

**Marked Agendas
Approved Minutes
Approved Reports**

The January 14, 2020 City Council Board Meeting Agenda and Minutes can be found at

<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Council/archive-agendas-minutes/2020-agendas/01-14-20-regular-agenda.pdf>

<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Council/archive-agendas-minutes/2020-minutes/011420ApprovedRegularMinutes.pdf>

PLANNING COMMISSION REPORT



Meeting Date: December 11, 2019
General Plan Element: *Land Use*
General Plan Goal: *Coordinate Planning to Balance Infrastructure*

ACTION

Phoenix Herpetological Sanctuary 6-AB-2019

Request to consider the following:

1. A recommendation to City Council regarding a request by owner to abandon 5 feet of fee-simple right-of-way and 8 feet of GLOPE located along N. 78th Street (along the western boundary of parcel 212-21-020A), 5 feet of fee-simple right-of-way and 13 feet of GLOPE located along E. Antioch Way (along the southern boundary of parcel 212-21-020A), on a +/- 2.5 -acre site with Single-family Residential, Environmentally Sensitive Land, Foothills Overlay (R1-70 ESL FO) zoning.

Goal/Purpose of Request

The applicant's request is to have right-of-way abandoned along the subject property's western and southern boundaries. The applicant's request is in conjunction with three previously approved cases for a facility which houses reptiles and animals.

Key Items for Consideration

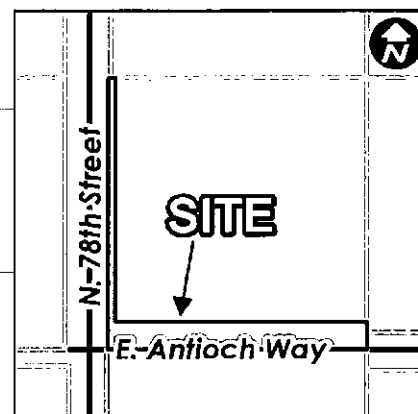
- Previously approved site plan supports the approval of the two additional cases (6-AB-2019 and 6-WM-2019).
- LAIPs map identifies both streets as "through streets" complete the Transportation Master Plan street system.
- No public input received regarding the proposed abandonment

OWNER

Phoenix Herpetological Society
602-550-7029

APPLICANT CONTACT

Kurt Jones
Tiffany and Bosco, PA
602-452-2729



LOCATION

28011 N 78th Street

BACKGROUND

General Plan

The General Plan Land Use Element designates this site as Rural Neighborhoods. This designation includes areas of relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per acre (or more) of land.

The Character and Design Element of the General Plan designates this site within the Rural Desert Character Type. This character type typically contains relatively low-density and large lot development, including horse privilege neighborhoods and low-density resorts as well as areas with particularly sensitive and unique natural environments. It provides a rural lifestyle that includes preservation of the desert character.

Character Area Plan

established Character Area Plan approved by City Council in 1999. The Desert Foothills Character Area is designed to preserve the natural and visual qualities of the Sonoran Desert by using design qualities, building materials, and construction techniques that are sensitive to the desert environment. Projects located within the Desert Foothills Character Area should preserve natural open space areas, scenic and vista corridors, and support trail links and connections. All non-residential structures shall respect the existing rustic, rural character and scale of the buildings across the area.

The three (3) main goals of the Desert Foothills Character Area Plan are:

- Preserve the natural, visual qualities of the lush upper desert by using desert-sensitive building techniques.
- Promote connected areas of desert open space and trails.
- Identify and celebrate the rural desert character of the Desert Foothills area.

Zoning

The site is zoned R1-70/ESL/FO. The R1-70/ESL/FO zoning district allows for single-family residential uses. The site is located within the Environmentally Sensitive Lands (ESL) and Foothills Overlay (FO) districts. The R1-70/ESL/FO zoning district allows for additional uses, with the approval of a Conditional Use Permit (CUP).

The subject site was annexed into the City of Scottsdale on October 6, 1983. After annexation from Maricopa County, the site was zoned Single-Family Residential, Hillside District (R1-70/HD), through cases 36-ZN-1984 and 113-ZN-1984.

In 1991, the Environmentally Sensitive Lands (ESL) ordinance was added as an amendment to the Hillside District overlay. Later, in March of 2003, the Foothills Overlay designation was added to this site's zoning classification. The Foothills Overlay (FO) designation was in response to the Desert Foothills Character Area Plan approved by City Council in June of 1999. The current ESL overlay took affect in 2004. The ESL ordinance categorized this site within its most current zoning: Residential Single-Family, Environmentally Sensitive Lands, Foothills Overlay (R1-190/ESL/OF).

Context

The subject property is generally located south of E. Dynamite Boulevard, between N. Miller Road and N. Hayden Road. More specifically, the site located is located on the northeast corner of N. 78th Street and E. Antioch Way. A majority of the local residential streets are unimproved and include water-lines within the dedicated right-of-way. The local area does not include sewer-line improvements to service this neighborhood. The surrounding areas, within a quarter-mile radius of this site, include single-family homes and undeveloped residential lots.

Please refer to context graphics attached.

The subject 33-foot General Land Office Patent Easements (GLO) located along the western and southern boundaries of 28011 N 78th Street was dedicated in July of 1961, through patent serial number 1221554. The subject GLO roadway easements were reserved on the original patent deed to assure legal access. Currently the 33 feet of GLO easement (located along N. 78th Street) contains a dirt road and drainage improvements, and the 33 feet of GLO easement (located along E. Antioch Way) is unimproved.

General Land Office Patent Easements (general information)

- Within the City of Scottsdale there are General Land Office (GLO) lots or parcels of various sizes created by the Federal Small Tract Act. This act was passed in 1938 and repealed in 1976.
- Most GLO lots were patented with 33-foot (or sometimes 50 foot) roadway and public utility easements typically “as near as practicable to the exterior boundaries.”
- The city has viewed these patent roadway and utility easements as assured access at least until a local circulation plan is established.
- As GLO lots come in for development (i.e., lot splits, subdivisions or requesting building permits) staff requires city right-of-way dedications per city circulation plans. The city’s transportation plan establishes a street system to replace the grid pattern created by the GLO easements.
- Any patent easements in excess of the current requirements to the circulation plans (including trails), roadway standards, and not required to insure access to any other lot, may be requested to be abandoned.
- On 1981, City Ordinance 1386 was adopted delegating the authority for the release of GLO easements to the Engineering Services Director.
- On March 2, 1999, the City Council repealed Ordinance 1386 and adopted Ordinance 3219 which requires the abandonment of the GLO patent roadway easements to go through the same public hearing process currently used for all rights-of-way, alleys, and roadway easements. The City Attorney’s office has concluded that this process for consideration of GLO roadway abandonment satisfies legal requirements.
- On August 12, 2005, Arizona Revised Statute section 9-500.4 became effective. This section gives the local municipality the right to abandon GLO patent easements, and concurs with the city’s position on abandonment of GLO patent easements.

Related Policies, References:

Scottsdale General Plan 2001, as amended

Desert Foothills Character Area Plan

2008 Scottsdale Transportation Master Plan

Desert Foothills Area Local Area Infrastructure Plan (LAIP)

10-UP-2018, 3-HE-2018, 1-SX-2019, and 6-WM-2019

APPLICANTS PROPOSAL

Development Information

The development proposal includes the request to abandon portions of N. 78th Street and E. Antioch Way, adjacent to the subject property. The request includes both fee-simple and GLOPE easements. The proposed abandonment will allow the property to come further into conformance with the site plans that was approved with the approved Conditional Use Permit, Hardship Exemption, and Special Exception.

IMPACT ANALYSIS

Land Use

The subject site has received a Conditional Use Permit for a Community Building and Recreational Facilities, not Publicly Owned, a Special Exemption for walled in areas and structure locations, and a Hardship Exception for wall setbacks.

Transportation/Trails

The site is located on the northeast corner of N. 78th Street and E. Antioch Way. Both of these streets are classified as Local Residential Streets, Rural/ESL Character. The Local Area Infrastructure Plan (LAIP) for this area identifies that both streets should be utilized for access to the single-family homes in the vicinity. North 78th Street is located one-quarter mile west of N. Hayden Road; therefore, its intersection with E. Dynamite Boulevard will likely never be controlled (installation of a stop sign or traffic signal on E. Dynamite Boulevard). East Antioch Way provides access to Hayden Road, which as a mile street could potentially be controlled at E. Dynamite Boulevard in the future, allowing easier access for left-turn movements onto the arterial street. Currently, N. 78th Street is an unpaved, dirt road. East Antioch Way is a public street; however, it is currently blocked by vegetation and debris.

Access to the site is primarily from E. Dynamite Boulevard, which is classified as a minor arterial street (two lanes in each direction with a center turn lane or median). East Dynamite Boulevard is currently improved with only one lane in each direction along this section. The 2016 volume on this section of E. Dynamite Boulevard is 8,800 vehicles per day. There is currently no left-turn lane on E. Dynamite Boulevard for vehicles turning onto N. 78th Street.

There is a public trail approved along the N. 78th Street alignment south of E. Dynamite Boulevard; however, the trail is not currently improved.

Public Safety

All existing emergency and municipal access will be provided to the properties surrounding the abandonment area through the remaining public right-of-way. No negative impacts are anticipated.

Public Utilities

The public utilities have been notified of the applicant's request. The utility companies have indicated that there are no conflicts with the proposed abandonment and support the abandonment.

Community Involvement

The applicant conducted a mailing to property owners located within 750 feet of the proposed roadway easement abandonment. The City staff has also conducted a mailing to property owners within 750 feet of the proposed roadway easement abandonment.

Staff received an inquiry in regards to the abandonment application, and the resident stated they were supportive of the request as long as E. Antioch remained as a through street.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission make a recommendation to City Council for approval to abandon 5 feet of fee-simple right-of-way and 8 feet of GLOPE located along N. 78th Street (along the western boundary of parcel 212-21-020A), 5 feet of fee-simple right-of-way and 13 feet of GLOPE located along E. Antioch Way (along the southern boundary of parcel 212-21-020A), on a +/- 2.5 -acre site with Single-family Residential, Environmentally Sensitive Land, Foothills Overlay (R1-70 ESL FO) zoning, subject to the following:

1. The property owner shall pay to the amount to be determined by City Council, as compensation for the abandonment of right-of-way.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

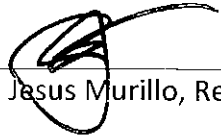
Jesus Murillo

Senior Planner

480-312-7849

E-mail: jmurillo@scottsdaleAZ.gov

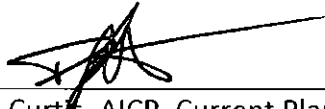
APPROVED BY



Jesus Murillo, Report Author

11-22-19

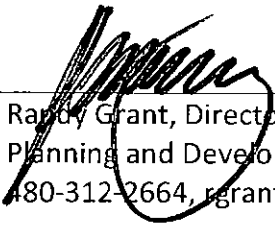
Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

11/25/2019

Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

12/2/19

Date

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
3. Detail Aerial
4. Abandonment Areas Dimensioned Aerial
5. Legal Description and Graphic Abandonment Area
6. Local Area Infrastructure Plan (LAIP)
7. Neighborhood Involvement
8. City Notification Map



**PROJECT NARRATIVE
RIGHT-OF-WAY AND GLO ABANDONMENT**

October 18, 2019

Background

The Phoenix Herpetological Society ("PHS") was approved for a conditional use permit ("CUP") in March 2019 for the property located at 28011 N. 78th Street ("Property"). The Property has frontage along 78th Street (western boundary) and Antioch Way (southern boundary). These two (2) roadways also have 66-foot wide General Land Office Patents ("GLO") roadway easements over the right-of-way ("ROW").

ROW Abandonment Request

The request is to abandon the easterly most five (5) feet of ROW on 78th Street. City Transportation staff has indicated that a fifty (50) foot ROW is all that is required for this section of 78th Street.

The request is to also abandon the northerly five (5) feet of Antioch Way. With this abandonment, Antioch would develop in the future within a 40' full ROW.

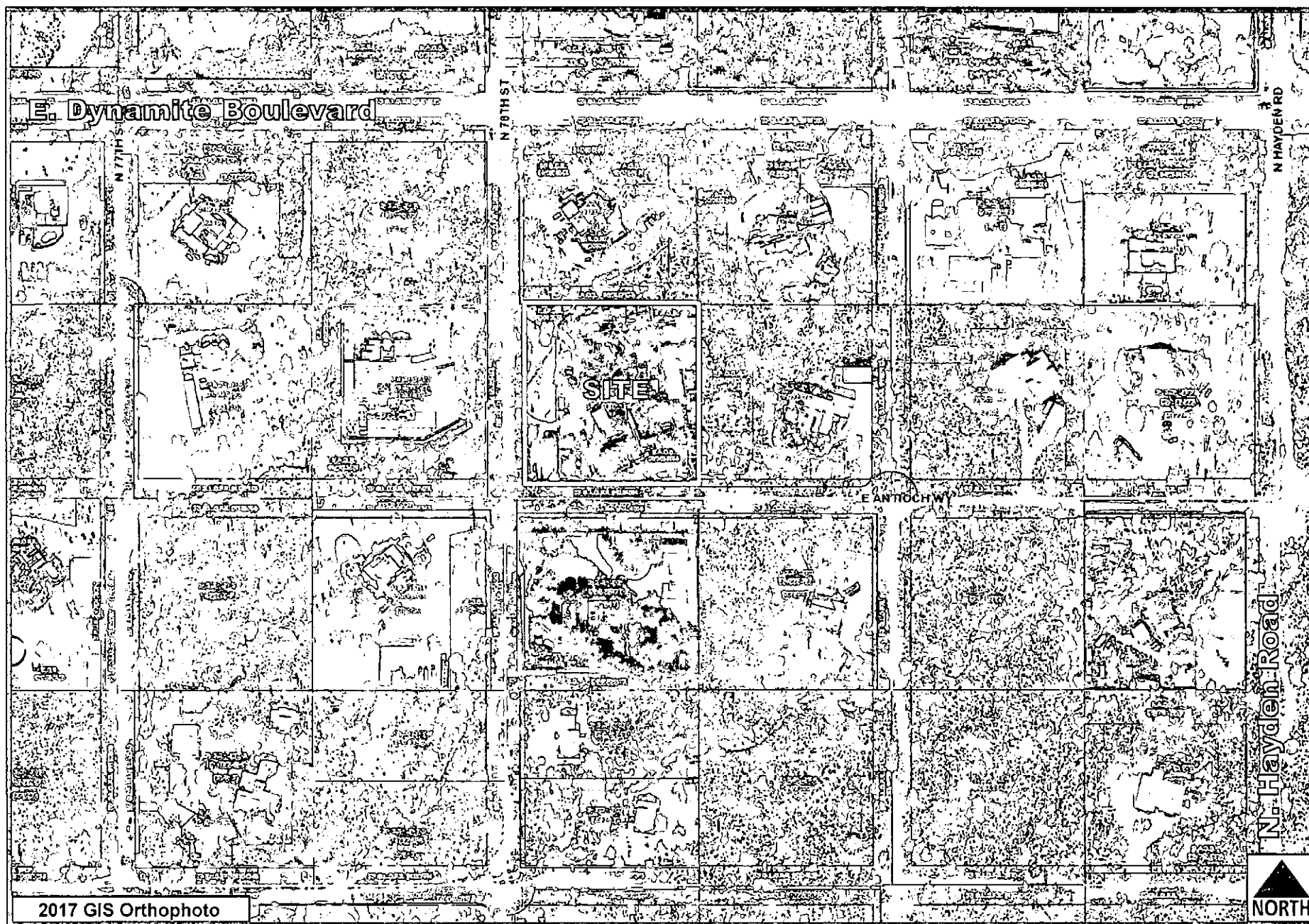
GLO Easement Abandonment Request

Both 78th Street and Antioch Way along the Property's frontage includes a 33-foot wide GLO easement. The request would be to abandon the easterly eight (8) feet of the 78th Street GLO easement and the northerly eight (8) feet of the Antioch Way GLO easement.

The total square footage of the ROW and GLO easements abandonments are attached with the legal descriptions.

Key items which should be considered for approval include:

- Access to the Property or adjacent parcels is not impacted by the proposed abandonment.
- The abandonment request conforms to the Transportation Masterplan and the Local Area Infrastructure Plan.
- There will be no impact to Municipal and Emergency services. Currently Antioch Way is an unimproved, non-passible roadway along the Property's southern frontage.



Context Aerial

6-AB-2019



Detail Aerial

6-AB-2019



Detail Aerial – Proposed Abandonment Areas

6-AB-2019

EXHIBIT "A"
Legal Description
Right of Way for Roadway and Public Utilities Purposes abandonment

A portion of the 33 feet right of way for roadway and public utilities described in patent document number 1221554 recorded in docket 3799 page 585 and a portion of the 30 foot easement and agreement for highway purposes recorded in docket 10131, page 136 in the County Recorder's office, county of Maricopa, state of Arizona. Being part of the southwest quarter, of the northwest quarter, of the northeast quarter, of the northeast quarter of Section 35 Township 5 North, Range 4 East of the Gila and Salt River Meridian. More particularly described as follows:

the north 8 feet of the south 33 feet of said right of way for roadway and Public Utilities. except the west 25 feet thereof

and

the East 8 feet of the west 33 feet of said right of way for Roadway and Public Utilities. except the south 25 feet thereof

and

the East 5.00 feet of the West 30.00 feet described in said Docket 10131, Page 136. except the South 25 feet thereof

and

the North 5 feet of the South 25 feet as described in said docket 10131, page 136. Except the West 25 feet thereof



Job #16-163 GLO
November 12, 2019
Page 1 of 1

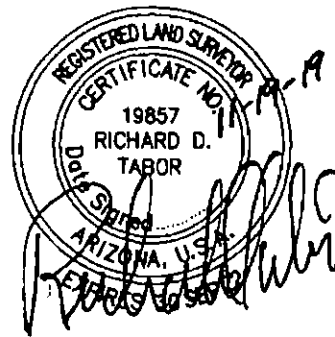
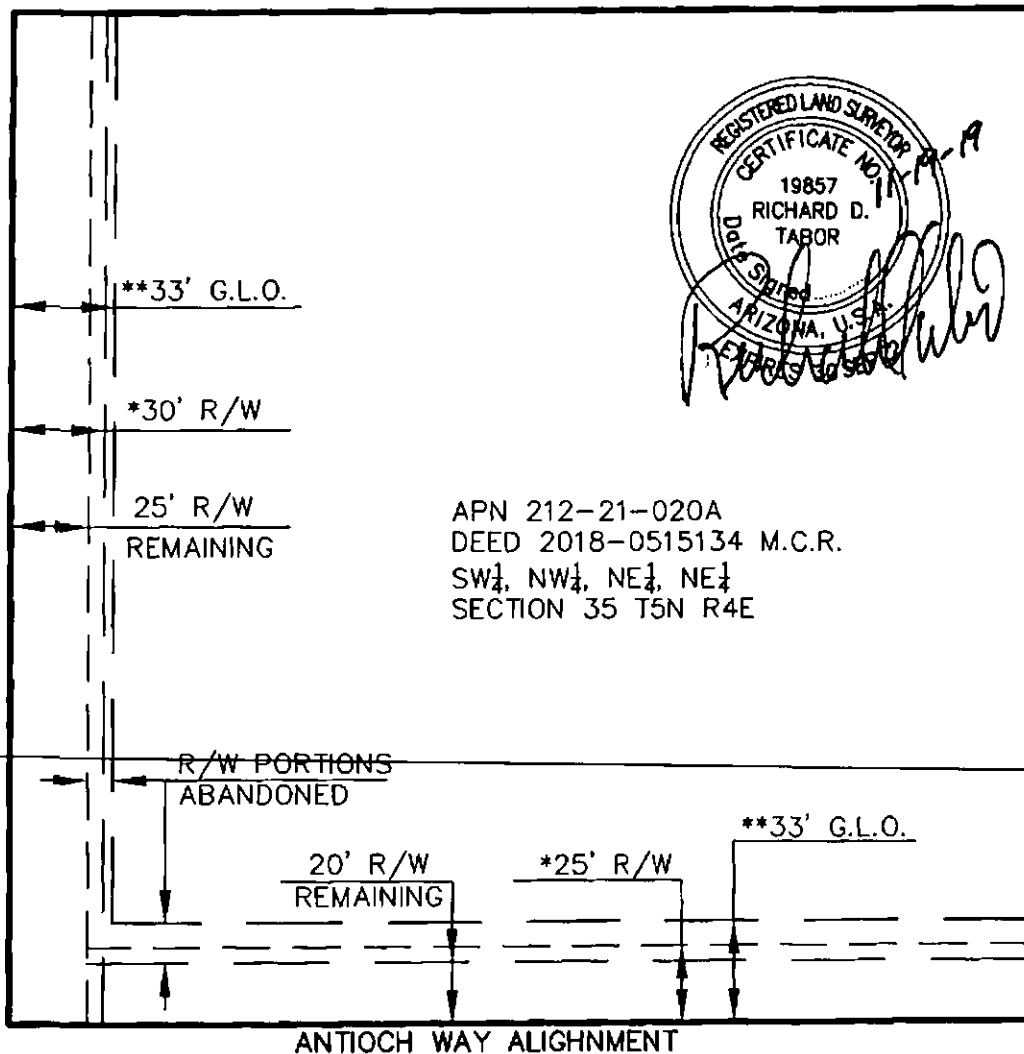
GRAHAM SURVEYING & ENGINEERING INC.
POST OFFICE BOX 1240
CAREFREE, ARIZONA 85377
OFFICE (480) 488-4393
FAX (480) 488-2488

EXHIBIT "B"

RIGHT OF WAY FOR ROADWAY AND PUBLIC UTILITIES PURPOSES AND EASEMENT AND AGREEMENT FOR HIGHWAY PURPOSES ABANDONMENT

APN: 212-21-017
7817 E DYNAMITE BLVD

78th STREET



APN: 212-21-019
7850 E ANTIOCH WAY

APN: 216-50-096
31439 N 68TH ST

SCALE: 1" = 60'

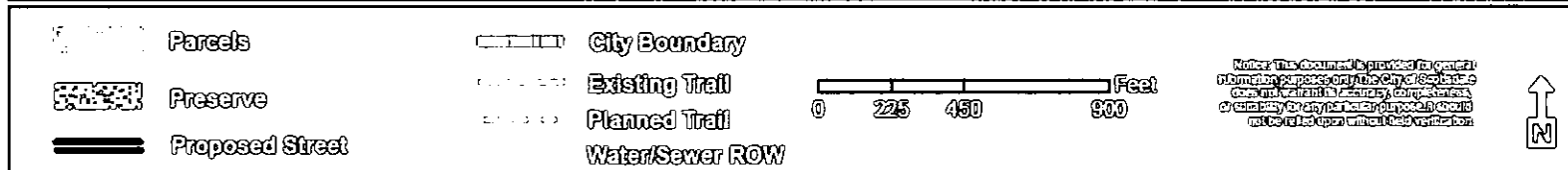
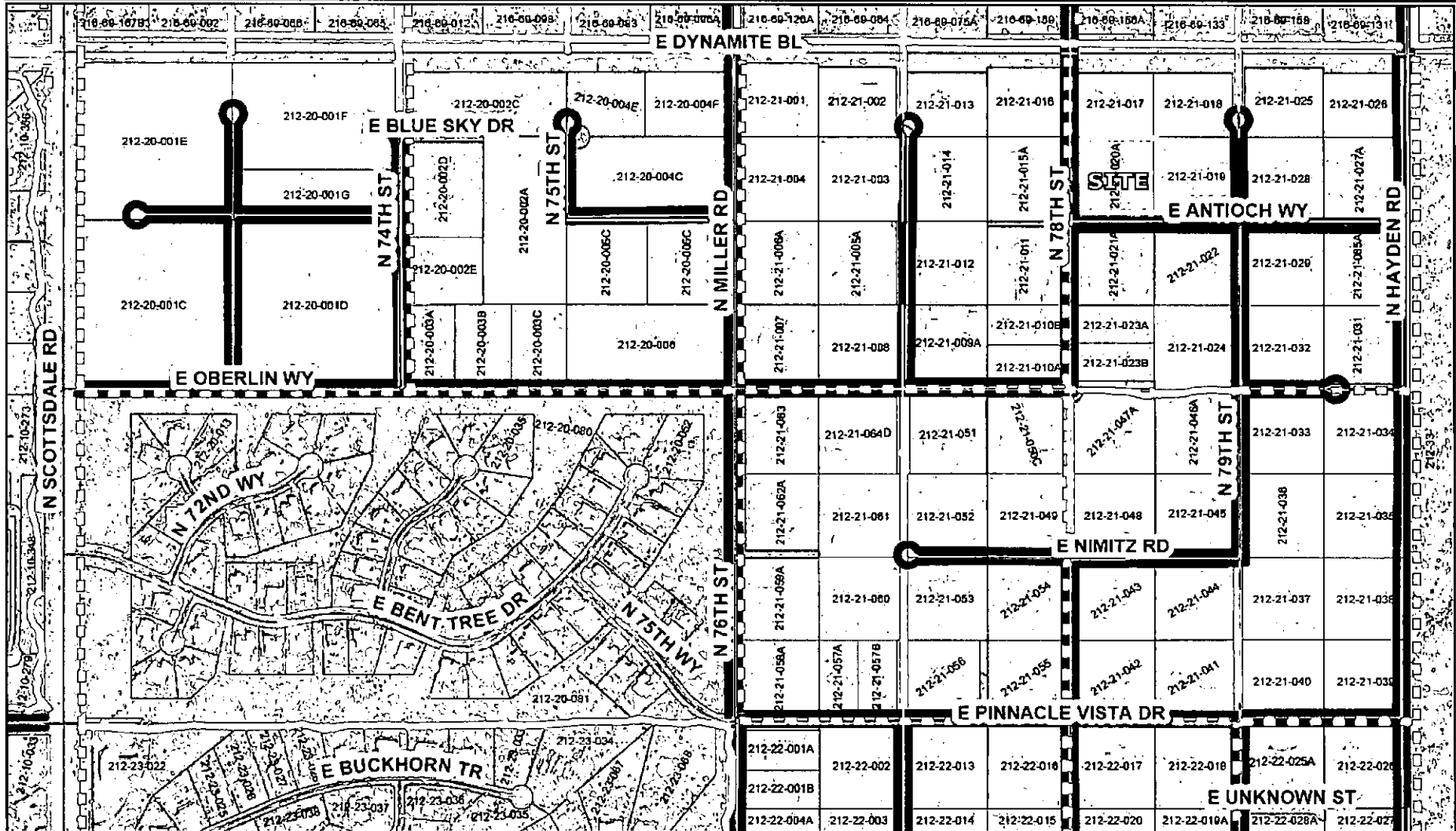
*25' R/W AND *30' R/W DKT
10131, PG 136

**33' GLO PATENT #1221554 DKT.
3799, PG 585.

GRAHAM SURVEYING & ENGINEERING INC.
Civil Engineers & Land Surveyors
P.O. BOX 1240, Carefree, Arizona 85377
(480) 488-4393

DATE: 09-10-19
SHT. 1 OF 1 JOB #16-163GLO

Desert Foothills Area 9A Local Area Infrastructure Plan



Last updated 10/2/2018

Document Path: V:\Transportation\TransportationWorkgroups\Transportation\GIS\LAIPS\Desert Foothills\LAIPS_DesertFoothills9a_10-2-2018_r.mxd



**TIFFANY
& BOSCO**
P.A.

May 29, 2019

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

**RE: Proposed Abandonment of City of Scottsdale Right of Way and General Land Office
(GLO) Easements**

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 are requesting to abandon some right-of-way (ROW) and GLO easements along their west and southern property boundary. Specifically, the request is to abandon:

- 78th Street – The easterly five (5) feet of the City of Scottsdale (City) ROW along the western boundary of 28011 N. 78th Street. The current half street dedication by the property owner is thirty (30) feet wide. The City has indicated to us that a 25' half street is all that is needed for 78th Street. In addition to the 5' strip of ROW abandonment, we are requesting the underlying GLO easement (8' wide) to be abandoned. The result of this request will not alter in anyway the existing alignment and function of 78th Street.
- Antioch Way – The northerly twenty-five (25) feet of Antioch Way along the property's southern boundary. This section of roadway is not currently developed or accessible. This section of roadway is not planned to be improved in the near future. We are also asking to abandon the entire northerly GLO easement (33') along the Antioch alignment.

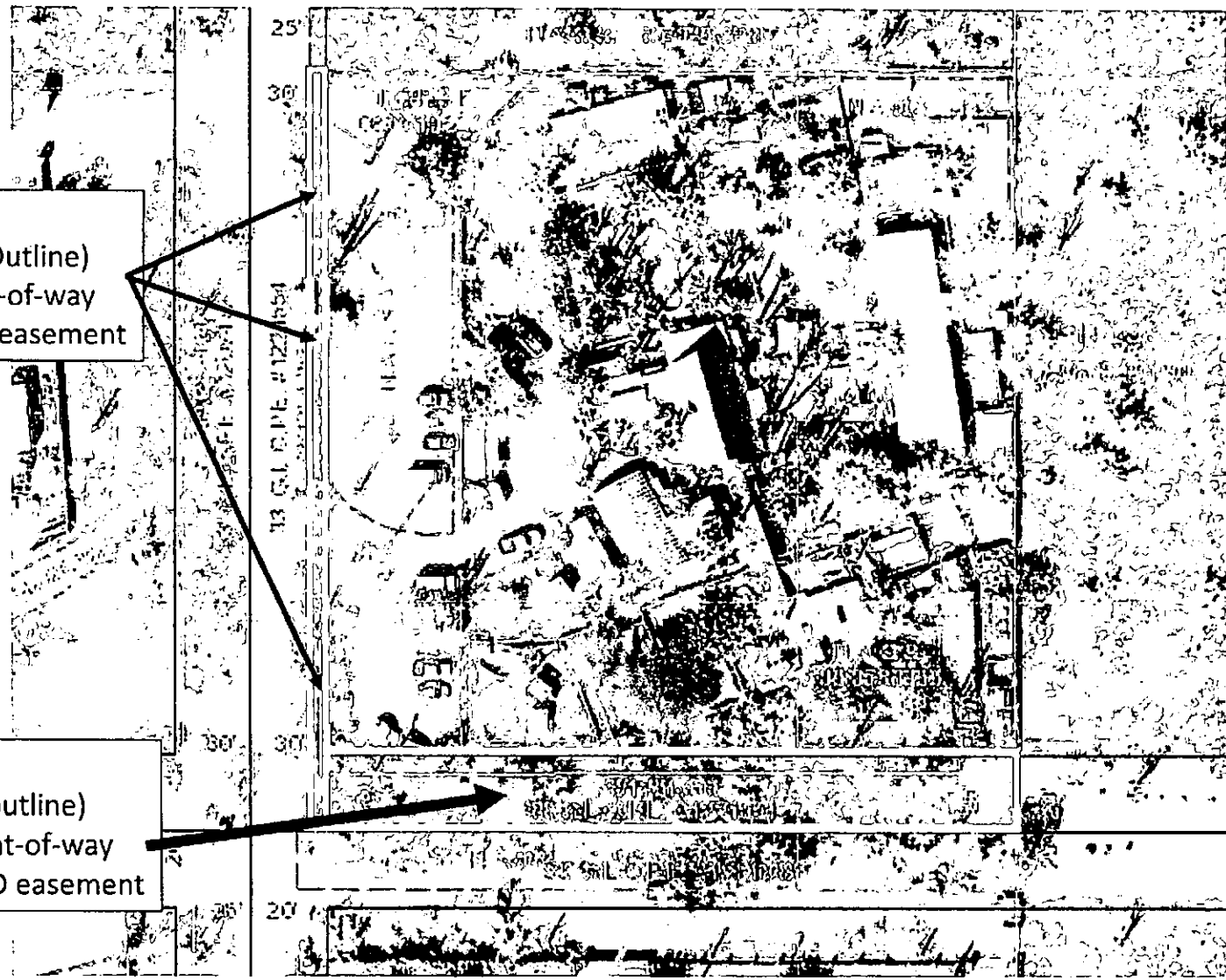
We are required by the City to provide you with a letter notice of our request. We believe the abandonment request is in keeping with the current local residential access into and out of the neighborhood. If approved, there would be no changes to any of the existing streets or connections. Please feel free to contact me with any questions or concerns at (602) 452-2729 or by email at kajones@tblaw.com. You may also contact Jesús Murillo, Senior Planner at City of Scottsdale at (480) 312-7849 or by email at JMurillo@ScottsdaleAz.Gov. Please reference case # 600-PA-2016 when contacting City of Scottsdale.

Sincerely,

Kurt A. Jones, AICP

78th Street
Abandonment (Outline)
• 5 feet of right-of-way
• 8 feet of GLO easement

Antioch Way
Abandonment (outline)
• 25 feet of right-of-way
• 33 feet of GLO easement





**TIFFANY
& BOSCO**
P.A.

June 7, 2018

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

RE: Open House for Proposed Conditional Use Permit at 28011 N. 78th Street

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 are holding an open house meeting to share with property owners and other stakeholders in the area their request for a conditional use permit from the City of Scottsdale for a community buildings and recreational facilities not publicly owned land use. This conditional use is allowed on single family residential properties with the issuance of a conditional use permit. The City requires an open house meeting prior to formal application submittal. The meeting will be held on:

*Monday, June 18, 2018 – 7:00pm-8:30am
Coolwater Christian Church
28181 N. 56th Street
Scottsdale, AZ 85266
(Southeast corner of Dynamite and 56th Street)*

The proposal is validate the existing Phoenix Herpetological Society use on the property. The conditional use permit request will be for the existing improvements on the property. There is no expansion proposed with this conditional use permit request.

We look forward to seeing you at the open house and explaining in more detail our plans and the conditional use permit process. If you cannot make the open house, 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. Thank you for your time regarding this matter.

Sincerely,

Kurt A. Jones, AICP

6-AB-2019
10/18/2019



**TIFFANY
& BOSCO**
P.A.

June 8, 2018

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

**RE: Correction Letter for Open House for Proposed Conditional Use Permit at 28011 N.
78th Street**

We sent you a letter that indicated a 7:00 pm starting time for an open house. The start time is 7:00 am in the morning.

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 are holding an open house meeting to share with property owners and other stakeholders in the area their request for a conditional use permit from the City of Scottsdale for a community buildings and recreational facilities not publicly owned land use. This conditional use is allowed on single family residential properties with the issuance of a conditional use permit. The City requires an open house meeting prior to formal application submittal. The meeting will be held on:

Monday, June 18, 2018 – 7:00 am - 8:30 am

(THIS IS A MORNING MEETING)

Coolwater Christian Church

28181 N. 56th Street

Scottsdale, AZ 85266

(Southeast corner of Dynamite and 56th Street)

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Sincerely,

Kurt A. Jones, AICP

6-AB-2019
10/18/2019

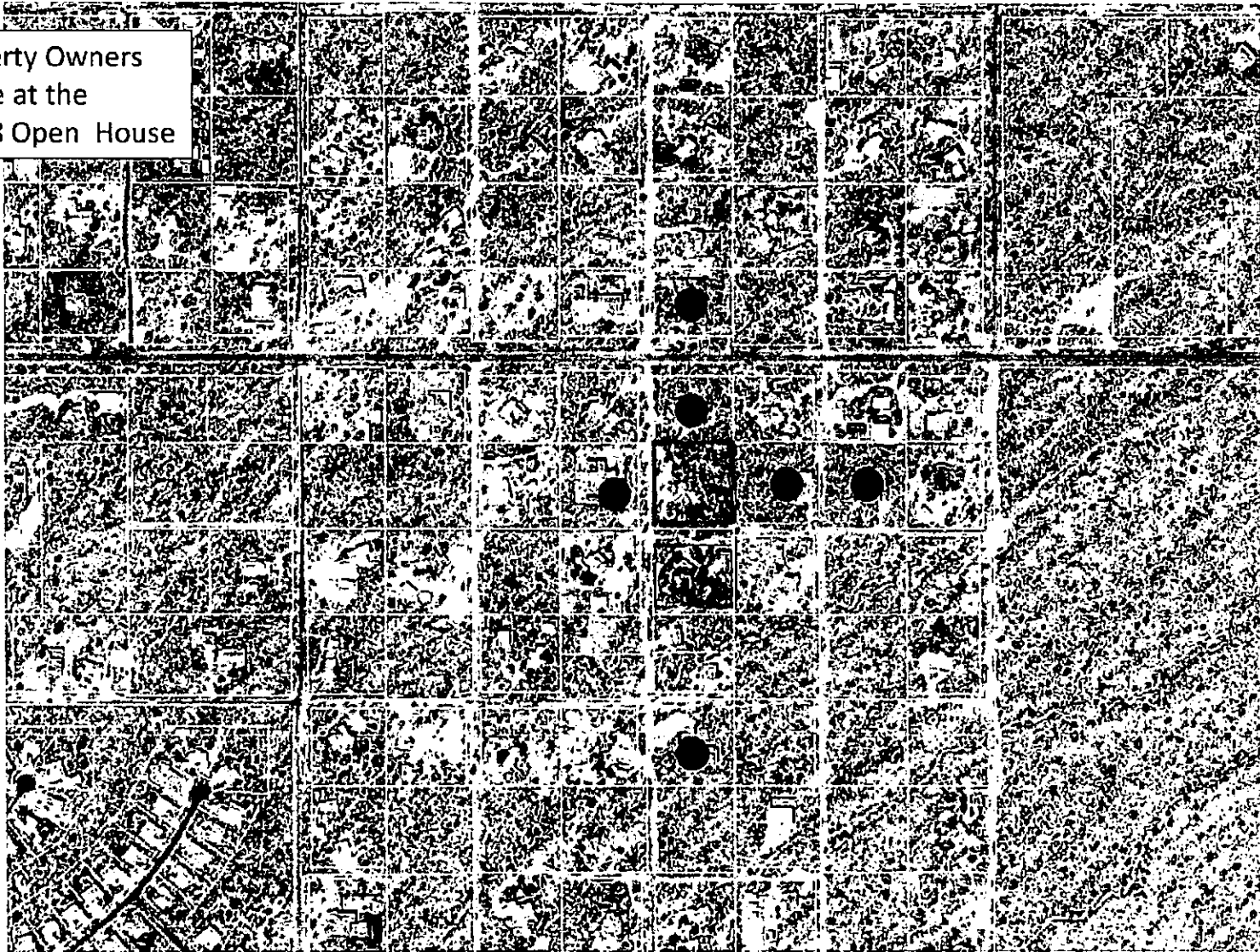
Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
WETZEL JEANNIE L	7639 E DYNAMITE BLVD	SCOTTSDALE	AZ	85266
ARTOUIAN VAZGEN R	PO BOX 35887	PHOENIX	AZ	85069
BIMSON GEORGIA	27990 N 77TH ST	SCOTTSDALE	AZ	85266
HAHN JAMES R/STONE RANDY S	27812 N 77TH ST	SCOTTSDALE	AZ	85266
MARRERO HANS/SONIA	27927 N 78TH ST	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 Pettillo		1169 E. Clovefield Street	Gilbert	AZ 85298
Audry Villaverde	Withey Morris, PLC	2525 E. Arizona Biltmore Circl	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, Suit	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 425	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 Circl	Phoenix	AZ 85016
	Gammage & Burnham, PLC	2 N. Central Avenue, 15th Flo	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. #4C	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 Fälen
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

Nearby Property Owners
In Attendance at the
June 18, 2018 Open House



6-AB-2019
10/18/2019

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Monday, June 18, 2018
Time: 7:00 A.M. - 8:30 A.M.
Location: Coolwater Christian Church
28181 N. 56th St., Scottsdale, AZ 85266

Site Address: 28011 N. 78th St. Scottsdale, AZ

Project Overview:

- Request: Conditional Use Permit for a 'community buildings and recreational facilities not publicly owned' use
- Description of Project and Proposed Use: To allow Herpetological Society to use property as is; no expansion proposed.
- Site Acreage: Approximately 2.1 acres
- Site Zoning: R1-70 ESL FO

Applicant Contact:

Kurt Jones
602-452-2729
kjones@tblaw.com

City Contact:

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

Pre-Application #: 600-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: 6/08/2018

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

6/11/18 12:13:21



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: 600-PA-2016

Project Name: _____

Location: 28011 N 78th St

Site Posting Date: 6/8/18

Applicant Name: Kurt Jones

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

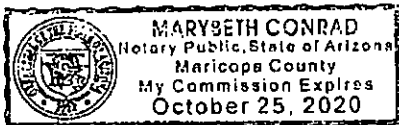
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Applicant Signature

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 8th day of June 2018



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

June 18, 2018

Phoenix Herpetological Society
Neighborhood Meeting
SIGN IN SHEET

NAME	ADDRESS	EMAIL
Ronda Smelko	271022 W 78 th St Scottsdale AZ	huckeyrsmelko@gmail.com
Justin Georgi	7103 W Behrend Dr Glendale AZ	justin.georgi@gmail.com
Brian Anthony	7200 E Power Rd Mesa AZ	brianthony@azherp.soc.
Kevin & Patricia	1121 E Jagger Dr Gilbert AZ	FTHRSNH@gmail.com
Sonia Marrero	27972 N. 78 th St. Scottsdale	sonia1m@aol.com
Brian Hurd	1438 E Dairy Blv Phoenix, AZ	brianhurd@phoenix.com
Kathryn Lee	6407 N. 82 nd Wly Scottsdale AZ	Kitty Joe Creek@aol.com
ARANDA SPRINGER	20100 N 79 th PL SCOTTSDALE, AZ	springer.aranda@gmail.com
GEORGE FREDERICK	7807 E OBERLIN WAY	YES246 CLIFFREDERICK@MSN.COM
KAREN ✓	✓	✓
Susan Gardiner	6230 E Sienna Boulevard PL CC 85331	smgchoir@yahoo.com
JAMES ZANE	28022 N 78 th ST	JAMESZANE@GMAIL.COM
Susan Fuchs	1431 E Utopia Phoenix 85024	clinteyfuchs@cox.net
KIM YOUNG	27020 N. 71 st Pl, Scotts. 85266	KYOUNG1231@COX.NET
Cheryl Love	24066 N. 77 th St. Scotts 85255	Cheryl/LynnLove@gmail.com
MARY KORN	28627 N 63 rd ST CC 85331	MLKorn9@gmail.com
RUBY FARIAS	7817 E Dynamite Blvd	
RICK GARCIA	15840 S. 17 th DRIVE, PHX 85045	RICKGARCIA@COX.NET
Mike Chen	4811 N. 65 th St, Paradise Valley, AZ 85253	pcarroll3@aol.com
Katelyn Garcia	1502 E Dunlap ave #12 Phoenix AZ 85020	Katelyn_g5@gmail.com

6-AB-2019
10/18/2019

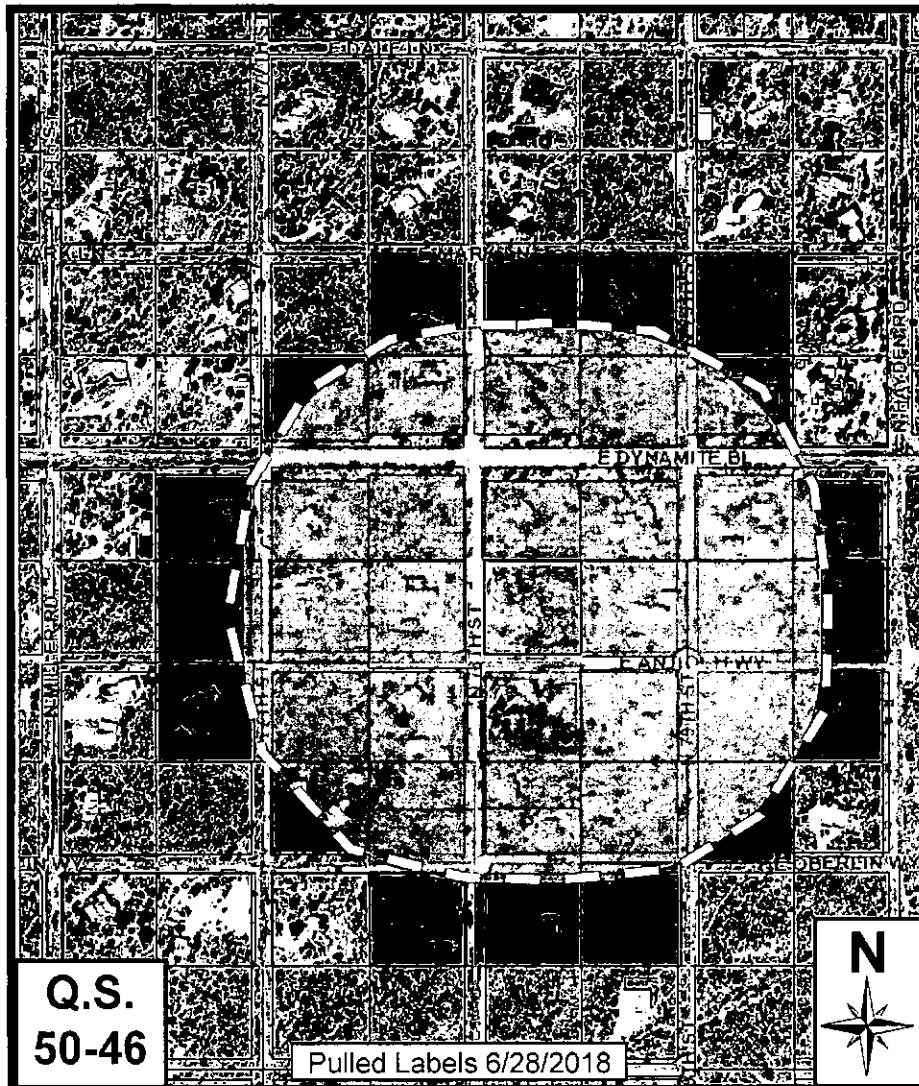
June 18, 2018

Phoenix Herpetological Society
Neighborhood Meeting
SIGN IN SHEET

1. 20

6-AB-2019
10/18/2019

City Notifications – Mailing List Selection Map



Map Legend:

- Site Boundary
- === Properties within 750-feet
- Postcards - 70

Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- Nextdoor.com
- City Website-Projects in the hearing process

Phoenix Herpetological Society

6-AB-2019