

Grand Peaks Properties - One Scottsdale Public Participation Notification

3.67 acres located on the north of Henkel Way, east of Scottsdale Road and south of Legacy
Boulevard within the One Scottsdale Planned Community Development
362-PA-2022/30-DR-2021#3

Request: Development Review Board ("DRB") for Multifamily Residential Development

Prepared By:



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Grand Peaks Properties - One Scottsdale
Public Participation Notification
Page 2

Grand Peaks Properties- One Scottsdale Public Participation Notification

362-PA-2022: Request: Development Review Board ("DRB") for Multi-family Residential Development

1. Neighborhood Notification Letter

On behalf of our Client, Grand Peaks Properties Inc., please accept this Public Participation Notification report for Development Review Board ("DRB") Application No. 30-DR-2021#3. The request for a multifamily residential development located on 3.67 acres located on the north of Henkel Way, east of Scottsdale Road and south of Legacy Boulevard within the One Scottsdale Planned Community Development (the "Property"). Notification letters were mailed out notification letters to all property owners, homeowners' associations ("HOAs") within 750 feet of the Property and the city's standard interested parties list on July 19, 2022. See Notification Letter Attached at **Tab A**.

2. Notification Boundary, Map, and Recipients

As stated above, the Notification Letter was mailed at least 10 days prior to first submittal of the DRB Application on July 19, 2022 and the first submittal of the DRB Application was submitted on August 10, 2022. The letter was mailed out to all property owners, homeowners' associations with 750- feet of the site. See Notification Letter attached at **Tab A** and 750-foot notification buffer map attached at **Tab B**. The letter was also mailed out to the City of Scottsdale's standards interested parties list. See a list of named and addresses of al notified recipients attached at **Tab C**. In addition to the above we have included copies of all retuned envelopes. See copies of returned letters attached at **Tab D**.

3. Stakeholders

The stakeholders include all property owners, homeowners' associations ("HOAs") within 750 feet of the site and the city's standard interested parties list. We are not aware of any opposition to the requested DRB Application request for the proposed new multifamily residential development.

4. Significant Changes or Amendments to the Application

Should any significant changes occur regarding the proposed DRB application, the Applicant shall inform all property owners, homeowners' associations ("HOAs") within 750 feet of the site and the city's standard interested parties list via a second notification letter and provide contact information if individuals have questions or concerns. As of the second submittal there has not been significant changes to the submittal that would warrant a second notification.

TAB A



Renaissance One
Two North Central Avenue
Phoenix, Arizona 85004-2391
602.229.5200
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www.quarles.com

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Direct Dial: (602) 229-5683
E-Mail: Benjamin.Graff@Quarles.com

Attorneys at Law in
Chicago
Indianapolis
Madison
Milwaukee
Naples
Phoenix
Tampa
Tucson
Washington, D.C.

July 19, 2022

Via Mail

Re: Pre-Application No. 362-PA-2022; Request for Development Review Board Approval and Site Plan Review for a Multi-Family Development to be Located Within Planning Unit II of One Scottsdale

Dear Neighbor, Neighborhood Association, or Interested Party,

The purpose of this letter is to inform you on behalf of our Client, Grand Peaks Properties Inc., that our firm has filed a pre-application (Case No. 362-PA-2022) for a multi-family development located within Planning Unit II of One Scottsdale. Additionally, Quarles & Brady LLP intends to file a formal application for Development Review Board (“DRB”) approval in August of 2022 for the proposed development which consists of approximately 280 luxury multi-family apartment homes on approximately 3.67 acres located on the north of Henkel Way, east of Scottsdale Road and south of Legacy Boulevard within the One Scottsdale Planned Community Development (portion of Maricopa County Assessor Parcel Nos. 215-05-006 and 215-15-004A; the “Property”). See Attached Aerial Maps. A high-quality multi-family use was anticipated at this location and is already a permitted use by right under the existing zoning. Therefore, the existing zoning will not need to be changed, but the City of Scottsdale Development Review Board must still review and approve the site plan, landscape plan, elevations, and overall design of the development.

Grand Peaks Properties Inc. is a vertically integrated platform that specializes in multifamily acquisition, development, renovation, property and asset management. Grand Peaks has over 70 years of multifamily investment spanning three generations. They combine the expertise and discipline of an institutional investment firm with the responsiveness and drive of a private venture group. Grand Peaks has properties currently located in Arizona, Colorado, Florida, North Carolina, Oregon, Texas and Washington.

The Property is zoned “PRC PCD” (Planned Regional Center/Planned Community District), as approved per zoning case 20-ZN-2002. The City of Scottsdale approved the existing zoning for the Property and surrounding area (160 total acres) on November 19, 2002. While originally referred to as “Stacked 40s” in the zoning history, the area was later amended under 20-ZN-2002#3 and is now identified as “One Scottsdale.” The One Scottsdale development is

intended to be a mixed-use development consisting of residential, commercial, retail, office and hotel uses. See Attached Aerial and Zoning Maps. Therefore, the proposed Grand Peaks luxury multi-family development fulfills the intent of the previously approved rezoning case and stipulations.

Specifically, the prior approvals anticipated a multifamily residential use via the Planning Unit II portion of the site (the portion of the project north of the Loop 101 and south of Legacy Boulevard), which is approved for residential (initially approved for a total of 1,100 units within the overall project). The proposed Grand Peaks development falls within Planning Unit II and while the multifamily use is permitted and expected, the site plan, design, and elevations will need to be reviewed and approved by the Scottsdale Development Review Board. Per the existing zoning and entitlements, the Property can be developed at the proposed density of approximately 76 d.u./acre, and at the intended height (60 feet with some mechanical equipment/features exceeding 60 feet) and other development standards as-of-right, subject to the review and approval for the Development Review Board. Therefore, the proposed development fulfills the goals of the previously approved zoning and planned uses for this land. See Attached Preliminary Site Plan. Please note the current site plan is subject to change prior to the formal submittal.

The Grand Peaks development will include a five-story building with a motor plaza on Henkel Way, two courtyard amenity areas on the eastern edge and a large internal amenity space. Special attention has been paid to ensure alignment to best capture the views of the McDowell Mountains for residents and their guests to enjoy while complimenting the look and feel of the surrounding area. Pedestrian circulation onsite will provide logical connections to the overall non-vehicular circulation system through pedestrian friendly path and streetscape sidewalks.

The proposed development fully complies with the Scottsdale General Plan, which designates the Property for Mixed-Use Neighborhoods, with a Regional Use District overlay. The proposed development is in conformance with these designations. As the Mixed-Use Neighborhoods designation notes, higher-density residential is suitable in areas with strong access to multiple modes of transportation and major regional access and services, and the Regional Use District overlay is indicated to accommodate higher density housing.

The proposed development is also in compliance the Airpark Plan, which designates the Property as “AMU-R” (Airpark Mixed Use-Residential). The AMU-R designation notes that appropriate uses may include higher density residential. The Airpark Plan also notes development types applicable to areas within its boundaries and denotes the Property as being suitable for high to highest scale development (as noted under the Type ‘Regional Core - Greatest Intensity’ conceptual development type).

If you have any questions about this proposal, feel free to reach me by phone at (602) 229-5683 or by e-mail at Benjamin.Graff@Quarles.com. You may also reach out to the City of Scottsdale Planner assigned to this case, Meredith Tessier, at (480) 312-4211 or mtessier@scottsdaleaz.gov.

July 19, 2022

Very truly yours,
QUARLES & BRADY LLP

A handwritten signature in black ink, appearing to read 'B. W. Graff', with a stylized, cursive script.

Benjamin W. Graff

Attachments: Aerial and Zoning Map;
Conceptual Site Plan

AERIAL MAP

PORTION OF PARCEL NOS. 215-05-006 AND 215-05-004A
ONE SCOTTSDALE – NORTHEAST CORNER SCOTTSDALE ROAD AND L101

Quarles & Brady LLP

30-DR-2021#3



AERIAL MAP

PORTION OF PARCEL NOS. 215-05-006 AND 215-05-004A
ONE SCOTTSDALE – NORTHEAST CORNER SCOTTSDALE ROAD AND L101

Quarles & Brady LLP

30-DR-2021#3

AERIAL MAP

PORTION OF PARCEL NOS. 215-05-006 AND 215-05-004A
ONE SCOTTSDALE – NORTHEAST CORNER SCOTTSDALE ROAD AND L101

Quarles & Brady LLP

30-DR-2021#3

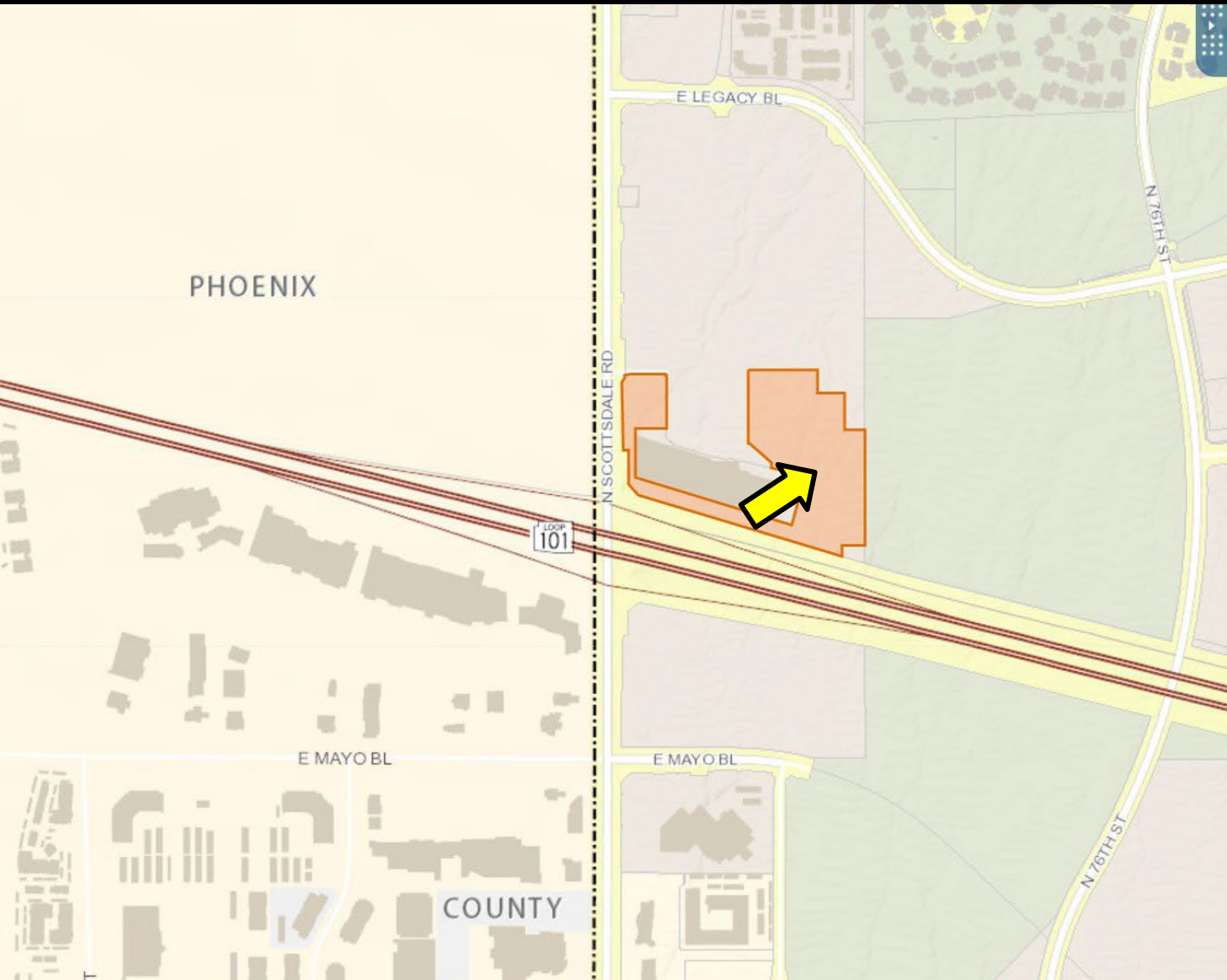
AERIAL MAP

PORTION OF PARCEL NOS. 215-05-006 AND 215-05-004A
ONE SCOTTSDALE – NORTHEAST CORNER SCOTTSDALE ROAD AND L101

Quarles & Brady LLP

30-DR-2021#3

ZONING MAP



Parcel Boundary (1)

APN	215-05-006
Site Address	N SCOTTSDALE RD
Zip Code	85255
QS Number	39-45
MCR Number	971-06
Lot Number	4
Tract Name	-
Zoning	PRC PCD
Fema	X
Subdivision	ONE SCOTTSDALE
Square Feet	528,803.38
Acres	12.14
Center on Map	Link to Assessor

Zoning (1)



SITE PLAN

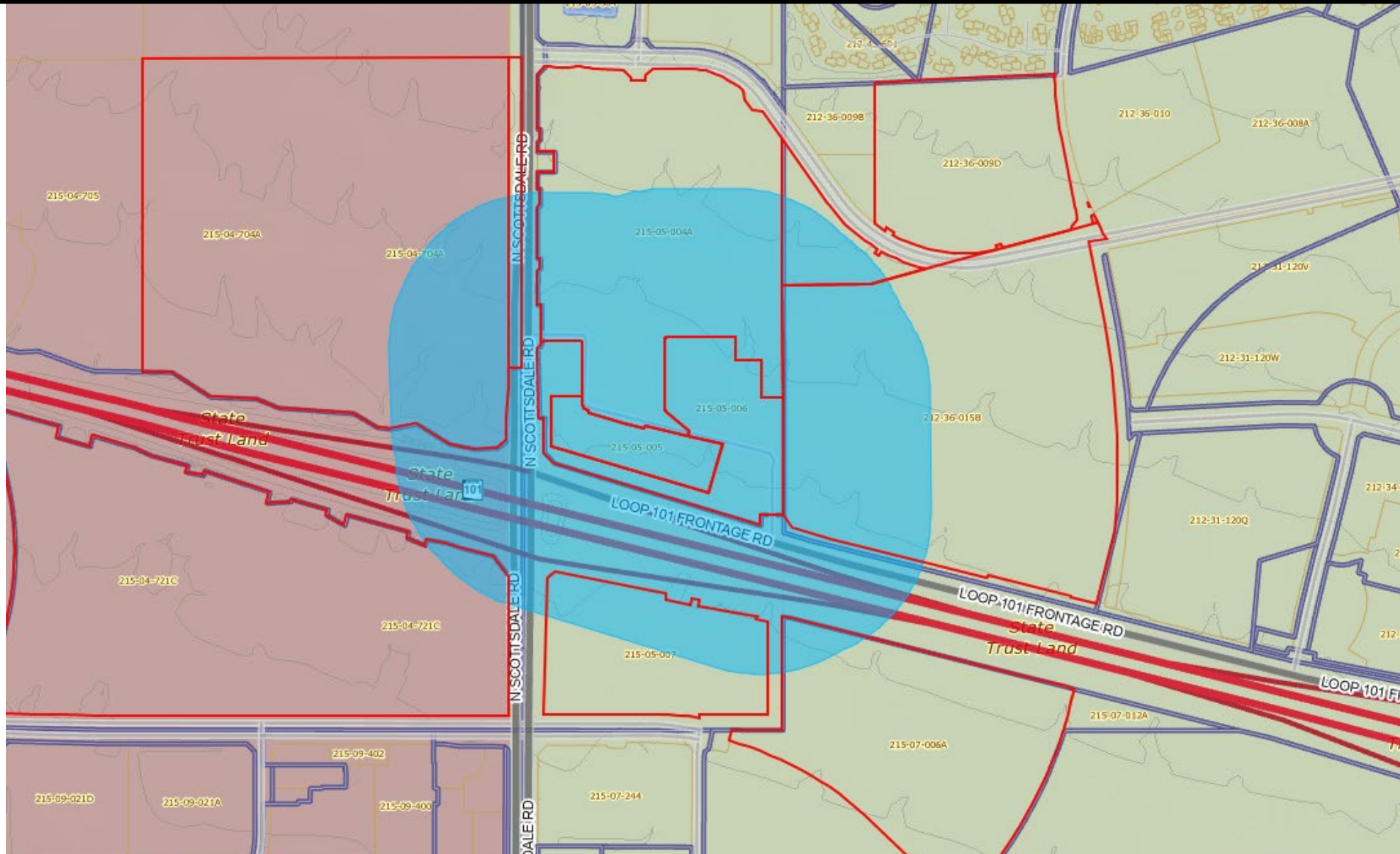
One Scottsdale | GRAND PEAKS Properties, Inc. | Schematic Design 06.29.2022

hord | coplan | macht

30-DR-2021#3
8/12/2022

TAB B

750 FOOT BUFFER MAP



TAB C

ARIZONA STATE LAND DEPT
60 COLUMBUS CIR 20TH FL
NEW YORK NY USA 10023

NORTH SCOTTSDALE CAD L L C
1311 E BELL RD
PHOENIX AZ USA 85022

ARIZONA STATE LAND DEPT
1616 W ADAMS ST
PHOENIX AZ USA 85007

101 & SCOTTSDALE LLC (LEASE)
PO BOX 2300
TULSA OK USA 74192

SCP 7201 LLC
4501 N SCOTTSDALE RD STE 201
SCOTTSDALE AZ USA 85251-7682

ONE SCOTTSDALE INVESTORS LLC
PO BOX 4085
SANTA MONICA CA USA 90411

GARZOLINI MARCIA M
5 SJ SKEEN CIR
RANDOLPH, MA 02368

USCMF AVION ON LEGACY LLC
ONE FINANCIAL PLAZA 19TH FLOOR
HARTFORD, CT 06103

NALBANDIAN THALIA
34 SENECA CT
OLD TAPPAN, NJ 07675

DEFARIA DONALD GEORGE JR/ANN
MARIE
2 PASSAIC CT
MARLBORO, NJ 07746

ARIZONA STATE LAND DEPT
60 COLUMBUS CIR 20TH FL
NEW YORK, NY 10023

AMSTER ALAN D/ANNE M
3739 MARGATE RD
PITTSBURGH, PA 15211

ANDREW HIXON MCPHERSON III
LIVING TRUST/ELIZABETH BEEGLY
MCPHERSON LIVING TRUST
128 SAINT ANDREWS RD

CHARLES J JANIS TRUST
488 HIDDEN FOREST TRL
TRAVERSE CITY, MI 49686

DANIELSON ROSS L/TERRI M
3616 20TH ST NE
BUFFALO, MN 55313

HALLADA ANTONY/TERESA
2715 CAPRIOLE DR
HAMEL, MN 55340

ALICE J GOODMAN REVOCABLE TRUST
27 N MAIN ST
NAPERVILLE, IL 60540

MAKA ANDREA D
5252 S NEWLAND AVE
CHICAGO, IL 60638

GOLD JOINT REVOCABLE TRUST
16 OLD BELLE MONTE RD
CHESTERFIELD, MO 63017

HALABI ADAM F/JENNIFER J
1405 N WILLOW LN
WICHITA, KS 67208

PONT MARY JO
16201 DEDFORD AVE
OMAHA, NE 68116

KUCERA MICHAEL G
1313 S 101ST STREET APT 203
OMAHA, NE 681246007

PAUL J LEPORE TRUST
2500 N FENNCURCH WAY
FAYETTEVILLE, AR 727034736

GRAYHAWK 1070 LLC
9888 W BELLEVIEW AVE STE 150
LITTLETON, CO 80123

CICCHINELLI DAVE
5462 S HOLLAND ST
LITTLETON, CO 80123

ARIZONA PUBLIC SERVICE ROW 14-
110191
PO BOX 53933 M S 3016
PHOENIX, AZ 85072

ONE SCOTTSDALE OWNERS
ASSOCIATION INC
6263 N SCOTTSDALE RD STE 330
SCOTTSDALE, AZ 85250

SCOTTSDALE CITY OF
7447 E INDIAN SCHOOL RD
SCOTTSDALE, AZ 85251

SCOTTSDALE CITY OF
7447 E INDIAN SCHOOL RD STE 205
SCOTTSDALE, AZ 85251

SCP 7201 LLC
4501 N SCOTTSDALE RD STE 201
SCOTTSDALE, AZ 852517682

GREENSPAN JOSEF M
6402 E CAROLINA DR
SCOTTSDALE, AZ 85254

GARLICK PHILIP J/CAROLINE
19700 N 76TH ST UNIT 2085
SCOTTSDALE, AZ 85255

KLEIMAN FAMILY REVOCABLE LIVING
TRUST
19700 N 76TH ST UNIT 1076
SCOTTSDALE, AZ 85255

DOUGLAS L CHERNIS AND NICOLE E
CHERNIS TRUST
19700 N 76TH ST UNIT 2066
SCOTTSDALE, AZ 85255

FURST BARBARA
19700 N 76TH ST UNIT 1074
SCOTTSDALE, AZ 85255

MARSING ERIC R/TERESE E
19700 N 76TH ST UNIT 1086
SCOTTSDALE, AZ 85255

KERNS TRUST
19700 N 76TH ST APT 2083
SCOTTSDALE, AZ 85255

DIVOT TRUST
19700 N 76TH ST APT 2091
SCOTTSDALE, AZ 85255

BAILEY MARION A
19700 N 76TH ST UNIT 1083
SCOTTSDALE, AZ 85255

COOPER FAMILY TRUST
19700 N 76TH ST UNIT 1071
SCOTTSDALE, AZ 85255

JOHNSON DAVID/LENI
19700 N 76TH ST APT 2078
SCOTTSDALE, AZ 85255

FABBRO NICHOLE L
19700 N 76TH ST UNIT 2072
SCOTTSDALE, AZ 85255

THORNQUIST BRENT/PATRICIA ANNE
19700 N 76TH ST NO 1065
SCOTTSDALE, AZ 85255

OLEARCZYK DELGADO IRENA
19700 N 76TH ST 1098
SCOTTSDALE, AZ 85255

DOBAK KARL
19700 N 76TH ST 2075
SCOTTSDALE, AZ 85255

CASH LINDA I/CHRISTIAN ANGELA
GWYN
19700 N 76TH ST UNIT 1067
SCOTTSDALE, AZ 85255

HARTZ DONALD ANTHONY
19700 N 76TH ST APT 2093
SCOTTSDALE, AZ 85255

DUNAI DENNIS E/WILMA H TR
19700 N 76TH ST NO 1100
SCOTTSDALE, AZ 85255

BAILEY SUSAN M
19700 N 76TH ST APT 1068
SCOTTSDALE, AZ 85255

PETER DAVID
19700 N 76TH ST UNIT 2082
SCOTTSDALE, AZ 85255

LOWERY CARLA RAE
19700 N 76TH ST 2071
SCOTTSDALE, AZ 85255

ALAN D STONE & DONNA MARIE
BECKER-STONE FAMILY REVOCABLE
LIVING TRUST AGREEMENT
19700 N 76TH ST APT 1101

GILMORE MEG A/RONALD C
19700 N 76TH ST APT 2100
SCOTTSDALE, AZ 85255

MCDONALD LEONARD JAMES JR
19700 N 76TH ST APT 2099
SCOTTSDALE, AZ 85255

ALMOUR TRUST
19700 N 76TH ST UNIT 1082
SCOTTSDALE, AZ 85255

WEBER FAMILY TRUST
10040 E HAPPY VALLEY RD UNIT 1018
SCOTTSDALE, AZ 85255

SIMMONS KURT/LINDA
19700 N 76TH ST UNIT 2069
SCOTTSDALE, AZ 85255

WATSON DOUGLAS R/LINDA A
19700 N 76TH ST UNIT 1088
SCOTTSDALE, AZ 85255

GOKCE EMEL
19700 N 76TH ST 2081
SCOTTSDALE, AZ 85255

WHITE JOHN G/BILLIE S TR
19700 N 76TH ST UNIT 1079
SCOTTSDALE, AZ 85255

BENNETT ELAINE M TR
19700 N 76TH ST 1077
SCOTTSDALE, AZ 85255

ZILA ALBIN/ZDENKA
19700 N 76TH ST UNIT 2065
SCOTTSDALE, AZ 85255

SKOOG JANET L
19700 N 76TH ST UNIT 1073
SCOTTSDALE, AZ 85255

LIEBER FAMILY TRUST
19700 N 76TH ST UNIT 1097
SCOTTSDALE, AZ 85255

AUBART MICHAEL J
19700 N 76TH ST APT 2073
SCOTTSDALE, AZ 85255

WRIGHT FAMILY TRUST
26335 N 104TH WY
SCOTTSDALE, AZ 85255

PALALAY RICHARD F G/JOANNE
19700 N 76TH ST 2102
SCOTTSDALE, AZ 85255

KOSCHMANN ROBERT
19700 N 76TH ST
SCOTTSDALE, AZ 85255

MARSHALL SURVIVORS TRUST
19700 N 76TH STREET APT 1091
SCOTTSDALE, AZ 852554587

GREGORY ALLAN YOUNG REVOCABLE
TRUST
19700 N 76TH ST APT 2097
SCOTTSDALE, AZ 852554594

YULGA FAMILY REVOCABLE TRUST
19700 N 76TH ST APT 1104
SCOTTSDALE, AZ 852554787

VILLAGE AT GREYHAWK OWNERS
ASSOCIATION
9362 E RAINTREE DR
SCOTTSDALE, AZ 85260

ONE SCOTTSDALE INVESTORS LLC
PO BOX 4085
SANTA MONICA, CA 90411

FAMILY TRUST OF SANDRA A BERNARD
2221 KARENDALE CIR
RIVERSIDE, CA 92506

CLARK DEVELOPMENT PROPERTIES LLC
25752 HIGH PLAINS TERRACE
LO SUNA HILLS, CA 92653

HOLLAND BEVERLY/SCOTT
543 GRANITE HILLS ST
SIMI VALLEY, CA 930650608

SMITH ALLAN L/JANET D
2265 BARRISTER PL
OAKVILLE, ON L6M3C4

DE LEON LUIS A
SALGADO/BASSENDOWSKI S L/ETAL
1936 ANGLE CT
REGINA, SK S4V2V2

FALCONER JOHN BRUCE/SUZANNE
LESLIE
4625 HUBBARD CRT
KELOWNA, BC V1W0A9

GOLOKHOV ELLA A/TIZEL MARIAN
K/JACOB EARL
1539 GOLDEN VIEW DR
WEST KELOWNA, BC V4T 1Y7

PICKSTONE DAVID H/SUZANNE
2221 ARBUTUS RD
VICTORIA, BC V8N1V2

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Scottsdale, AZ 85255

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Commissioner, George Ertel
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Scottsdale, AZ 85259

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Community Development Director
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Paradise Valley, AZ 85253

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Scottsdale, AZ 85250

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Edwin Bull
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Mesa, AZ 85201

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Patti Badenoch
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Scottsdale, AZ 85253

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Development
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Planning & Development Director
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Phoenix, AZ 85003

Arizona State Land Department
Planning & Engineering Section
Manager
1616 W. Adams Street
Phoenix, AZ 85007

Town of Carefree
Planning and Zoning
8 Sundial Circle
P.O. Box 740
Carefree, AZ 85377

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

SRP-MIC
Planning Department
10005 E Osborn Road
Scottsdale, AZ 85256

Arizona Department of Transportation
Project Management
205 S. 17th Avenue MD 6012E
Phoenix, AZ 85007

Spring Creek Development
Randall P. Brown
7144 E. Stetson Dr. #425
Scottsdale, AZ 85251

Town of Fountain Hills
Planning & Zoning Division
16705 E. Avenue of the Fountains
Fountain Hills, AZ 85268

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SRP Land Department atten: Sherry
Wagner/Right-of-Way Technician, SR.
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Phoenix, AZ 85072

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Scottsdale, AZ 85251

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Superintendent
P.O. Box 426
Cave Creek, AZ 85327

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

Susan McGarry
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Scottsdale, AZ 85255

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Scottsdale, AZ 85251

Vickie Falen
10520 N 117th Pl
Scottsdale, AZ 85259

City of Scottsdale City Council
Dave Ortega - Mayor
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

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

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

Maggie Keasler
7127 E. 6th Ave.
Scottsdale, AZ 85251

Steve Perone
7474 E. Earll Dr. #108
Scottsdale, AZ 85251

Tiffany & Bosco P.A.
Kurt Jones
2525 E. Camelback Road
Phoenix, AZ 85016

Vice Chair Community Council of
Scottsdale
Edmond Richard
2119 N 69th Place
Scottsdale, AZ 85257

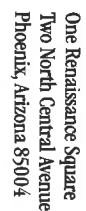
Lux Home Pro Holdings
Jessica Wrubel
2901 E Camelback Rd Suite 200
Phoenix, AZ 85016

Gammage & Burnham
Nick A. Sobraske
40 N. Central Ave., 20th Floor
Phoenix, AZ 85004

Technical Solutions
Prescott Smith
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Scottsdale, AZ 85260

Paul Alessio
7527 E. Tailspin Lane
Scottsdale, AZ 85255

TAB D



ZILA ALBIN/ZDENKA
19700 N 76TH ST UNIT 2065
SCOTTSDALE, AZ 85255

大正

SECRET

MEIXIE 850 33018135 0207/22/22

RETURNED TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 85004232299 *1394-00473-19-46



A. Gallagher



US POSTAGE PAID **PRINCEY BOWES**

 ZIP 85004 \$ 000.57⁰⁰
 02 4W
 0000362226 JUL 19 2022

Quarles & Brady LLP

One Renaissance Square
Two North Central Avenue
Phoenix, Arizona 85004

VILLAGE AT GREYHAWK OWNERS
ASSOCIATION
9362 E RAINTREE DR
SCOTTSDALE, AZ 8526

ANK

8528180385244

NIXIE 850 FE 1 0007/23/22

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 85004252499 *1394-00494-19-46



A. Gallagher



US POSTAGESM PITNEY BOWES
ZIP 85004 \$ 000.57⁰
02 4M
0000362226 JUL 19 2022

Quarles & Brady LLP

One Renaissance Square
Two North Central Avenue
Phoenix, Arizona 85004

Maricopa County Planning &
Development
Planning & Development Department
501 N. 44th Street, Suite 200
Phoenix, AZ 85008



ZIP 85004 \$000.57⁰
02 4M
0000362226 JUL 19 2022



A. G. McGhee

INT
8500885004> 2322

* 850 NCE EXP RTN TO SEND
: MARICOPA COUNTY PLANNING AND DEVELOP
301 W JEFFERSON ST STE 170
PHOENIX AZ 85003-2144

RETURN TO SENDER



Quarles & Brady LLP

One Renaissance Square
Two North Central Avenue
Phoenix, Arizona 85004

GARLICK PHILIP J/CAROLINE
19700 N 76TH ST UNIT 2085
SCOTTSDALE, AZ 85255

ANK

85004232299

BC: 85004232299

1394-00508-19-46

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

NIXIE

850

FEL

0007/22/22



A. G. 1/14/2022



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