



Correspondence Between Staff and Applicant

Approval Letter

Denial Letter



Douglas A. Ducey
Governor

Lisa A. Atkins
Commissioner

Arizona State Land Department

September 10, 2020

1616 West Adams, Phoenix, Arizona 85007
(602) 542-4631

RE: State Trust land located in in Maricopa County
ASLD Commercial Sale No. 53-121327 (the "Parcel")

The Arizona State Land Department (the "Department" or "ASLD") has received a request from Charles Huellmantel, Huellmantel & Affiliates, representing Axon, for permission to act as authorized agent for the Department to apply to the City of Scottsdale (the "Jurisdiction") to amend the Crossroads East Planned Community comparable I-1 zoning district standards related to height, and for permission to make application to the Development Review Board for approval (collectively, the "Entitlements") for the Parcel .

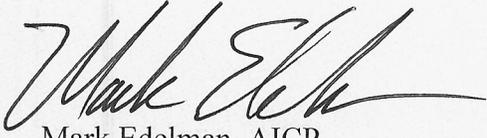
Axon, its employees, representatives, agents, and/or consultants (hereinafter "Applicant") therefore, has the Department's consent to file for the Entitlements as required by the Jurisdiction, subject to the following conditions and understandings.

1. Applicant shall pay all costs associated with the Entitlements and shall not be reimbursed by the Department or by any subsequent purchaser at auction.
2. Applicant, their employees, representatives, agents, and/or consultants shall be permitted to act as the Department's agents to procure the Entitlements and any related permits or approvals which may be required (the "Entitlement Process").
3. Applicant shall diligently pursue the satisfaction of all Entitlements. Further, it shall respond to all inquiries by the Department as to the status of the Entitlement Process.
4. As additional consideration for the grant of this permission, all Entitlements and/or rights and permits obtained pursuant to the described applications are the property of the Department and maybe transferred by the Department at any time.
5. The Jurisdiction is authorized to enter and inspect the subject property.
6. This authorization may be revoked at any time without notice and in no way creates an obligation on the part of the Department of any kind.

All information will be provided to Joe Charles, Sales and Commercial Leasing with a copy to me.

The Department appreciates your consideration in this matter and looks forward to working with you through this process. Please contact Joe Charles at 602-542-2558 or jcharles@azland.gov if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Edelman". The signature is fluid and cursive, with a long horizontal stroke at the end.

Mark Edelman, AICP
Director
Planning and Engineering Division

cc: Joe Charles, ASLD Sales & Commercial Leasing

Douglas A. Ducey
Governor



Lisa A. Atkins
Commissioner

Arizona State Land Department

1616 West Adams, Phoenix, Arizona 85007
(602) 542-4631

January 21, 2020

Joe Charles
Land Disposition Project Leader II
Arizona State Land Department
1616 W. Adams
Phoenix, Arizona 85007

RE: Cultural Review for Application 053-121237-00-100 (PCI Sales)

Dear Mr. Charles:

PCI Sales filed a Land Purchase application (053-121237-00-100) with the Arizona State Land Department (ASLD) for office and industrial use on State Trust Land in Maricopa County (T4N, R4E, Section 36), encompassing 120 acres. Therefore, per the 2016 Interagency Service Agreement (ISA) between the ASLD, the State Historic Preservation Office (SHPO), and the Arizona State Museum (ASM), the area cited in the above-captioned application has been reviewed in comparison to ASLD's cultural resource records. This review is undertaken to make a recommendation to ASLD's Real Estate Division regarding any properties which may be eligible for the Arizona Register of Historic Places that are known to be located within or nearby the requested Land Purchase. In addition, to make a recommendation to ASLD's Real Estate Division of any efforts ASLD should ask the applicant to undertake to identify currently unknown Register eligible properties potentially affected by ASLD granting a Land Purchase Application (053-121237-00-100).

The results of this research revealed that two cultural resources inspection's (1990-125.ASM and 1986-46.ASM) have been completed within or intersected the area cited in the application and no cultural resources were observed. Although this survey is over 10 years old, it meets current standards and does not need to be updated. Therefore, the ASLD Cultural Resources Section recommends that ASLD Real Estate Division grant Land Purchase application 053-121237-00-100 with the following conditions:

Prior to any ground disturbance in areas not previously subject to a cultural resources survey, Grantee shall arrange for a permittee of the Arizona State Museum to inspect the area for cultural, historical, and paleontological remains and submit two copies and a PDF copy of the inspection report to the Arizona State Land Department Cultural Resources Section for review and approval.

If, following receipt of ASLD Cultural Resources Section approval to proceed, any additional archaeological, paleontological, or historical site or object, or Human remains or funerary object that is at least fifty years old is discovered during the course of ground disturbing activities, all work shall cease and the grantee shall notify the Director of the Arizona State Museum pursuant to A.R.S. §41-844, and Arizona State Land Department Cultural Resources Section Manager.

Your continued cooperation with this office in considering the potential for impacts to Arizona's cultural resources is appreciated. If you have any comments or concerns, please contact Michael O'Hara at 602-542-2679 or by email at mohara@azland.gov.

Sincerely,



Tiffany L. Grew
Archaeological Compliance Specialist

CC: Erin Davis, SHPO
Ray Moore, PCI Sales

Enclosure: Tribal Consultation List

Dear members of the Scottsdale Planning Department, the Scottsdale Planning Commission, and the Scottsdale City Council:

I am writing to express my deep concern about the Axon proposed development (13-ZN-2020 and 2S-DR-2020) in Crossroads East, which abuts our residential community. This proposal as it stands leaves us with many serious concerns, specifically:

- 1) Traffic impacts and road redesigns: The impacts to us could be dramatic. There needs to be a traffic study.
- 2) Noise impacts: The noise impacts to our community could be substantial. There needs to be a noise study.
- 3) Building design: The design of the proposed building is objectionable. The request for a 7-story variance is obtrusive and likely will obstruct our view of the McDowell Mountains. An elevation analysis of this last item is needed.
- 4) Environmental impacts. There needs to be an environmental impact study that addresses emissions, groundwater, project discharges, and any odors.
- 5) Light pollution: the lighting impacts to our community are substantial and will negatively affect the enjoyment of our homes and community. There needs to be a lighting review and light pollution study.

This proposal as it stands requires a greater analysis by the city and more transparency by the developer. **It should be noted that while our community, Scottsdale Stonebrook II, is the ONLY residential single-family home community affected by this proposal, there is no mention of considerations in the proposal that would speak to the issues above nor have they contacted any community representative.**

Please take another look at what this proposal suggests and how it might negatively impact our community. It deserves more time for review, revision, and studies.

Thank you very much for your consideration.

Sincerely,

Signed Nancy Ham

Date 10/9/2020