

From: [jm v](#)
To: [Barnes, Jeff](#)
Cc: [Projectinput](#); [Jean Vahabzadeh](#)
Subject: Re: Landowner Concerns regarding Case # 1-ZN-2022
Date: Wednesday, July 13, 2022 8:30:32 AM

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Good Morning Mr Barnes,

We spoke to Mr Kevin Rosinski from Camelot Homes about our concerns regarding their proposed Lots 15 and 16 (1-ZN-2022). He has indicated that Camelot Homes' Engineers have revised all relevant and necessary proposed drawings and exhibits, to include the Dimension Plans and NAOS Plans, pages 52 and 53 (of 58), to show no walls, no retaining walls or any structure within 60-foot set backs of our land, and the 60-foot set back areas to be left as NAOS, between our lands.

Although, we have not yet received the revised drawings for our review, Mr Rosinski indicated they will be providing them to us today, as well as submitting them to the City Planning Committee meeting tonight.

Please note that our concurrence with the revised drawings and exhibits to remedy our concerns are fully contingent upon them showing no walls, no retaining walls or any structures and maintaining NAOS within the 60-foot setbacks between our lands.

Thank you for the opportunity to voice our concerns to the City of Scottsdale and Camelot Homes.

Sincerely,
Mehrdad and Jean Vahabzadeh
217-01-018H

On Jul 11, 2022, at 3:09 PM, jm v <jmvh78@gmail.com> wrote:

Thank you very much.

On Jul 11, 2022, at 1:09 PM, Barnes, Jeff
<JBarnes@scottsdaleaz.gov> wrote:

Thank you for your comments, we will provide them to the Planning Commission members for their consideration with Wednesday's action.

It is my understanding that the applicant team was/is intending to reach out to you to discuss your concerns and possible adjustments to the development area of Lot 15.

Jeff

From: jmv <jmvh78@gmail.com>
Sent: Friday, July 8, 2022 1:09 PM

To: Barnes, Jeff <JBarnes@Scottsdaleaz.gov>; Projectinput
<Projectinput@Scottsdaleaz.gov>
Cc: jm v <jmvh78@gmail.com>
Subject: Landowner Concerns regarding Case # 1-ZN-2022

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Mr. Barnes,

This is a follow-up to our telephone conversation regarding our family's concerns with the proposed zoning amendment for the future residential subdivision Shadow Ridge North, Case Number 1-ZN-2022.

As adjacent R1-130 ESL Landowners to the proposed future subdivision and its proposed changes, we are hereby notifying you and the City Planning Commission that we are opposed to the following proposed changes to the existing zoning and plat layouts.

We are opposed to any changes in the R1-130ESL zoning, density and NAOS of the subject property and surrounding land as currently zoned by the City of Scottsdale.

We understand the proposal does not include changing the current R1-130ESL zoning for the proposed reconfigured lots #15 and #16. However, we are opposed to the plans for Lot #15, which is directly North and adjacent to our land (217-01-018H). The layout and plans for Lot 15 do not allow for the 60-foot setback from our property line as shown on the Proposed Preliminary Plat Map (attached). Also, Lot 15 as drawn does not comply with the 'Note' as listed on the 'Development Standards' page, dated May 2022 (attached), which states: "1. Lots #15 and #16 of Exhibit 1 will utilize the existing ordinance requirements for R1-130; average of a 60' rear setback for abutting R1-130 to the south." Lot 15 clearly does not comply. Lot 16 does show a 60-foot setback, which Lot 15 also needs to adhere to. The proposed drawing for Lot 15 also indicates a proposed retaining wall to be built within the 60-foot setback area and nearly on our property line. We are opposed to this proposed change and retaining wall, not only because it is within 60 feet of our property line and nearly abuts our land, but also because it will destroy the current natural contour and beauty of the open space desert between properties, especially the area adjacent to our land.

We are also opposed to the zoning changes as shown on the 'Development Standards' (attached), proposing changes for R1-43ESL from 43,000 sf to 33,256 sf, for all other areas other than Lot 15 and Lot 16, which remain as R1-130ESL.

Environmentally Sensitive Lands (ESL) Ordinance requires permanently

preserving natural area open (NASO) between properties and protecting native vegetation. Thank you for your and the Planning Commission and City Council's efforts in enforcing this ESL Ordinance and for your assistance in forwarding our above concerns to the City Planning Commission for their upcoming meeting on Wednesday, July 13.

Sincerely,
Mehrdad and Jean Vahabzadeh-Hagh
(480) 215-0366