

**Neighborhood Notification  
Open House Information  
Citizen Comments**

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***Overview***

This Citizen Review Report is being performed in association with a request for a stipulation modification to case 15-ZN-2005. The modification is for the phasing stipulation associated with Parcel D, a 13.52+/-acre site located south of the northeast corner of Scottsdale Road and Williams Drive (the office parcel, the "Property"). The developer would like to pursue an office development without providing full street improvements for Scottsdale Road and Williams Drive Road as stipulated.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Efforts on compiling stakeholders and preparing for the neighborhood outreach began prior to the application filing and will continue throughout the process.

***Community Involvement***

Surrounding property owners within 750' were noticed via first class mail regarding the project. The distribution of this notification met the City's requirements as specified in the Citizen Review Checklist. This notification contained information about the project, as well as contact information to receive additional information, and the opportunity to give feedback. The notification also contained information regarding our public neighborhood Open House Meeting, which took place on November 20<sup>th</sup> 2014 from 6-7:30pm at the Appaloosa Library (7377 E. Silverstone Drive) within the Silverstone master plan.

Three representatives from the Silverstone development team attended the open house meeting. One interested person attended the Open House Meeting, Sky Larsen, the branch manager/librarian of Appaloosa Library, to ask about the nature of the request. She was generally supportive of the project. No comment cards were submitted.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. As previously stated the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

Attachments:

Notification letter  
Notification list/labels  
Affidavit of posting

**15-ZN-2005#3  
1/14/15**

November 10, 2014

*RE: Silverstone Parcel D – Office Parcel*

Dear Neighbor/Property Owner:

The purpose of this letter is to inform you of an application we are making to the City of Scottsdale for a stipulation modification in connection with future office development on Silverstone Parcel D located at the northeast corner of Scottsdale and Williams Drive (case 15-ZN-2005#3). We are not requesting any changes to the existing PCD (Planned Community District) zoning. Rather, this is only a request to modify an existing zoning stipulation related to Scottsdale Road improvements.

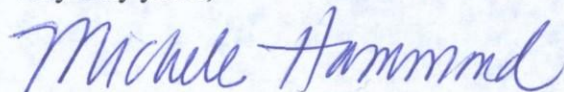
The Silverstone zoning case was approved in 2005, at which time all parties (the City, Scottsdale citizens, and the developer) were led to believe that the full Scottsdale Road section up to Pinnacle Peak would be completed by 2010 by the City of Scottsdale. Due in part to the downturn in the economy, and other decisions made by the City relating to capital improvement the road improvements were delayed. Phase I construction of Scottsdale Road from Thompson Peak Parkway to Pinnacle Peak Road (the portion that fronts the Silverstone master plan) was completed in June 2014 including the Rawhide wash, bridge construction and public art. The additional lanes and sidewalk improvements from Thompson Peak to Pinnacle Peak will be part of Phase 2 design and construction timing is currently being planned by the City. These factors, combined with a supportive traffic report for current and proposed traffic conditions support the removal of the stipulation regarding Scottsdale Road improvements.

We are pleased to invite you to a neighborhood open house meeting at the Appaloosa Library, 7377 E. Silverstone Drive, Scottsdale, AZ, 85255 on November 20, 2014 from 6:00pm to 7:30pm to share your comments and opinions as we process the stipulation modification request through the City of Scottsdale. We will have representatives from the development team in attendance to listen to your comments and answer any questions you may have.

Additionally, feel free to contact me at 480-385-2753 or by email at [mh@brrlawaz.com](mailto:mh@brrlawaz.com) or our City Planner, Jesus Murillo at 480-312-7849 or by email at [jmurillo@scottsdaleaz.gov](mailto:jmurillo@scottsdaleaz.gov) to discuss any questions you may have about the proposed request.

If you are planning to attend, we look forward to seeing you there.

Very truly yours,



Michele Hammond



# Affidavit of Posting

Required: Signed, Notarized originals.  
Recommended: E-mail copy to your project coordinator.

Project Under Consideration Sign (White)       Public Hearing Notice Sign (Red)

Case Number: 15-ZN-2005#3

Project Name: \_\_\_\_\_

Location: SEC Scottsdale Rd. & Williams Dr.

Site Posting Date: 11/10/14

Applicant Name: Berry Riddell & Rosensteel, LLC

Sign Company Name: Dynamite Signs, Inc.

Phone Number: 480-585-3031

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

*[Signature]*  
Applicant Signature

11.10.14  
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 11 day of Nov 2014



*Sheila Esterline*  
Notary Public

My commission expires: Apr 22, 2018

**City of Scottsdale -- Current Planning Division**

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

# Early Notification of Project Under Consideration

## Neighborhood Open House Meeting:

Date: November 20, 2014  
Time: 6:00 - 7:30 P.M.  
Location: Appaloosa Library, 7377 E. Silverstone Dr.  
Scottsdale, AZ 85255

Site Address: Silverstone Parcel D, NEC of Scottsdale Rd.  
& Williams Dr., Scottsdale, AZ

### Project Overview:

- Description of Request: Stipulation modification for Parcel D.
- Site Acreage: 13.5+/- acres
- Site Zoning: PCD (Planned Community District)

### Applicant Contact:

Michele Hammond 480-385-2753  
mh@brrlawaz.com

### City Contact:

Jesus Murillo 480-312-7849  
jmurillo@scottsdaleaz.gov

Pre-Application #: 858-PA-2014 Available at City of Scottsdale: 480-312-7000

After submittal, project information is available at:  
[www.scottsdaleaz.gov/projects/ProjectsInProgress](http://www.scottsdaleaz.gov/projects/ProjectsInProgress)

Posting Date:  
11/10/14

-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal -

CHAS ROBERTS AIR CONDITIONING INC  
9828 N 19 AVE  
PHOENIX, AZ 85021

SILVERSTONE PROPERTY OWNERS  
ASSOCIATION  
PO BOX 16460  
PHOENIX, AZ 85011

LARAMIE LAND & HOLDINGS LLC  
PO BOX 31690  
MESA, AZ 85275

MT PINNACLE LLC  
6623 N SCOTTSDALE RD  
SCOTTSDALE, AZ 85250

SCOTTSDALE VETERINARY  
VENTURES LLC  
6677 W THUNDERBIRD RD STE L-188  
GLENDALE, AZ 85306

SILVERSTONE DEVELOPMENT INC  
PO BOX 16460  
PHOENIX, AZ 85011

ULN AZ LLC  
3271 S HIGHLAND DR 704  
LAS VEGAS, NV 89109

WATTS INVESTMENTS LLC  
5425 E WASHINGTON ST  
PHOENIX, AZ 85034

LARAMIE LAND & HOLDINGS LLC  
PO BOX 31690  
MESA, AZ 85275

SPENSA ARIZONA VII LLC  
10446 N 74TH ST STE 150  
SCOTTSDALE, AZ 85258

BEAR MANAGEMENT LLC  
1918 W GRANT ST  
PHOENIX, AZ 85009

UNITED STATES POSTAL SERVICE  
8055 E TUFTS AVE STE 400  
DENVER, CO 80237-2881

ARIZONA STATE LAND  
DEPARTMENT  
100 WILSHIRE BLVD NO 700  
SANTA MONICA, CA 90401

CITY OF SCOTTSDALE  
7447 E INDIAN SCHOOL RD STE 100  
SCOTTSDALE, AZ 85251

SPENSA ARIZONA I LLC  
10446 N 74TH ST STE 150  
SCOTTSDALE, AZ 85258

SPENSA ARIZONA XIII LLC  
601 CARLSON PARKWAY STE 350  
MINNETONKA, MN 55305

CC/PDR SILVERSTONE LLC  
PO BOX 2196  
CHICAGO, IL 60690-2196

SADEGHI HOLDINGS LLC  
7525 E WILLIAMS DR  
SCOTTSDALE, AZ 85255

7400 ADOBE PARTNERS LLC  
PO BOX 26768  
SCOTTSDALE, AZ 85255