



Sonoran Sky

CITIZEN & NEIGHBORHOOD INVOLVEMENT REPORT

This Citizen Participation Report is in association with the request (529-PA-2021) for the reapproval of the Sonoran Sky preliminary plat on a 41-acre (+/-) property (APN's: 217-09-19b, -019c, -019d, -019e) located between N. 122nd and N. 124th Street alignments and between E. Paraiso Drive and E. Pinnacle Peak Road. The entire property, currently zoned R1-130 ESL, is undeveloped and is surrounded by the Sereno Canyon residential community (R-4R ESL and R1-130 ESL) to the north, the McDowell Sonoran Preserve (R1-130 ESL) to the east, the Estates at Miramonte residential community to the south and Troon Highlands (R1-18 ESL) and vacant land (R1-130 ESL) to the west.

The City of Scottsdale General Plan 2001 Conceptual Land Use Map designates the subject property as Rural Neighborhoods. Within the Rural Neighborhoods category, land uses typically include areas of relatively large lot single-family neighborhoods or subdivisions. Proposed at a density of 0.31 dwelling units per acre (du/ac), this community is consistent with the densities in Rural Neighborhoods, which can be up to 1.00 du/ac.

Sonoran Sky (3-PP-2006#2) was approved by the Development Review Board on August 7, 2014 and the approval has since expired. This request for re-approval, with amended development standards, will allow Toll Brothers to develop a high-quality, upscale neighborhood consistent with the surrounding development. This proposed resubmittal would look to update the previously approved 13-lot single-family residential plan to meet current City of Scottsdale standards while moving the proposed entry to take access from Toll Brothers adjacent Sereno Canyon development, to the north, lessening the impact to the surrounding neighborhoods and wash corridors.

In accordance with the requirements for this application, a notification letter has been sent to interested parties, neighbors and property owners within 750 feet of the site. The letter included information about the project and contact information for the project consultants and City staff to allow recipients the opportunity to directly express any questions and/or concerns.

The project team realizes the importance that all citizen outreach and input plays in the development process. We are committed to encouraging and allowing residents and neighbors to express their thoughts, help them understand the matters and attempt to address them in a professional and appropriate way.

09.13.2021

Attachments:

Neighborhood Letter

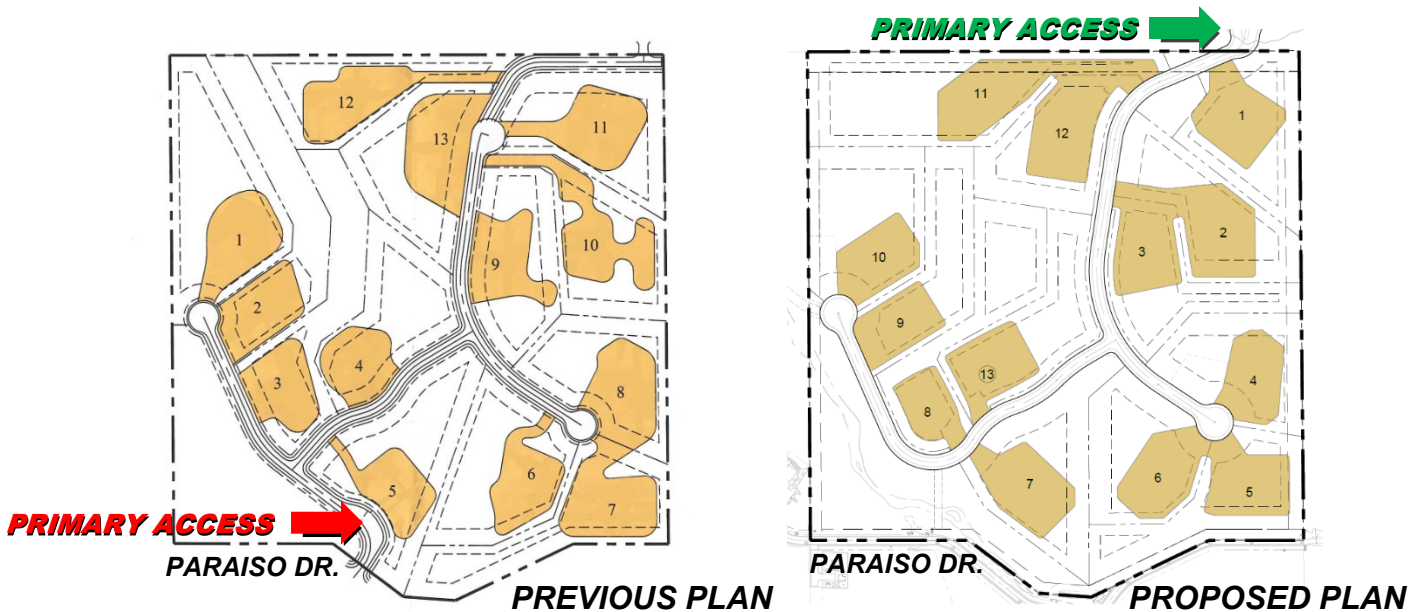
Notification List

Dear Neighbor:

On behalf of Toll Brothers, we are pleased to inform you about an upcoming request (529-PA-2021), with the City of Scottsdale, for the reapproval of the Sonoran Sky preliminary plat on a 41-acre (+/-) property (APN's: 217-09-19b, -019c, -019d, -019e) located between N. 122nd and N. 124th Street alignments and between E. Paraiso Drive and E. Pinnacle Peak Road. The entire property, currently zoned R1-130 ESL, is undeveloped and is surrounded by the Sereno Canyon residential community (R-4R ESL and R1-130 ESL) to the north, the McDowell Sonoran Preserve (R1-130 ESL) to the east, the Estates at Miramonte residential community to the south and Troon Highlands (R1-18 ESL) and vacant land (R1-130 ESL) to the west.

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If you have any questions about this application, please contact me at 602.313.7206 or keith.nichter@kimley-horn.com. The City of Scottsdale Project Coordinator for the project is Jesus Murillo, who can be reached at 480.312.7849 or jmurillo@scottsdaleaz.gov. Thank you.

Sincerely,

Keith Nichter

SONORAN SKY - 750' BUFFER NOTIFICATION LIST

Parcel Number	Owner	Property Address	Mailing Address
217-01-013	PRESERVE INVESTMENTS IV LLC		14555 N SCOTTSDALE RD STE 330 SCOTTSDALE AZ 85254
217-01-189B	SERENO CANYON HOMEOWNERS ASSOCIATION		7255 E HAMPTON AVE STE 101 MESA AZ 85209
217-01-193	SERENO CANYON HOMEOWNERS ASSOCIATION	24095 N 124TH ST SCOTTSDALE 85255	7255 E HAMPTON AVE STE 101 MESA AZ 85209
217-01-442	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-443	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-458	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-505	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-506	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-507	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-508	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-509	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-510	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-523	TOLL BROTHERS AZ CONSTRUCTION COMPANY	23860 N 125TH ST SCOTTSDALE 85255	8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-533	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-534	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-535	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-536	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-537	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-538	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-539	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-540	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-541	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-542	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-543	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-544	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-545	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-546	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-547	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-548	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-549	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-550	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-551	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-552	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-553	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-555	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-556	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-557	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-560	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-561	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-562	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-563	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-564	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-565	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-566	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-567	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-568	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-569	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-570	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-571	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-572	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-573	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-574	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-575	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-576	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-577	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-578	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-579	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-01-580	TOLL BROTHERS AZ CONSTRUCTION COMPANY		8767 E VIA DE VENTURA SUITE 390 SCOTTSDALE AZ 85258
217-08-053	KAISER PETER/TANYA	12060 E CASITAS DEL RIO DR SCOTTSDALE 85255	12060 E CASITAS DEL RIO DR SCOTTSDALE AZ 85255
217-08-054	COLTELLI JOSEPH/SANDRA	12072 E CASITAS DEL RIO DR SCOTTSDALE 85255	12072 E CASITAS DEL RIO DR SCOTTSDALE AZ 85255
217-08-055	KRIVJANSKY SHAWN ALEX/HSIAO WEI	12120 E CASITAS DEL RIO DR SCOTTSDALE 85255	3670 E RAVENSWOOD DR GILBERT AZ 85298
217-08-058	PAN LIVING TRUST	12156 E CASITAS DEL RIO DR SCOTTSDALE 85255	12156 E CASITAS DEL RIO DR SCOTTSDALE AZ 85255
217-08-059	DENNIS C & KATHRYN W SUCHOMEL REVOCABLE TRUST	12168 E CASITAS DEL RIO DR SCOTTSDALE 85255	12168 E CASITAS DEL RIO DR SCOTTSDALE AZ 85255
217-08-060	HABRLE ALBINA A	12163 E CASITAS DEL RIO DR SCOTTSDALE 85255	12163 E CASITAS DEL RIO DR SCOTTSDALE AZ 85255
217-08-061	DANIEL PAUL A	12151 E CASITAS DEL RIO DR SCOTTSDALE 85255	623 DRAGGER ST ASHLAND OR 97520
217-08-062	SCHWAB I CONRAD/GEIGER-SCHWAB KATHY L	12127 E CASITAS DEL RIO DR SCOTTSDALE 85255	12127 E CASITAS DEL RIO SCOTTSDALE AZ 85255
217-08-063	MARTHA S GLASS REVOCABLE TRUST	12079 E CASITAS DEL RIO DR SCOTTSDALE 85255	1985 HIDDEN RIDGE LN HIGHLAND PARK IL 60035
217-08-064	LDT LLC	12067 E CASITAS DEL RIO DR SCOTTSDALE 85255	1112 W MAIN ST STE 407 BOISE ID 83702-5005
217-08-418	TROON HIGHLANDS ESTATES HOA INC	11947 E CASITAS DEL RIO DR SCOTTSDALE 85255	21448 N 75TH AVE STE 6 GLENDALE AZ 85308
217-08-419	TROON HIGHLANDS ESTATES HOA INC	11947 E CASITAS DEL RIO DR SCOTTSDALE 85255	21448 N 75TH AVE STE 6 GLENDALE AZ 85308
217-08-422	STEPHEN AND LOUISE RENNECKAR FAMILY TRUST	12132 E CASITAS DEL RIO DR SCOTTSDALE 85255	12132 E CASITAS DEL RIO DR SCOTTSDALE AZ 85255
217-08-423	DANIEL PAUL A	12144 E CASITAS DEL RIO DR SCOTTSDALE 85255	623 DRAGGER ST ASHLAND OR 97520
217-09-018A	SCOTTSDALE CITY OF	12535 E PINNACLE PEAK RD SCOTTSDALE 85255	7447 E INDIAN SCHOOL RD NO 100 SCOTTSDALE AZ 85251
217-09-018D	SCOTTSDALE CITY OF	12415 E PINNACLE PEAK RD SCOTTSDALE 85255	3939 CIVIC CENTER BLVD SCOTTSDALE AZ 85251
217-09-018E	SCOTTSDALE CITY OF	23015 N 124TH ST SCOTTSDALE 85255	3939 CIVIC CENTER BLVD SCOTTSDALE AZ 85251
217-09-018F	SCOTTSDALE CITY OF	12455 E PINNACLE PEAK RD SCOTTSDALE 85255	3939 CIVIC CENTER BLVD SCOTTSDALE AZ 85251
217-09-018G	SCOTTSDALE CITY OF	12415 E PINNACLE PEAK RD SCOTTSDALE 85255	3939 CIVIC CENTER BLVD SCOTTSDALE AZ 85251
217-09-019B	BELSHER ELIZABETH S TR ETAL	22621 N 126TH ST SCOTTSDALE 85255	4919 E GRANDVIEW LN PHOENIX AZ 85018
217-09-019C	BELSHER ELIZABETH S TR ETAL		4919 E GRANDVIEW LN PHOENIX AZ 85018
217-09-019D	BELSHER JOHN ETAL		4919 E GRANDVIEW LN PHOENIX AZ 85018-1811

217-09-019E	BELSHER JOHN L/ROBERT J/BRADLEY E/ETAL		4919 E GRANDVIEW LN PHOENIX AZ 85018
217-09-020B	HR INVESTMENT PROPERTIES LLC		2000 CLASSEN BLVD OKLAHOMA CITY OK 73106
217-09-020C	HR INVESTMENT PROPERTIES LLC		2000 CLASSEN BLVD OKLAHOMA CITY OK 73106
217-09-021	CITY OF SCOTTSDALE	22625 N 120TH ST SCOTTSDALE 85255	3939 CIVIC CENTER PLAZA SCOTTSDALE AZ 85251
217-09-023F	CITY OF SCOTTSDALE	22915 N 124TH ST SCOTTSDALE 85255	3939 CIVIC CENTER PLAZA SCOTTSDALE AZ 85251
217-09-023G	SCOTTSDALE CITY OF	22825 N 124TH ST SCOTTSDALE 85255	7447 E INDIAN SCHOOL RD 205 SCOTTSDALE AZ 85251
217-09-023H	SCOTTSDALE CITY OF	22940 N 126TH ST SCOTTSDALE 85255	7447 E INDIAN SCHOOL RD STE 100 SCOTTSDALE AZ 85251
217-09-023K	SCOTTSDALE CITY OF	22820 N 126TH ST SCOTTSDALE 85255	7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE AZ 85251
217-09-023L	CITY OF SCOTTSDALE	22935 N 124TH ST SCOTTSDALE 85255	3939 CIVIC CENTER PLAZA SCOTTSDALE AZ 85251
217-09-023M	SCOTTSDALE CITY OF	22815 N 124TH ST SCOTTSDALE 85255	7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE AZ 85251
217-09-023T	CITY OF SCOTTSDALE	22675 N 124TH ST SCOTTSDALE 85255	3939 CIVIC CENTER PLAZA SCOTTSDALE AZ 85251
217-09-023U	CITY OF SCOTTSDALE	22715 N 124TH ST SCOTTSDALE 85255	3939 CIVIC CENTER PLAZA SCOTTSDALE AZ 85251
217-09-042	KUCZYNSKI STEPHEN/JANICE	12255 E PARAISO DR 1 SCOTTSDALE 85255	12255 E PARAISO DR LOT 1 SCOTTSDALE AZ 85255
217-09-043	KEN AND TINA FEY FAMILY TRUST	12255 E PARAISO DR 3 SCOTTSDALE 85255	1870 PATIO DR SAN JOSE CA 95125
217-09-044	MICHAEL B GUNTER AND EMER M GUNTER REVOC TRUS	12255 E PARAISO DR 4 SCOTTSDALE 85255	24 WINDCASTLE DR ST CHARLES MO 63304
217-09-046	SCOTT F CATE REVOCABLE TRUST	12255 E PARAISO DR 6 SCOTTSDALE 85255	12 RESERVE WAY DUXBURY MA 02332
217-09-047	WORKER DANNY L/KAREN	12255 E PARAISO DR 7 SCOTTSDALE 85255	383 S WALNUT RIDGE CT FRANKFURT IL 60423
217-09-048	GIANGREGORIO CHRIS/VICKY	12255 E PARAISO DR 8 SCOTTSDALE 85255	3208 W REDWOOD LN PHOENIX AZ 85045
217-09-049	BRAR RICK/SONIA	12255 E PARAISO DR 9 SCOTTSDALE 85255	300 RANDALL RD SOUTH ELGIN IL 60177-2261
217-09-050	LUNGWITZ JOSEPH E/THERESA	12255 E PARAISO DR 10 SCOTTSDALE 85255	12036 E CASITAS DEL RIO DR SCOTTSDALE AZ 85255
217-09-051	PHI TIME TRUST	12255 E PARAISO DR 11 SCOTTSDALE 85255	11001 CHAMPAGNE POINT RD NE KIRKLAND WA 98034
217-09-052	DEBORAH MARIE MCELROY REVOCABLE TRUST	12255 E PARAISO DR 12 SCOTTSDALE 85255	18633 FOX HOLLOW CT NORTHVILLE MI 48168
217-09-053A	SCOTTSDALE CITY OF	12203 E PARAISO DR SCOTTSDALE 85255	7447 E INDIAN SCHOOL RD STE 100 SCOTTSDALE AZ 85251
217-09-054	PIEPER AARON WILLIAM/KANIVE COURTNEY BETH	12255 E PARAISO DR 2 SCOTTSDALE 85255	454 CHARLEMAGNE DR LAKE ST LOUIS MO 63367
217-09-055	ESTATES AT MIRAMONTE COMMUNITY ASSOCIATION	12255 E PARAISO DR SCOTTSDALE 85255	12255 E PARAISO DR LOT 12 SCOTTSDALE AZ 85255
217-09-056	ESTATES AT MIRAMONTE COMMUNITY ASSOCIATION	12255 E PARAISO DR SCOTTSDALE 85255	12255 E PARAISO DR LOT 12 SCOTTSDALE AZ 85255

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Phoenix, AZ 85007

Planning and Zoning
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Carefree, AZ 85377

Planning Department
Town of Cave Creek
37622 N Cave Creek Road
Cave Creek, AZ 85331

Planning Department
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10005 E Osborn Road
Scottsdale, AZ 85256

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Scottsdale, AZ 85251

Superintendent
Cave Creek Unified School District
P.O. Box 426
Cave Creek, AZ 85327

Superintendent
Scottsdale Unified School District
8500 E. Jackrabbit Rd
Scottsdale, AZ 85250

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Scottsdale, AZ 85255

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Scottsdale, AZ 85251

Vickie Falen
10520 N 117th Pl
Scottsdale, AZ 85259

Virginia Korte
City of Scottsdale City Council
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

W.J. Jim Lane - Mayor
City of Scottsdale City Council
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

Wade Tinant
4614 E. Running Deer Trail
Cave Creek, AZ 85331

Granite Reef Neighborhood
Resource Center
1700 N Granite Reef Road
Scottsdale, AZ 85257

Gammage & Burnham, PLC
2 N. Central Avenue, 15th Floor
Phoenix, AZ 85004

Southwest Gas Corporation
2200 N. Central Avenue Ste 101
Phoenix, AZ 85004

Withey Morris, PLC
2525 E. Arizona Biltmore Circle;
Suite A-212
Phoenix, AZ 85016

Paradise Valley Unified School
District
15002 N. 32nd Street
Phoenix, AZ 85032

Earl, Curley & Lagarde, P.C.
3101 N. Central Avenue, Ste. 1000
Phoenix, AZ 85012

Arizona Commerce Authority
333 N. Central Avenue, Suite 1900
Phoenix, AZ 85004

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Scottsdale, AZ 85251

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Scottsdale, AZ 85255

Susan Kauffman
11334 E. Desert Vista Rd.
Scottsdale, AZ 85255

Patricia Van Cleave
11378 E. Cavedale Drive
Scottsdale, AZ 85262

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