

Sonoran Sky

CITIZEN & NEIGHBORHOOD INVOLVEMENT REPORT

This Citizen Participation Report is in association with the request (529-PA-2021) for the approval of the Sonoran Sky abandonment 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. Sonoran Sky is a planned residential subdivision with

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.

01.12.2022

Attachments:

Neighborhood Letter

750' Notification List

SONORAN SKY - 750' BUFFER NOTIFICATION LIST

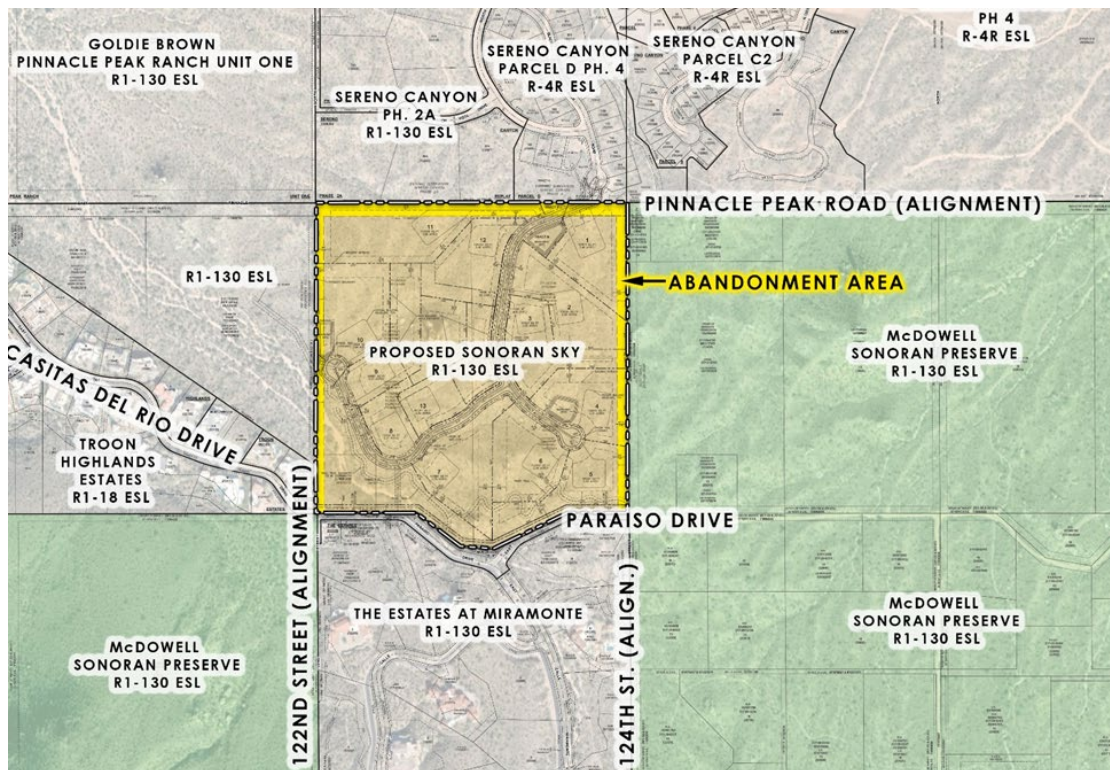
Parcel Number	Owner	Mailing Address
217-01-013	PRESERVE INVESTMENTS IV LLC	14555 N SCOTTSDALE RD STE 330 SCOTTSDALE AZ 85254
217-01-189B	SERENO CANYON HOMEOWNERS ASSOCIATION	7255 E HAMPTON AVE STE 101 MESA AZ 85209
217-01-193	SERENO CANYON HOMEOWNERS ASSOCIATION	7255 E HAMPTON AVE STE 101 MESA AZ 85209
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	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
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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
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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

Dear Neighbor:

On behalf of Toll Brothers, we are writing you this letter to inform you of an upcoming request (529-PA-2021), with the City of Scottsdale, for the approval of the Sonoran Sky right-of-way (ROW) abandonment 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.

Sonoran Sky is a proposed 13-lot large lot (2.5-acre average lot size) single-family residential subdivision within the City of Scottsdale General Plan Conceptual Land Use designation of Rural Neighborhoods. Within the Rural Neighborhoods category, land uses typically include areas of relatively large lot single-family neighborhoods or subdivisions. With a density of 0.31 dwelling units per acre (du/ac), Sonoran Sky is consistent with the densities in Rural Neighborhoods, which can allow up to 1.00 du/ac.

The proposed abandonment consists of approximately 3.64 acres of vacant ROW on the north (55'), east (40'), and west (30') boundaries of the proposed Sonoran Sky development. Currently, this area is vacant, provides no access and is located in areas that would be challenged by steep topography. Once abandoned, new access will be dedicated through the Sonoran Sky development which will take primary access through the Sereno Canyon Development to the north.



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

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
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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
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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 AZ 85255
217-08-054	COLTELLI JOSEPH/SANDRA	12072 E CASITAS DEL RIO DR SCOTTSDALE AZ 85255
217-08-055	KRIVJANSKY SHAWN ALEX/HSIAO WEI	3670 E RAVENSWOOD DR GILBERT AZ 85298
217-08-058	PAN LIVING TRUST DENNIS C & KATHRYN W SUCHOMEL REVOCABLE TRUST	12156 E CASITAS DEL RIO DR SCOTTSDALE AZ 85255
217-08-059		12168 E CASITAS DEL RIO DR SCOTTSDALE AZ 85255
217-08-060	HABRLE ALBINA A	12163 E CASITAS DEL RIO DR SCOTTSDALE AZ 85255
217-08-061	DANIEL PAUL A	623 DRAGGER ST ASHLAND OR 97520
217-08-062	SCHWAB I CONRAD/GEIGER-SCHWAB KATHY L	12127 E CASITAS DEL RIO SCOTTSDALE AZ 85255
217-08-063	MARTHA S GLASS REVOCABLE TRUST	1985 HIDDEN RIDGE LN HIGHLAND PARK IL 60035
217-08-064	LDT LLC	1112 W MAIN ST STE 407 BOISE ID 83702-5005
217-08-418	TROON HIGHLANDS ESTATES HOA INC	21448 N 75TH AVE STE 6 GLENDALE AZ 85308
217-08-419	TROON HIGHLANDS ESTATES HOA INC STEPHEN AND LOUISE RENNECKAR FAMILY TRUST	21448 N 75TH AVE STE 6 GLENDALE AZ 85308
217-08-422		12132 E CASITAS DEL RIO DR SCOTTSDALE AZ 85255
217-08-423	DANIEL PAUL A	623 DRAGGER ST ASHLAND OR 97520

217-09-018A	SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD NO 100 SCOTTSDALE AZ 85251
217-09-018D	SCOTTSDALE CITY OF	3939 CIVIC CENTER BLVD SCOTTSDALE AZ 85251
217-09-018E	SCOTTSDALE CITY OF	3939 CIVIC CENTER BLVD SCOTTSDALE AZ 85251
217-09-018F	SCOTTSDALE CITY OF	3939 CIVIC CENTER BLVD SCOTTSDALE AZ 85251
217-09-018G	SCOTTSDALE CITY OF	3939 CIVIC CENTER BLVD SCOTTSDALE AZ 85251
217-09-019B	BELSHER ELIZABETH S TR ETAL	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	3939 CIVIC CENTER PLAZA SCOTTSDALE AZ 85251
217-09-023F	CITY OF SCOTTSDALE	3939 CIVIC CENTER PLAZA SCOTTSDALE AZ 85251
217-09-023G	SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD 205 SCOTTSDALE AZ 85251
217-09-023H	SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 100 SCOTTSDALE AZ 85251
217-09-023K	SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE AZ 85251
217-09-023L	CITY OF SCOTTSDALE	3939 CIVIC CENTER PLAZA SCOTTSDALE AZ 85251
217-09-023M	SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE AZ 85251
217-09-023T	CITY OF SCOTTSDALE	3939 CIVIC CENTER PLAZA SCOTTSDALE AZ 85251
217-09-023U	CITY OF SCOTTSDALE	3939 CIVIC CENTER PLAZA SCOTTSDALE AZ 85251
217-09-042	KUCZYNSKI STEPHEN/JANICE	12255 E PARAISO DR LOT 1 SCOTTSDALE AZ 85255
217-09-043	KEN AND TINA FEY FAMILY TRUST MICHAEL B GUNTER AND EMER M GUNTER REVOC TRUS	1870 PATIO DR SAN JOSE CA 95125
217-09-044	SCOTT F CATE REVOCABLE TRUST	24 WINDCASTLE DR ST CHARLES MO 63304
217-09-046	WORKER DANNY L/KAREN	12 RESERVE WAY DUXBURY MA 02332
217-09-047	GIANGREGORIO CHRIS/VICKY	383 S WALNUT RIDGE CT FRANKFURT IL 60423
217-09-048	BRAR RICK/SONIA	3208 W REDWOOD LN PHOENIX AZ 85045
217-09-049	LUNGWITZ JOSEPH E/THERESA	300 RANDALL RD SOUTH ELGIN IL 60177-2261
217-09-050	PHI TIME TRUST	12036 E CASITAS DEL RIO DR SCOTTSDALE AZ 85255
217-09-051	DEBORAH MARIE MCELROY REVOCABLE TRUST	11001 CHAMPAGNE POINT RD NE KIRKLAND WA 98034
217-09-052	SCOTTSDALE CITY OF	18633 FOX HOLLOW CT NORTHVILLE MI 48168
217-09-053A	PIEPER AARON WILLIAM/KANIVE COURTNEY	7447 E INDIAN SCHOOL RD STE 100 SCOTTSDALE AZ 85251
217-09-054	BETH ESTATES AT MIRAMONTE COMMUNITY	454 CHARLEMAGNE DR LAKE ST LOUIS MO 63367
217-09-055	ASSOCIATION	12255 E PARAISO DR LOT 12 SCOTTSDALE AZ 85255
217-09-056	ESTATES AT MIRAMONTE COMMUNITY ASSOCIATION	12255 E PARAISO DR LOT 12 SCOTTSDALE AZ 85255