

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



**TIFFANY
& BOSCO**
P.A.

October 26, 2018

**To: Property Owner within 750';
Interested Parties and
Registered Homeowners Associations**

**RE: Conditional Use Permit at 28011 N. 78th Street – Case Status and Hardship
Exemption Requests**

We represent Daniel Marchand and Debbie Gibson, owners of the property located at 28011 N. 78th Street (see attached map of site location). The 2.1 acres property is zoned R1-70 ESL FO (Single Family Residential with Environmentally Sensitive Lands and Foothills Overlay). We held an open house meeting in June 2018 to share with property owners and other stakeholders in the area their request for a conditional use permit from the City of Scottsdale (City) for a community buildings and recreational facilities not publicly owned land use (Phoenix Herpetological Society). This conditional use is allowed on single family residential properties with the issuance of a conditional use permit.

The conditional use permit request will be for the existing improvements on the property. There is no expansion proposed with this request. As the property has developed over time, some of the required Environmentally Sensitive Lands Ordinance (ESL) and Foothills Overlay (FO) development standards became unachievable. The City's zoning ordinance allows for an applicant to apply for a hardship exemption from certain ESL and FO standards. We will be officially applying for some hardship exemptions with our resubmittal to the City. Our conditional use permit and hardship exemption resubmittal should be into the City by the end of October.

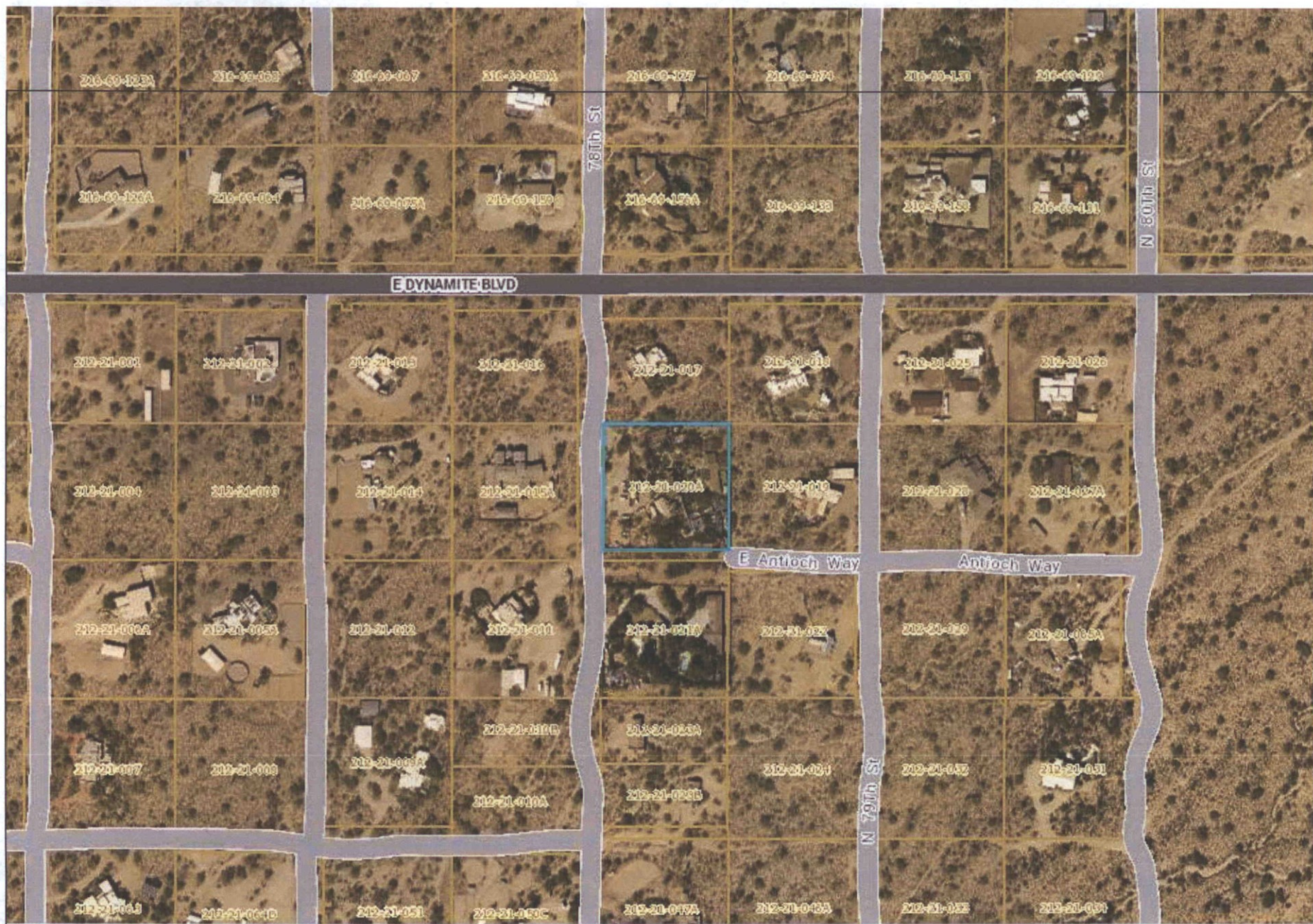
If you have any specific questions regarding our conditional use permit resubmittal or the hardship exemption request, please feel free to contact me at 602-452-2729 or at kajones@tblaw.com. If you contact the City of Scottsdale seeking information, please refer to case #600-PA-2016 or 10-UP-2018. Thank you for your time regarding this matter.

Sincerely,

A handwritten signature in dark ink, appearing to read "Kurt Jones", with a stylized flourish at the end.

Kurt A. Jones, AICP

**3-HE-2018
11/01/2018**



Aerial

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
WETZEL JEANNIE L	7639 E DYNAMITE BLVD	SCOTTSDALE	AZ	85266
ARTOUIAN VAZGEN R	PO BOX 35887	PHOENIX	AZ	85069
BIMSON GEORGIA	27990 N 77TH ST	SCOTTSDALE	AZ	85266
HAHN JAMES R/STONE RANDY S	27812 N 77TH ST	SCOTTSDALE	AZ	85266
MARRERO HANS/SONIA	27927 N 78TH ST	SCOTTSDALE	AZ	85255
WOOD ELIZABETH B	4903 BOW MAR DR	BOW MAR	CO	80123
GILES JENESSA	28151 N 77TH ST	SCOTTSDALE	AZ	85266
PENSIERO SUSAN P	28039 N 77TH ST	SCOTTSDALE	AZ	85262
ZANE JAMES III/HEATHER	35431 N 7TH ST	PHOENIX	AZ	85086
THUDE NICOLETTE/THUDE MARGARET	7102 E RANCH RD	SCOTTSDALE	AZ	85262
FARIAS RUBY A	7817 E DYNAMITE BLVD	SCOTTSDALE	AZ	85266
GAYLORD KEVIN/DIANNE	23106 SOUTHEAST 148TH ST	MAPLE VALLEY	WA	98038
VEHLING LALANI LOUISE TR	7850 E ANTIOCH WY	SCOTTSDALE	AZ	85266
MARCHAND DANIEL J/GIBSON DEBBIE C	28011 N 78TH SST	SCOTTSDALE	AZ	85266
TUCCINO GERALD/VELAUNDA M	27847 N 78 ST	SCOTTSDALE	AZ	85255
LATHAM WILLIAM T/KAREN K	1847 7 RD	MACK	CO	81525
SPIRO MARIE THERESE	7814 E OBERLIN WAY	SCOTTSDALE	AZ	85255
K MCCAFFREY LLC PROFIT SHARING PLAN	28182 N HAYDEN RD	SCOTTSDALE	AZ	85266
LONGWORTH GERALD R	7915 E DYNAMITE BLVD	SCOTTSDALE	AZ	85255
MCCAFFREY KEVIN P/KRISTINE L	28182 N HAYDEN RD	SCOTTSDALE	AZ	85266
ZAVALA FRANK G/DORI L	12645 N 80TH PL	SCOTTSDALE	AZ	85260
BIRD PHILIP M/DOTTIE CARTWRIGHT	7928 E ANTIOCH WAY	SCOTTSDALE	AZ	85266
MCDONALD JAMES ROBERT	4910 N 44TH ST #17	PHOENIX	AZ	85018
CHORD JUDY C	8700 E MOUNTAIN VIEW RD UNIT 1019	SCOTTSDALE	AZ	85258
FREDERICK GEORGE C/KATHLEEN J	7807 E OVERLIN WAY	SCOTTSDALE	AZ	85266
DICKSON MARVIN L & SHARON R	27840 N HAYDEN RD	SCOTTSDALE	AZ	85255
STEPHANIE S PICKARD REVOCABLE TRUST	2192 N FREMONT BLVD	FLAGSTAFF	AZ	86001
PRICE FAMILY TRUST	2358 DESERT COVE	PHOENIX	AZ	85028
CAMPBELL STUART K/JANE	3 OAKLEIGH LN	ST LOUIS	MO	63124
TEMPLAR KNIGHT LLC	1801 BAYVIEW AVED PENT 805	TORONTO	ON	M4G 4K2
CAPANO FRANK X JR/BILLIE	5 BENNINGTON LN	EASTAMPTON TOWNSHIP	NJ	8060
CORMANY GARY D/TROVILLION JUDY L	28383 N 79TH ST	SCOTTSDALE	AZ	85262
FLUEGEL THEODORE DAVID	7649 E OBERLIN WY	SCOTTSDALE	AZ	85266
HARBUT DANIEL J/HARMONY A/JOSEPH D	28247 N 78TH ST	SCOTTSDALE	AZ	85266
HOLMASON BRIAN JEFFEREY	7230 E LA JUNTA RD	SCOTTSDALE	AZ	85255
ROSE SCOTT C/TIFFANY R	28250 N 78TH ST	SCOTTSDALE	AZ	85266
Annette Petrillo		1169 E. Clovefield Street	Gilbert	AZ 85298
Audry Villaverde	Withey Morris, PLC	2525 E. Arizona Biltmore Cir	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	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 10C	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 Hays		P.O. Box 426	Cave Creek	AZ 85327
Maricopa County Superintendent of Schools		4041 N. Central Avenue Suite	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 60121	Phoenix	AZ 85007
Randall P. Brown	Spring Creek Development	7134 E. Stetson Drive; Suite 41	Scottsdale	AZ 85251
Richard Turner, Planning and Zoning Administrator	Town of Fountain Hills	16705 E. Avenue of the Fount	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 Cir	Phoenix	AZ 85016
	Gammage & Burnham, PLC	2 N. Central Avenue, 15th Fl	Phoenix	AZ 85004
	Arizona Commerce Authority	333 N. Central Avenue, Suite	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 11	Phoenix	AZ 85004
	Earl, Curley & Lagarde, P.C.	3101 N. Central Avenue, Ste.	Phoenix	AZ 85012
Juli A. Eckmann		4020 N. Scottsdale Road, Uni	Scottsdale	AZ 85251
Bob Griffith		7127 E. Rancho Vista Dr. #40	Scottsdale	AZ 85251
Eric Gold		25499 N. 104th Way	Scottsdale	AZ 85255
Bob Mountz		23005 N. 74th Street #1214	Scottsdale	AZ 85255
Patti Badenoch		5027 N. 71st Pl	Scottsdale	AZ 85253

Vickie Falen
Wade Tinant
Carla
Desert POA

Howard Myers

10520 N 117th Pl	Scottsdale	AZ	85259
4614 E. Running Deer Trail	Cave Creek	AZ	85331
3420 N. 78th Street	Scottsdale	AZ	85251
6631 E Horned Owl Tr	Scottsdale	AZ	85266