

Neighborhood Outreach Report

Joy Ranch

January 28th, 2021

Per the City of Scottsdale notification requirements for the Design Review / Preliminary Plat Application process, the applicant has contacted surrounding property owners within 750 feet of the project on January 28th, 2021 via first class mail to discuss the pending approval of the Joy Ranch community located near the northeast corner of Joy Ranch Road and Boulder View Drive. Neighbors were informed that the preliminary plat and development design were being submitted for review at an upcoming DRB meeting and that the City would post the site with the meeting time, date and location. Additionally, they were given contact information for the development team as well as the City's Project Coordinator if they had questions or concerns.

The development team is committed to the outreach process and informing people of all phases of the project. The development team will continue to be available to communicate with the surrounding neighbors throughout the progress of this project to ensure that any neighborhood concerns are addressed.

ATTACHMENTS:

Notification Letter

Notification List



January 28th, 2021

Dear Neighbor,

We are a land planning and landscape architecture firm that has been working with the property owner to create a new low density residential community on a 77.6-acre property located at the eastern terminus of Joy Ranch Road. In 2019 the Scottsdale City Council approved a rezoning of the property to allow for the establishment of 52 large-lot single family homes (less than one home per acre). We are now beginning the next phase of the process that includes the preparation of the preliminary plat document. The purpose of the preliminary plat is to formalize the site plan that was approved through the zoning process.

As depicted in the site plan (and consistent with prior zoning approvals), all vehicular access to the property will be through a single gated entrance coming directly off of Joy Ranch Road. Interior streets and lot envelopes have been sensitively located to minimize impacts to the site's existing natural washes, boulder elements and adjacent properties.

If you have any questions or comments regarding this preliminary plat application, please contact me by email (astedman@rviplanning.com) or by phone at (480) 994-0994. You may also contact Doris McClay who is the planning coordinator for the project with the City of Scottsdale at dmcclay@scottsdaleaz.gov or by phone at (480) 312-4214 and reference pre-application #384-PA-2018.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alex Stedman'.

Alex Stedman
RVi Planning + Landscape Architecture
(480) 994-0994
astedman@rviplanning.com

750' MAILING LIST			
Parcel Number	Owner	Property Address	Mailing Address
219-11-266	BOULDER VIEW PROPERTIES LLC	38609 N BOULDER VIEW DR SCOTTSDALE 85262	7110 NW 95TH CT JOHNSTON IA 50131
219-13-315, 219-13-316, 219-13-317, 219-13-318, 219-13-319, 219-13-320, 219-13-321, 219-13-322, 219-13-323, 219-13-324, 219-13-325, 219-13-341, 219-13-368, 219-13-372	WILDCAT PARTNERS LLC		4455 E CAMELBACK RD STE C240 PHOENIX AZ 85018
219-56-972	MCFARLIN MICHAEL J/HEIDI A	11079 E SANTA FE TR SCOTTSDALE 85262	11079 E SANTA FE TRL SCOTTSDALE AZ 85262
219-56-973	VANTAGE	11089 E JIMSON LOCO LN SCOTTSDALE 85262	35550 HERRICK HILLS CT WARRENVILLE IL 60555-1457
219-60-001	BOULDER VIEW PROPERTIES LLC	38175 N BOULDER VIEW DR SCOTTSDALE 85262	7110 NW 95TH CT JOHNSTON IA 50131
219-60-002	FASTCO PROPERTIES LLC	11167 E JIMSON LOCO LN SCOTTSDALE 85262	11167 E JIMSON LOCO LN SCOTTSDALE AZ 85262
219-60-003	NELSON DAN W/ILENE D	11155 E JIMSON LOCO LN SCOTTSDALE 85262	11155 E JIMSON LOCO LN SCOTTSDALE AZ 85262
219-60-004	MASALKHI MUTTAA/RAGHED	38114 N BOULDER VIEW DR SCOTTSDALE 85262	6615 N 65TH ST PARADISE VLY AZ 85253
219-60-005	BOULDER VIEW PROPERTIES LLC	38151 N BOULDER VIEW DR SCOTTSDALE 85262	7110 NW 95TH CT JOHNSTON IA 50131
219-60-006	RUBERG BRUCE M	38127 N BOULDER VIEW DR SCOTTSDALE 85262	38127 N BOULDER VIEW DR SCOTTSDALE AZ 85262
219-60-007	PERRY DOUGLAS J/DEBRA L	38103 N BOULDER VIEW DR SCOTTSDALE 85262	PO BOX 524 MEDINA WA 98039
219-60-007	PERRY DOUGLAS J/DEBRA L	38103 N BOULDER VIEW DR SCOTTSDALE 85262	PO BOX 524 MEDINA WA 98039
219-60-008	VANTAGE RETIREMENT PLANS LLC	38079 N BOULDER VIEW DR SCOTTSDALE 85262	20860 N TATUM BLVD SUITE 240 PHOENIX AZ 85050
219-60-009	ENG MARLENE TR	38076 N BOULDER VIEW DR SCOTTSDALE 85262	38076 N BOULDER VIEW DR SCOTTSDALE AZ 85262
219-60-010	VICAZE TRANSPAC TRUST	38054 N BOULDER VIEW DR SCOTTSDALE 85262	9708 E SUMMIT LN SCOTTSDALE AZ 85262
219-60-011	ROWE HELEN/GURNEY KEVIN	38055 N BOULDER VIEW DR SCOTTSDALE 85262	38055 N BOULDER VIEW DR SCOTTSDALE AZ 85262
219-60-012	WAYNE T RICKARD REVOCABLE TRUST	38007 N BOULDER VIEW DR SCOTTSDALE 85262	38007 N BOULDER VIEW DR SCOTTSDALE AZ 85262
219-60-013	KOSTOPOULOS RICHARD D/BETH A	38006 N BOULDER VIEW DR SCOTTSDALE 85262	1743 BAYBROOK LN NAPERVILLE IL 60564

219-60-014	MEYERS JOSEPH/TRACY	37982 N BOULDER VIEW DR SCOTTSDALE 85262	7010 HARTCREST DR RANCHO PALOS VERDES CA 90275
219-60-015	HIGHFILL JERRY W	37983 N BOULDER VIEW DR SCOTTSDALE 85262	1910 HICKSWOOD RD HIGH POINT NC 27265
219-60-016	CAMERON JAMES D/NANCY L TR	37959 N BOULDER VIEW DR SCOTTSDALE 85262	PO BOX 7320 CAVE CREEK AZ 85327-7320
219-60-017	JENAL THEODORE J/LINDA M	37935 N BOULDER VIEW DR SCOTTSDALE 85262	37935 N BOULDER VIEW DR SCOTTSDALE AZ 85262
219-60-018	KEITH CLIFFORD AND KATHLEEN A ERICKSON TRUST	37958 N BOULDER VIEW DR SCOTTSDALE 85262	37958 N BOULDER VIEW DR SCOTTSDALE AZ 85262
219-60-019	BALLARD DAVID K/NINA	37934 N BOULDER VIEW DR SCOTTSDALE 85262	37934 N BOULDER VIEW DR SCOTTSDALE AZ 85262
219-60-020	BRADLEY RICHARD/MILLER EILEEN	37910 N BOULDER VIEW DR SCOTTSDALE 85262	37910 N BOULDER VIEW DR SCOTTSDALE AZ 85262
219-60-021	JOANN M SPERL-HILLEN REVOCABLE TRUST	37911 N BOULDER VIEW DR SCOTTSDALE 85262	5201 DOMINICK DR MINNETONKA MN 55343-8985
219-60-106	SMITS TODD G/MARY B	37683 N BOULDER VIEW DR SCOTTSDALE 85262	37683 N BOULDER VIEW DR SCOTTSDALE AZ 85262
219-60-107	DOUGLAS KATIE	37651 N BOULDER VIEW DR SCOTTSDALE 85262	8095 E SUNFLOWER CT SCOTTSDALE AZ 85266
219-60-108	ALMIRO JACK/JOANNE	37619 N BOULDER VIEW DR SCOTTSDALE 85262	36495 N BOULDER VIEW DR SCOTTSDALE AZ 85262
219-60-109	REV TRUST OF MICHAEL S AND RHONDA M SCHELLER	37587 N BOULDER VIEW DR SCOTTSDALE 85262	37587 N BOULDER VIEW DR SCOTTSDALE AZ 85262
219-60-110	BALSAMO ROBERT/TERRY	37489 N BOULDER VIEW DR SCOTTSDALE 85262	37489 N BOULDER VIEW DR SCOTTSDALE AZ 85262
219-60-111	OLIVER PHILLIP C/PAMELA A	37391 N BOULDER VIEW DR SCOTTSDALE 85262	37391 N BOULDER VIEW DR SCOTTSDALE AZ 85262
219-60-121	M C H FAMILY TRUST	37674 N BOULDER VIEW DR SCOTTSDALE 85262	37674 N BOULDER VIEW DR SCOTTSDALE AZ 85262
219-60-122	DWSO TRUST	37650 N BOULDER VIEW DR SCOTTSDALE 85262	2619 E NORTH LN PHOENIX AZ 85028
219-60-123	LIBBY DORIT	37626 N BOULDER VIEW DR SCOTTSDALE 85262	37626 N BOULDER VIEW DR SCOTTSDALE AZ 85262
219-60-124	SPRINGMAN FAMILY TRUST	37602 N BOULDER VIEW DR SCOTTSDALE 85262	37602 N BOULDER VIEW DR SCOTTSDALE AZ 85262
219-60-125	MARTELL JOHN WILLIAM/PEYTON PATRICIA A	37578 N BOULDER VIEW DR SCOTTSDALE 85262	37578 N BOULDER VIEW DR SCOTTSDALE AZ 85262
219-60-126	AFFHOLTER CONRAD J/NADEDZDA TR	37480 N BOULDER VIEW DR SCOTTSDALE 85262	37480 N BOULDER VIEW DR SCOTTSDALE AZ 85262
219-60-127	BERGE JOHN/ELIZABETH	37432 N BOULDER VIEW DR SCOTTSDALE 85262	2550 LAUREL LN WILMETTE IL 60091
219-60-128	WALLACE MICHAEL B	37408 N BOULDER VIEW DR SCOTTSDALE 85262	37408 N BOULDER VIEW DR SCOTTSDALE AZ 85262
219-60-192	MANCUSO JOSEPH A/SUSAN	37887 N BOULDER VIEW DR SCOTTSDALE 85262	37887 N BOULDER VIEW DR SCOTTSDALE AZ 85262
219-60-193	COOLEY CINDY S	37863 N BOULDER VIEW DR SCOTTSDALE 85262	37863 N BOULDER VIEW DR SCOTTSDALE AZ 85262
219-60-194	KURLINSKI RICHARD M/ENSIGN SEAN P	37839 N BOULDER VIEW DR SCOTTSDALE 85262	3241 LONGFELLOW AVE MINNEAPOLIS MN 55407

219-60-195	ALASALY HOUSAM/ALMOBARAK MOUZNA	37815 N BOULDER VIEW DR SCOTTSDALE 85262	263 W BUENA VISTA DR TEMPE AZ 85284
219-60-196	KARIDAS PETROS H/KIKI MANGOS	37791 N BOULDER VIEW DR SCOTTSDALE 85262	9750 N 96TH ST #228 SCOTTSDALE AZ 85258
219-60-197	CROTEAU JAMES ALLAN/MARGARET JANE	37767 N BOULDER VIEW DR SCOTTSDALE 85262	3187 N 42ND AVE VANCOUVER BC CANADA V6N3H1
219-60-198	BLACK FAMILY REVOCABLE LIVING TRUST	37886 N BOULDER VIEW DR SCOTTSDALE 85262	PO BOX 1146 CAREFREE AZ 85377
219-60-199	GORE FAMILY TRUST	37862 N BOULDER VIEW DR SCOTTSDALE 85262	681 MAPLE LEAF LOOP CLE ELUM WA 98922
219-60-200	EVANS DAVID M/LESLEY C	37838 N BOULDER VIEW DR SCOTTSDALE 85262	37838 N BOULDER VIEW DR SCOTTSDALE AZ 85262
219-60-201	DOBREZ DANIEL J/AMY S	37790 N BOULDER VIEW DR SCOTTSDALE 85262	10433 BROOKRIDGE CREEK DR FRANKFORT IL 60423
219-60-202	RUSINKO MICHAEL J/MARY L	37742 N BOULDER VIEW DR SCOTTSDALE 85262	37742 N BOULDER VIEW DR SCOTTSDALE AZ 85262
219-60-852	MONTEREY AT MIRABEL VILLAGE COMMUNITY ASSOC		7255 E HAMPTON AVE SUITE 101 MESA AZ 85209
219-60-878	TADEJ GERALD P/CINDI L	10904 E SCOPA TR SCOTTSDALE 85262	10904 E SCOPA TRL SCOTTSDALE AZ 85262
219-60-879	RAE KENNETH A/JUDY L	10936 E SCOPA TR SCOTTSDALE 85262	10936 E SCOPA TRL SCOTTSDALE AZ 85262
219-60-881	GARRY S ORAFFERTY REVOCABLE TRUST	10980 E SCOPA TR SCOTTSDALE 85262	10980 E SCOPA TRL SCOTTSDALE AZ 85262
219-60-884	LOMBARDI ALAN T/TAMMY F	10997 E SCOPA TR SCOTTSDALE 85262	10997 E SCOPA TRL SCOTTSDALE AZ 85262
219-60-890	MONTEREY AT MIRABEL VILLAGE COMMUNITY ASSOC		7255 E HAMPTON AVE SUITE 101 MESA AZ 85209