

Hults, Clayton

From: Bergen, Larry <Larry.Bergen@colliers.com>
Sent: Tuesday, August 26, 2025 8:15 PM
To: Murillo, Jesus
Cc: Barnes, Jeff; Curtis, Tim; Nichter, Keith; Hults, Clayton; Jeffrey Lukens; Bob Johns; Denis Bacon; rvfinc@gmail.com; traci@sunwestcontracting.com; Dean DeMarco
Subject: Re: 8-ZN-2025 (Ranch Gate 40)

⚠ External Email: Please use caution if opening links or attachments!

Thanks very much for this evening e-mail, Jesus. Good to know that online comments were received. Several neighbors, including me, intend to attend the meeting.

As for this proposed street light — this is included simply due to one individual's request? This could significantly impact our "dark sky" community character. More details are sought as this just doesn't seem to be a good fit, nor be necessary. There is not that much additional traffic being added with this proposed subdivision, and this is a wide intersection with some low-level entry lighting already in place and a four-way stop.

Many of the community members are most concerned about the speed of traffic along 128th Street being controlled; fire safety strictly enacted and enforced; construction traffic; and trash containment.

Thanks again. Much appreciated.

LARRY A. BERGEN
Senior Managing Director | Philadelphia Tri-State Region | COLLIERS
Mobile: 610-348-3232
Larry.bergen@colliers.com

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Tuesday, August 26, 2025 7:59 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Cc: Barnes, Jeff <JBarnes@Scottsdaleaz.gov>; Curtis, Tim <tcurtis@scottsdaleaz.gov>; Nichter, Keith <keith.nichter@kimley-horn.com>; Hults, Clayton <CHults@Scottsdaleaz.gov>
Subject: 8-ZN-2025 (Ranch Gate 40)

Hello Everyone,

I first wanted to mention that staff received your comments and that your comments will be provided to the Planning Commission tomorrow for the hearing of the above-mentioned case.

I wanted to clarify one point as there has been some mis-understanding on the proposed street light element. The proposal is to provide a street light to illuminate the intersection, not a street signal to direct traffic. Up to this point, the transportation department has not identified a signal required at this intersection. A round-about would be a more significant discussion point with the transportation staff. They will be present at the hearing on tomorrow (Wednesday).

The street light was a request made by an adjacent neighbor, and was considered and agreed to by the applicant team.

I, unfortunate, will not be there due to scheduled time out of the office. Mr. Jeff Barnes will present the case in my absence.

Sincerely,

Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

Get informed!

