ST ST NO 104	SCOTTSDALE	AZ	85260
217-02-921	MEYER STUART M/SANDRA M	25059 N 104TH WY SCOTTSDALE 85255	25059 N 104TH WAY	SCOTTSDALE	AZ	85255
217-02-922	TROON FAIRWAYS HOMEOWNERS ASSOCIATION	25008 N 104TH WY SCOTTSDALE 85255	16441 N 91ST ST NO 104	SCOTTSDALE	AZ	85260
217-02-923	MATTERA SALVATORE J/JOANNE	25014 N 104TH WY SCOTTSDALE 85255	13265 N 104TH PL	SCOTTSDALE	AZ	85260
217-02-924	RICHARD AND NANCY ZIRKELBACH TRUST	25058 N 104TH WY SCOTTSDALE 85255	1008 MILLER RANCH RD	DRIGGS	ID	83422
217-02-925	TROON FAIRWAYS HOMEOWNERS ASSOCIATION		16441 N 91ST ST NO 104	SCOTTSDALE	AZ	85260
217-03-158	MERCER R CLINT	10323 E BUCKSKIN TR SCOTTSDALE 85255	10323 E BUCKSKIN TRL	SCOTTSDALE	AZ	85255
217-03-159	KALENDER HOWARD/SHERRI	10291 E BUCKSKIN TR SCOTTSDALE 85255	10291 E BUCKSKIN TRL	SCOTTSDALE	AZ	85255
217-03-160	MEYER JUDITH WILK/FREDERICK F	10231 E BUCKSKIN TR SCOTTSDALE 85255	48W749 IMMELMAN LN	HAMPSHIRE	IL	60140
217-03-161	ECKROAT FAMILY TRUST	10211 E BUCKSKIN TR SCOTTSDALE 85255	10211 E BUCKSKIN TRL	SCOTTSDALE	AZ	85255
217-03-162	JOHN AND LOI CLARK FAMILY TRUST	10193 E BUCKSKIN TR SCOTTSDALE 85255	10193 E BUCKSKIN TRL	SCOTTSDALE	AZ	85255
217-03-163	J BRADNER SMITH REVOCABLE TRUST	10153 E BUCKSKIN TR SCOTTSDALE 85255	1819 HUNTER LN	MENDOTA HEIGHTS	MN	55118
217-03-190	MORRISON WILLIAM T/CHRISTINE C	10261 E SADDLE HORN TR SCOTTSDALE 85255	10261 E SADDLE HORN TR	SCOTTSDALE	AZ	85255
217-03-191	CABELL DURY D/DEBRA A	10231 E SADDLE HORN TR SCOTTSDALE 85255	10231 E SADDLE HORN TRL	SCOTTSDALE	AZ	85255
217-03-192	LYNCH FAMILY REVOCABLE TRUST	10211 E SADDLE HORN TR SCOTTSDALE 85255	10211 E SADDLE HORN TRL	SCOTTSDALE	AZ	85255
217-03-193	MACDERMOTT RICHARD/KAREN	10171 E SADDLE HORN TR SCOTTSDALE 85255	3 NORRIS COULEE LOOP	FOOTHILLS	AB	T1S5A3
217-03-194	SMALL J ROBERT/ABBIE B	10150 E BUCKSKIN TR SCOTTSDALE 85255	446 LOCUST POINT RD	LOCUST	NJ	7760
217-03-195	BAUMSTARK C MICHAEL/EMMERT MELODY A	10190 E BUCKSKIN TR SCOTTSDALE 85255	10190 E BUCKSKIN TR	SCOTTSDALE	AZ	85255
217-03-196	JEANETTE TREAT GOODSTEIN LIVING TRUST	10220 E BUCKSKIN TR SCOTTSDALE 85255	10220 E BUCKSKIN TRL	SCOTTSDALE	AZ	85255
217-03-197	MOROMISATO DAVID/AWAZU LAURA S	10280 E BUCKSKIN TR SCOTTSDALE 85255	10280 E BUCKSKIN TRL	SCOTTSDALE	AZ	85255
217-03-198	KELLY GEORGE MICHAEL	10326 E BUCKSKIN TR SCOTTSDALE 85255	2629 GREENLEAF BLVD	ELHART	IN	46514
217-03-199	JILBERT WILLIAM G/ LYNN L TR	10346 E BUCKSKIN TR SCOTTSDALE 85255	10346 E BUCKSKIN TRL	SCOTTSDALE	AZ	85255
217-03-210	TAZELAAR HENRY D/PEGGY J TR	10353 E BUCKSKIN TR SCOTTSDALE 85255	10353 E BUCKSKIN TRL	SCOTTSDALE	AZ	85255
217-03-211	FRANZESE ELIZABETH	10343 E BUCKSKIN TR SCOTTSDALE 85255	10343 E BUCKSKIN TRL	SCOTTSDALE	AZ	85255

217-03-212	LITCHFIELD BIRD SHIRLEY A TR	10333 E BUCKSKIN TR SCOTTSDALE 85255	10333 E BUCKSKIN TRAIL	SCOTTSDALE	AZ	85255
217-03-213	EAGLES GLEN ASSOCIATION		450N DOBSON RD STE 201	MESA	AZ	85201
217-03-214	EAGLES GLEN ASSOCIATION		450 N DOBSON RD STE 201	MESA	AZ	85201
217-03-217	EAGLES GLEN ASSOCIATION		450 N DOBSON RD STE 201	MESA	AZ	85201
217-03-218	EAGLES GLEN ASSOCIATION		450 N DOBSON RD STE 201	MESA	AZ	85201
217-03-219	EAGLES GLEN ASSOCIATION		450 N DOBSON RD STE 201	MESA	AZ	85201
217-03-222	EAGLES GLEN ASSOCIATION		450 N DOBSON RD STE 201	MESA	AZ	85201
217-03-226	EAGLES GLEN ASSOCIATION		450 N DOBSON RD STE 201	MESA	AZ	85201
217-06-005A	HERCHEN HANS R	10155 E HAPPY VALLEY RD SCOTTSDALE 85255	23233 N PIMA RD PMB 133	SCOTTSDALE	AZ	85255
217-06-005B	KRAMER JAMES W/KELLY L	10101 E HAPPY VALLEY RD SCOTTSDALE 85255	10641 E SKINNER DR	SCOTTSDALE	AZ	85262
217-06-016K	PRATT HEWITT L	10281 E DESERT VISTA DR SCOTTSDALE 85255	395 OCEAN AVE 3-N	BROOKLYN	NY	11226
217-06-016L	PEAGLER RICHARD F/CATHERINE PRATT TR	10205 E DESERT VISTA DR SCOTTSDALE 85255	9825 N 51ST PL	PARADISE VALLEY	AZ	85253
217-06-119	RICHARD F WILSON TRUST/PATRICIA L WILSON TRUST	10267 E WHISPERING WIND DR SCOTTSDALE 85255	10267 E WHISPERING WIND DR	SCOTTSDALE	AZ	85255
217-06-121	FORSTER FAMILY TRUST	10196 E WHISPERING WIND DR SCOTTSDALE 85255	10196 E WHISPERING WIND DR	SCOTTSDALE	AZ	85255
217-06-122	DAM LIVING TRUST	10160 E WHISPERING WIND DR SCOTTSDALE 85255	10160 E WHISPERING WIND DR	SCOTTSDALE	AZ	85255
217-06-123	GEHRE CHARLES ERNIE	10124 E WHISPERING WIND DR SCOTTSDALE 85255	9022 SLATER NE	KIRKLAND	WA	98033
217-06-129	GRIEB DAVID C/RUEDIGER-GRIEB SONJA	10159 E WHISPERING WIND DR SCOTTSDALE 85255	10159 E WHISPERING WIND DR	SCOTTSDALE	AZ	85255
217-06-130	SIM CRAIG	10195 E WHISPERING WIND DR SCOTTSDALE 85255	10195 E WHISPERING WIND DR	SCOTTSDALE	AZ	85255
217-06-139	OLSON MICHAEL L/JEAN E TR	10375 E WHISPERING WIND DR SCOTTSDALE 85255	10375 E WHISPERING WIND DR	SCOTTSDALE	AZ	85255
217-06-140	LADERA VISTA HOMEOWNERS ASSOC		10123 E WHISPERING WIND DR	SCOTTSDALE	AZ	85255
217-06-141	LADERA VISTA HOMEOWNERS ASSOC		10123 E WHISPERING WIND DR	SCOTTSDALE	AZ	85255
217-06-142	LADERA VISTA HOMEOWNERS ASSOC	10303 E WHISPERING WIND DR SCOTTSDALE 85255	10123 E WHISPERING WIND DR	SCOTTSDALE	AZ	85255
217-06-144	LADERA VISTA HOMEOWNERS ASSOC		10123 E WHISPERING WIND DR	SCOTTSDALE	AZ	85255
217-06-145	HAPPY VALLEY ROAD LLC	10205 E HAPPY VALLEY RD SCOTTSDALE 85255	9020 CHAMBERS CREEK RD	TACOMA	WA	95457
217-06-146	PANTELLERIA SRL	10201 E HAPPY VALLEY RD SCOTTSDALE 85255	PO BOX 366 8711 E PINNACLE PEAK RD	SCOTTSDALE	AZ	85255
217-06-147	WIEBE LARRY/MARTHA	10355 E DESERT VISTA DR 1A SCOTTSDALE 85255	1-380 RIVERSIDE RD	ABBOTSFORD	BC	V2S7M4
217-06-148	PRATT JENNIFER H	24570 N ALMA SCHOOL RD 1B SCOTTSDALE 85255	253 ORTEGA ST	SAN FRANCISCO	CA	94122
217-06-155	CAROLYN FABRICI FAMILY TRUST	10195 E HAPPY VALLEY RD SCOTTSDALE 85255	PO BOX 27166	SCOTTSDALE	AZ	85255
217-06-156	ADRIAN SCOTT LOEWE PER RESIDENCE TRUST/ETAL	10193 E HAPPY VALLEY RD SCOTTSDALE 85255	10193 E HAPPY VALLEY RD	SCOTTSDALE	AZ	85255
217-55-694	TROON GOLF AND COUNTRY CLUB INC ETAL		25000 N WINDY WALK DR	SCOTTSDALE	AZ	85255
217-55-696	TROON GOLF AND COUNTRY CLUB INC ETAL	10801 E HAPPY VALLEY RD SCOTTSDALE 85255	25000 N WINDY WALK DR	SCOTTSDALE	AZ	85255
217-55-735	TROON GOLF AND COUNTRY CLUB INC ETAL	25000 N WINDY WALK DR SCOTTSDALE 85255	25000 N WINDY WALK DR	SCOTTSDALE	AZ	85255

Owner	Company	Address	City	State	Zip
APPLICANT					
OWNER					
Ali Fakh	City of Scottsdale Planning Commission	8280 E. Gelding Drive, Suite 101	Scottsdale	AZ	85260
Annette Petrillo		1169 E. Clovefield Street	Gilbert	AZ	85298
Audry Villaverde	Withey Morris, PLC	2525 E. Arizona Biltmore Circle; Suite A-2	Phoenix	AZ	85016
Bob Griffith		7127 E. Rancho Vista Dr. #4002	Scottsdale	AZ	85251
Caroline Bissell		7231 E Cactus Wren Road	Scottsdale	AZ	85250
Carla		3420 N. 78th Street	Scottsdale	AZ	85251
Chris Schaffner		7346 E. Sunnyside Dr.	Scottsdale	AZ	85260
Christian C. Serena	City of Scottsdale Planning Commission	6929 North Hayden Road, Ste. C4194	Scottsdale	AZ	85250
Community Development Director	Town of Paradise Valley	6401 E Lincoln Drive	Paradise Valley	AZ	85253
Constance Laub		10305 E. Via Linda 103 Ste 345	Scottsdale	AZ	85258
Dan Sommer		12005 N 84th Street	Scottsdale	AZ	85260
David G. Gulino		5235 N. Woodmere Fairway	Scottsdale	AZ	85250
Solange Whitehead	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Director	Arizona Department of Water Resources	1110 W. Washington Street STE 310	Phoenix	AZ	85007
Dr. Sonnie Kirtley	COGS	8507 East Highland Avenue	Scottsdale	AZ	85251
Ed Toschik, President		7657 E Mariposa Grande Dr	Scottsdale	AZ	85255
Edwin Bull	Burch & Cracchiolo PA	P.O. Box 16882	Phoenix	AZ	85011
Eric Gold		25499 N. 104th Way	Scottsdale	AZ	85255
Guy Phillips		7131 E. Cholla St.	Scottsdale	AZ	85254
Guy Phillips	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Howard Myers		6631 E Horned Owl Trail	Scottsdale	AZ	85266
Jim Funk	Gainey Ranch Community Association	7720 Gainey Ranch Road	Scottsdale	AZ	85258
Jim Haxby		7336 E. Sunnyside Dr.	Scottsdale	AZ	85260
Jim Lane, Mayor	City of Scottsdale	7666 E. El Rancho Drive	Scottsdale	AZ	85260
John Berry/Michele Hammond	Berry Riddell, LLC	6750 E Camelback Rd, Ste 100	Scottsdale	AZ	85251
John Washington		3518 N. Chambers Court	Scottsdale	AZ	85251
Kathy Littlefield	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Kevin D. Bollinger	City of Scottsdale Planning Commission	8031 E. Sutton Drive	Scottsdale	AZ	85260
Kirste Kowalsky	Withey Morris, PLC	2525 E. Arizona Biltmore Circle, Suite A-2	Phoenix	AZ	85016
Larry S. Kush	City of Scottsdale Planning Commission	7127 E. Rancho Vista Dr. #1001	Scottsdale	AZ	85251
Leon Spiro		7814 E Oberlin Way	Scottsdale	AZ	85266
Linda Milhaven	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Linda Whitehead		9681 E Chuckwagon Lane	Scottsdale	AZ	85262
Lori Haye		P.O. Box 426	Cave Creek	AZ	85327
Marc Levy		10402 E Raintree Dr	Scottsdale	AZ	85255
Maricopa County Superintendent of Schools		4041 N. Central Avenue Suite 1200	Phoenix	AZ	85012
Michael Leary	Commercial Land Development Consulting	10278 East Hillery Drive	Scottsdale	AZ	85255

Mike McNeal, Supervisor	AT&T	1231 W. University Drive	Mesa	AZ	85201
Mike Ratzken		8725 E. Palo Verde Dr	Scottsdale	AZ	85250
Patti Badenoch		5027 N. 71st Pl	Scottsdale	AZ	85253
Paul Alessio - Chair	City of Scottsdale Planning Commission	7527 E. Tailspin Lane	Scottsdale	AZ	85255
Planning & Development Department	Maricopa County Planning & Development	501 N. 44th Street, Suite 200	Phoenix	AZ	85008
Planning & Development Director	City of Phoenix	200 West Washington Street, 2nd Floor	Phoenix	AZ	85003
Planning & Engineering Section Manager	Arizona State Land Department	1616 W. Adams Street	Phoenix	AZ	85007
Planning and Zoning	Town of Carefree	8 Sundial Circle P.O. Box 740	Carefree	AZ	85377
Planning Department	Town of Cave Creek	37622 N Cave Creek Road	Cave Creek	AZ	85331
Planning Department	SRP-MIC	10005 E Osborn Road	Scottsdale	AZ	85256
Prescott Smith	City of Scottsdale Planning Commission	4350 E. Camelback Rd., Suite G-200	Phoenix	AZ	85018
Project Management	Arizona Department of Transportation	205 S. 17th Avenue MD 6012E	Phoenix	AZ	85007
Randall P. Brown	Spring Creek Development	7144 E. Stetson Dr. #425	Scottsdale	AZ	85251
Marissa Moore, AICP	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
Steve Tyrrell		7753 E. Catalina Drive	Scottsdale	AZ	85251
Superintendent	Cave Creek Unified School District	P.O. Box 426	Cave Creek	AZ	85327
Superintendent	Scottsdale Unified School District	8500 E. Jackrabbit Rd	Scottsdale	AZ	85250
Suzanne Klapp	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Vickie Falen		10520 N 117th Pl	Scottsdale	AZ	85259
Virginia Korte	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
W.J. Jim Lane - Mayor	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Wade Tinant		4614 E. Running Deer Trail	Cave Creek	AZ	85331
	Granite Reef Neighborhood Resource Center	1700 N Granite Reef Road	Scottsdale	AZ	85257
	Gammage & Burnham, PLC	2 N. Central Avenue, 15th Floor	Phoenix	AZ	85004
	Southwest Gas Corporation	2200 N. Central Avenue Ste 101	Phoenix	AZ	85004
	Withey Morris, PLC	2525 E. Arizona Biltmore Circle; Suite A-212	Phoenix	AZ	85016
	Paradise Valley Unified School District	15002 N. 32nd Street	Phoenix	AZ	85032
	Earl, Curley & Lagarde, P.C.	3101 N. Central Avenue, Ste. 1000	Phoenix	AZ	85012
	Arizona Commerce Authority	333 N. Central Avenue, Suite 1900	Phoenix	AZ	85004
Betty Janik		18490 N. 97th Way	Scottsdale	AZ	85255
Maggie Keasler		7127 E. 6th Ave.	Scottsdale	AZ	85251
Renee J. Higgs	City of Scottsdale Planning Commission	15192 N. 104th Way	Scottsdale	AZ	85255

Neighborhood Meeting - Happy Valley and Alma School
June 25, 2019

Name	Address	Email	Phone
Scott Love	10193 E. Happy Valley Rd	slovee@BLWM 10193.com	602-614-5969
David: LouAnn Williams	10801 E Happy Valley Rd.	louann.williams08@gmail.com	480-708-8603
George OERIDGER	15251 N. 104 th PL.	ggeridger1@Cox.net	602 527-2359
Loi Clark + John	10193 E. Buckskin Trl	loijohn@aol.com	901-240-4938

Neighborhood Meeting - Happy Valley and Alma School
June 25, 2019

Name	Address	Email	Phone
James Lynch		jlynch1960@gmail.com	707 364-1555

