

**Neighborhood Notification**  
**Open House Information**  
**Citizen Comments**  
**Affidavit of Posting**  
**Site Sign**  
**Legal Protest**

## THE RESERVE AT BLACK MOUNTAIN – CITIZEN REVIEW REPORT

The applicant has engaged in an extensive neighborhood outreach process to ensure that area residents understand the rezoning request and are aware of site plan updates.

### Summary of Outreach Activities

---

**August 1, 2016** – Notifications mailed for 1<sup>st</sup> Neighborhood Meeting to all property owners within 750' of the subject property, the Cave Creek School District office and to all persons identified on the city's "Interested Parties" list. *A copy of this letter is included with this report.*

**August 8, 2016** – Sign posting for "Project Under Consideration". *An affidavit of posting is included with this report.*

**August 12, 2016** – Applicant met with Mr. Fritz Huber, a Sandflower resident to discuss rezoning proposal and preliminary site plan. Mr. Huber indicated that he was supportive of the proposal.

**August 17, 2016** – 1<sup>st</sup> Neighborhood Meeting at Foothills Academy. Two individuals from LVA, the project engineer from Kimley-Horn, and an associate from Pinnacle Land Development represented the applicant team at the open house meeting.

Sixteen residents attended and signed in at the neighborhood meeting. Nine comment cards were submitted by attendees.

Most participants were from adjacent communities; Sand Flower, Vista Viento, and Cortona. The residents that attended the meeting were mostly concerned about current drainage conditions in Cortona and Sand Flower and how this development could contribute to issues they had experienced during past storm events. Suggestive comments about comparable lots sizes and natural placement of the homes were mentioned, as well as setbacks and building height concerns along the northern and western property lines. Discussions about view corridors from Vista Viento and potential traffic on Black Mountain were also topics of conversation.

**September 19, 2016** – The applicant met with Anne and Robert Hilton, residents of the Vista Viento community. An update to the site plan was presented to address concerns that Ms. Hilton had expressed during the neighborhood meeting regarding buffering and setbacks. Ms. Hilton indicated to the project team that she was supportive of the changes. The group also discussed building heights and viewsheds, but no further changes to the site plan were requested.

26-ZN-2016  
11/02/2016

**September 19, 2016** – Applicant met with Catherine Wendt, HOA President of the Cortona community. Ms. Wendt expressed interest in issues related to the construction of Black Mountain Road, traffic control at the intersection, off-site drainage and information about potential home types and builder. The applicant shared an updated site plan that included additional project area and an increase in the number of lots.

**September 30, 2016** – The applicant met with Lisa and Armand Doche, residents of the Sandflower Community. The focus of the discussion was drainage and setbacks. The applicant shared the new site plan, and Ms. Doche expressed support for the changes made by the applicant. Ms. Doche requested that the applicant provide a post-development survey to confirm that the proposed drainage improvements will be built per the approved plans. The applicant agreed to provide this.

**September 30, 2016** – Notifications mailed for 2<sup>nd</sup> Neighborhood Meeting to all property owners within 750' of the subject property, the Cave Creek School District office and to all persons identified on the city's "Interested Parties" list. *A copy of this letter is included with this report.* A second notification was provided to inform residents of recent changes to the site plan (increase in project area and number of lots) and allow for an opportunity to meet with the applicant to discuss these updates.

**October 11, 2016** – 2<sup>nd</sup> Neighborhood Meeting at Foothills Academy. The applicant elected to host a second neighborhood meeting as a result of increases to the overall project area and the number of lots. The applicant presented a 27 lot plan on 40 acres. Nine participants attended and signed in at the neighborhood meeting. Four comment cards were received.

Most attendees were familiar with the plan and had attended the first meeting. Continued concerns about construction disturbance, home values, density, and preservation of views appeared in the comments. Several adjacent homeowners in Vista Viento and Sandflower expressed satisfaction with the new plan and appreciated the changes.

At this time the applicant remains sensitive to the community's opinions, and will continue to work with the adjacent neighborhoods to mitigate any and all concerns.

**October 26, 2016** – The applicant met with a group of Vista Viento property owners. The focus of the discussion was to communicate recent revisions to the site plan (increased project area, increased number of lots), and highlight additional setbacks and buffering adjacent to the Vista Viento community. Drainage conditions, setback, lot orientation and edge treatments were discussed.

#### **ATTACHMENTS**

- 1 Meeting 1 - Map of notified neighbors (750')
- 2 Meeting 1 - List of names and contact information for contacted parties

- 3 Meeting 1 - Notification letter with site plan
- 4 Meeting 1 - Open house sign-in sheets
- 5 Meeting 1 - Comment responses
- 6 Meeting 1 - Affidavit of sign posting
- 7 Meeting 2 - Map of notified neighbors (750')
- 8 Meeting 2 - List of names and contact information for contacted parties
- 9 Meeting 2 - Notification letter with site plan
- 10 Meeting 2 - Open house sign-in sheets
- 11 Meeting 2 - Comment responses
- 12 Meeting 2 - Affidavit of sign posting

August 1, 2016

Re: The Reserve at Black Mountain

Dear Neighbor/Property Owner:

We are Landscape Architects and Land Planners seeking approval for a 24-lot community near your home/property. The site is comprised of 35 acres and is currently vacant with surrounding residential homes.

We are inviting you to an upcoming neighborhood meeting to provide information about our design and the application process.

Within the coming weeks, we will be submitting an application to the City of Scottsdale requesting to amend the zoning on the property from the existing R1-190 (Single Family Residential) to R1-43 ADS (Single Family Residential with Amended Development Standards, 0.83 dwelling units per acre). The proposed zoning change is in conformance with the City's General Plan that identifies the land use on the property as Rural Neighborhoods (0-1 dwelling units per acre). Our proposal intends to maintain conformance with this requirement by providing 24 single family homes at a density of less than 1 dwelling unit per acre.

The requested zoning change will allow for large lot, single story private homes, natural desert open space with preserved washes, and a single gated vehicular access from 84<sup>th</sup> Street.

As part of our ongoing effort to provide information and address questions from neighbors and property owners, we will be hosting a neighborhood meeting to discuss our plans and to gather feedback.

**DATE: Wednesday, August 17, 2016**

**TIME: 6:00pm-7:00pm**

**LOCATION: Foothills Academy Multi-purpose Room  
(7191 E Ashler Hills Dr. Scottsdale, AZ 85262)**

Thank you for your time and interest! If you are unable to attend the neighborhood meeting and wish to provide input, please contact myself or the City of Scottsdale. Comments will be made part of the public record for inclusion in the case file.

Sincerely,

Alex Stedman  
Planning Manager  
**LVA Urban Design Studio**  
Email: [astedman@LVAdesign.com](mailto:astedman@LVAdesign.com)



LEGEND	
	SITE BOUNDARY
	DEVELOPMENT ENVELOPES


  

SITE DATA	
SITE AREA (GROSS):	34.8 AC (+/-)
CURRENT ZONING:	R1-190 ESL
PROPOSED ZONING:	R1-43 ESL
PROPOSED # OF LOTS:	24
GROSS DENSITY:	0.7 DU/AC

**LVA** urban design studio  
 land planning • development entitlements • landscape architecture  
 120 south ash avenue • tempe, arizona 85281 • 480.994.0994

**THE RESERVE at BLACK MOUNTAIN**  
**CONCEPTUAL SITE PLAN**

APPROX. SCALE: NTS  
 1622 DRAWN BY: PR 7/29/16



PRELIMINARY - NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adoption by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.  
 G:\1622-34TH & BLACK MOUNTAIN RD\CAD\PLANNING\16-1622-LOTTING PLAN 2016-07-21.dwg Jul 29, 2016

Project Neighborhood Meeting – The Reserve at Black Mountain

Location Foothills Academy

Date and Time Wednesday, August 17, 2016

### PUBLIC MEETING SIGN-IN SHEET

	Name	Address	Phone	Email
1	Linda Mierisch	8141 E Ford Avenue Scottsdale	480- 348-1256	
2	Lisa Doghe & Armando	34887 N 81st St Scottsdale, AZ 85260	480- 329-449	Armando
3	—	—	—	Archie@cox.net
4	FRANK RAKOS	8241 E Cavalry Dr SCOTTSDALE	480 272 7392	FRANK.RAKOS @COX.NET
5	WANDA <sup>Rolco</sup> Christofano	8627 E Cactus Wren Circle	480- 265- 7433	ROCNWAND@ COX.NET
6	MICHAEL FLAMINI	8219 E. CAVALRY DR	480 361- 4616	jcarsinflamini@ hotmail.com
7	Anne & Robert Hilton	8285 E Cavalry Dr 85266	480-595- 3937	rwhilton1@ MSA.COM
8	TONY BAGNIZZI		602-743 0003	TBAGNIZZI@ INSIGHTLAND.COM
9	Harvey & Madelon Lawrence	34822 N. 83rd St. Scottsdale, AZ 85266	480- 437-9111	madelon6852@gmail.com
10				

Project: Neighborhood Meeting — The Reserve at Black Mountain

Location: Foothills Academy

Date and Time: Wednesday, August 17, 2016

### PUBLIC MEETING SIGN-IN SHEET

	Name	Address	Phone	Email
11	RON & JOANNE THOMPSON	8263 E CAVALRY DR SDC	480 488 1447	joganny@aol.com
12	Margo & Qadar Hurst	8319 E Nightingale Star	480-488-2569	lotndrykage@aol.com
13	Bob Nathan	20414 W 94th way	480-6956031	
14	Craig & Jayne Buntan	8286 E Nightingale Star Dr	623 282 1450	jaynieb@cox.net
15	LARRY WENDT	8382 E. Nightingale Star	602 910 1927	wendt.lawrence@gmail.com
16	Chris Asterino	8334 B. Nightingale Star	602-697-8483	Chris@revmo.com
17	Lynne Sullivan	34822 N 81st	480 575 1897	SULLY 1858805620@aol.com
18				
19				
20				



Density / lots stacked in concentrated areas

COMMENT CARD

The Reserve at Black Mountain  
Neighborhood Meeting - August 17, 2016

Amanda + Lisa Deche

34387 N 81<sup>st</sup> St

Name

Street Address

adche@cox.net

480 324-4401

Email Address

Phone Number

COMMENTS / CONCERNS:

we have natural open space attached to our lot envelopes. The new development concentrates the open space into basin & drainage - resulting in more concentration - Density - that impacts the Quality of life we were zoned.

Please place this card in the box  
Thank you!

COMMENT CARD

The Reserve at Black Mountain  
Neighborhood Meeting - August 17, 2016

MICHAEL FLAMINI

8219 E CAVALRY DR

Name

Street Address

jcarsonflamini@hotmail.com

480 323-5299

Email Address

Phone Number

COMMENTS / CONCERNS

- concerns that lots 16-20 look in a row not very natural or meandering
- no trees between lots 14-20
- water flow along backside of lots 16-20 is of major concern as in heavy rains this area flows pretty good and I feel was never really addressed when Cavalry Drive was developed

Please place this card in the box  
Thank you!

COMMENT CARD

The Reserve at Black Mountain  
Neighborhood Meeting - August 17, 2016

LARRY WENDT 8382 E Nightingale Star Dr  
Name Street Address

wendt.lawrence@gmail.com 602-910-1927  
Email Address Phone Number

COMMENTS / CONCERNS:

Great concern regarding water flow/drainage. There is already a significant problem to the south of the proposed development.

Please place this card in the box  
Thank you!

COMMENT CARD

The Reserve at Black Mountain  
Neighborhood Meeting - August 17, 2016

Jayne & Craig Burton 8286 E Nightingale Star Dr  
Name Street Address

jaynieb@cox.net 623 282 1450  
Email Address Phone Number

COMMENTS / CONCERNS:

We back on to Black Mountain road and are concerned about a) road safety on this road, b) street noise behind our home from volume / speed of traffic, c) drainage due to the large wash(es) that run through this property and

Please place this card in the box  
Thank you!

Subsequently beside our home. Thank you

COMMENT CARD

The Reserve at Black Mountain  
Neighborhood Meeting - August 17, 2016

Anne Hilton 8285 E. Cavalry Dr.  
Name Street Address Scottsdale 85266

rwhilton1@msn.com cell - 720-353-1534  
Email Address Phone Number

COMMENTS / CONCERNS.

As discussed with Alex, please place 24 ft. poles w/ flag at top in center of the 5 proposed lots that back to Vista Viento.

Please place this card in the box  
Thank you!

Concern is the blocking of views. Thank You!

COMMENT CARD

The Reserve at Black Mountain  
Neighborhood Meeting - August 17, 2016

RONALD THOMPSON 8263 E CAVALRY DR  
Name Street Address

rtpapa@aol.com 480 323 6830  
Email Address Phone Number

COMMENTS / CONCERNS:

It appears that, due to wash drainage considerations, proposed home sites 16-20 are packed together, presenting an absolute tract home appearance.

Please place this card in the box  
Thank you!

COMMENT CARD

The Reserve at Black Mountain  
Neighborhood Meeting - August 17, 2016

Gordon Hurst  
Name Street Address

hotudogvaz@yahoo.com 480 488-2569  
Email Address Phone Number

COMMENTS / CONCERNS:

① Drainage is a big concern  
flowing across BMR to Contona  
properties

Please place this card in the box  
Thank you!

② Traffic Flow on BMR is conflicting  
with foot traffic

COMMENT CARD

The Reserve at Black Mountain  
Neighborhood Meeting - August 17, 2016

FRANK RAKOS 8241 E Cavalry Dr  
Name Street Address

FRANK.RAKOS@COM.NET 480 272 7392  
Email Address Phone Number

COMMENTS / CONCERNS:

Density per tentative plan & layout of WAUS AREA  
Butter with EXISTING housing & DRAINAGE ISSUES.  
Comparison to other R1-43 plans already approved.

Please place this card in the box  
Thank you!

Drainage

COMMENT CARD

The Reserve at Black Mountain  
Neighborhood Meeting – August 17, 2016

(Smallflower  
#14)

Ann and Lisa Doche 34887 N 81<sup>st</sup> St  
Name Street Address

Adoche@cox.net 480.329-4401  
Email Address Phone Number

COMMENTS / CONCERNS: We were present for the Smallflower  
flood. Whereas the larger washes are taken into  
consideration, we have a lesser wash that  
runs from the proposed site through our back  
yard. Due to large wash demands there is  
(over)

Please place this card in the box.  
Thank you!

A concentration of houses on the NW quadrant (lots 14, 15, 16, 17) that are uphill of us and the displaced water will impact our lesser wash. Our wash is active with even light/med rain! We feel there needs to have safety reduced for less roof displacement to control water shed into our wash, the face our entire pool & house being flooded. OR the lots proposed will have to be graded in such a way (elevated) to re-direct natural flow to the proposed retention & drainage to the East & South.



# 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:** 536-PA-2016

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

**Location:** 84th St and Black Mountain Rd

**Site Posting Date:** August 8, 2016

**Applicant Name:** Alex Stedman

**Sign Company Name:** Dynamite Sign

**Phone Number:** 480-585-3031

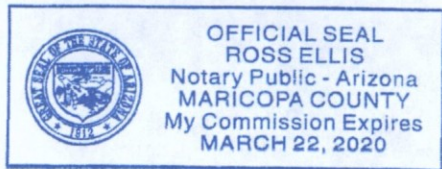
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Megan Begett  
Applicant Signature

8/8/16  
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 8 day of August 2016



Ross Ellis  
Notary Public

My commission expires: 3/22/2020

## 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: Wednesday, August 17, 2016  
Time: 6:00 P.M. - 7:00 P.M.  
Location: Foothill Academy Multi-purpose Room  
7191 E. Ashler Hills Dr., Scottsdale, AZ 85262

Site Address: NWC Black Mountain Rd. & 84th St.

### Project Overview:

- Request: A request to rezone the subject property from R1-190 to R1-43 ESL
- Description of Project and Proposed Use: The proposal would create a 24-lot single family residential community on +/- 35 acres.
- Site Acreage: 35.0 acres
- Site Zoning: R1-190

### Applicant Contact:

Alex Stedman 480-994-0994  
astedman@lvadesign.com

### City Contact:

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

Pre-Application #: 536-PA-2016 Available at City of Scottsdale: 480-312-7000

Project information may be researched at:

<https://eservices.scottsdaleaz.gov/bidgresources/Preapp/Search>

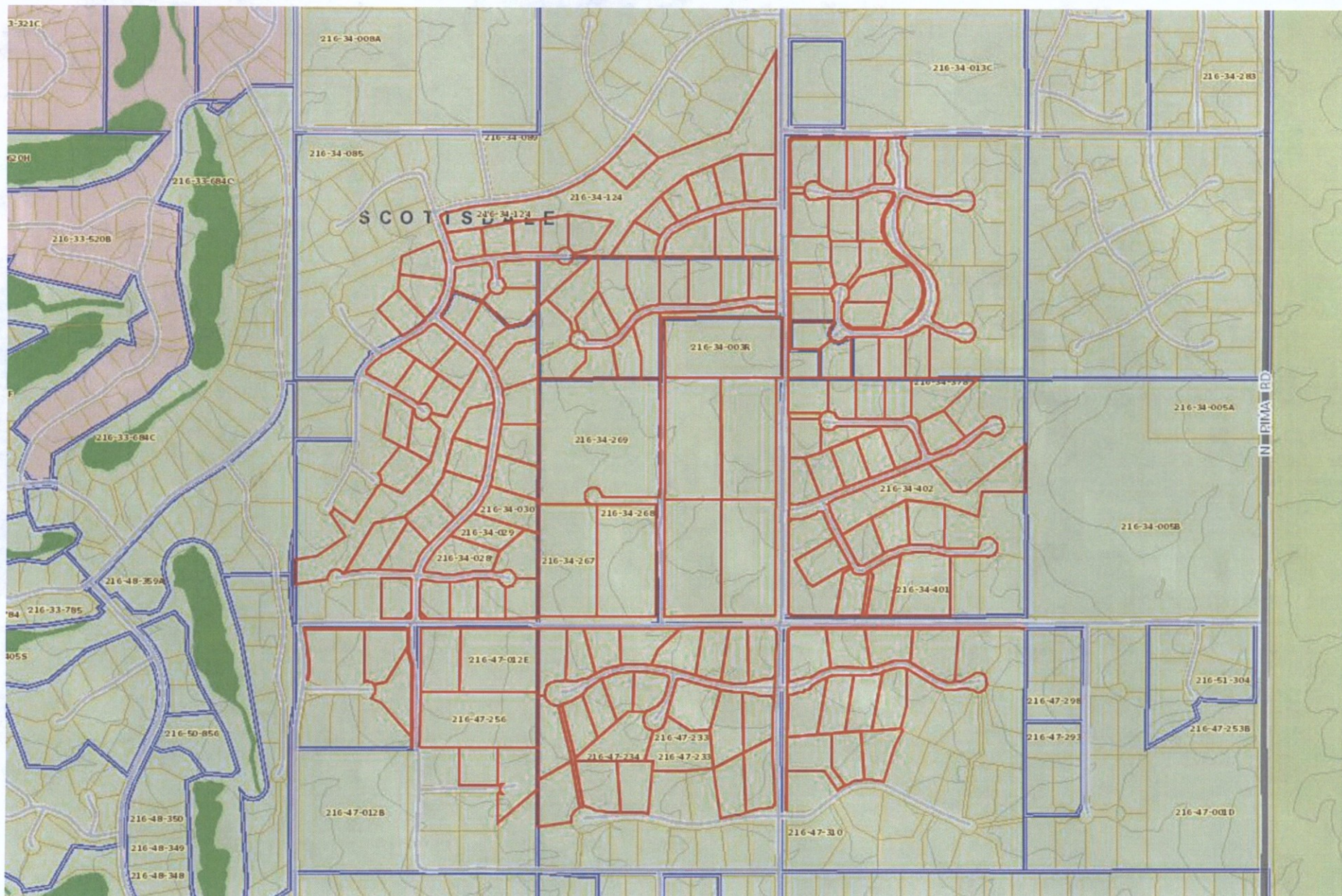
Posting Date: 8/5/16

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

8/5/16 13:10:53



750' BUFFER NOTIFICATION



LIST OF NAMES & CONTACT INFORMATION FOR CONTACTED PARTIES

APN	NAME	MAIL ADDRESS	CITY	ST	ZIP	COUNTRY	RETURNED BY MAIL
216-34-00	MINEO GARY P	8494 E CACTUS WREN CIR	SCOTTSDA	AZ	85266	USA	
216-34-00	PATIL ASHWINIKUMAR	7017 GOLFSIDE LN	PHOENIX	AZ	85042	USA	
216-34-00	MARCUS J NIEMELA TRUST	PO BOX 940	CAREFREE	AZ	85377	USA	
216-34-00	MINEO GARY P	8494 E CACTUS WREN CIR	SCOTTSDA	AZ	85266	USA	
216-34-00	TRAN VENTURES LLC	16435 N SCOTTSDALE DR	SCOTTSDA	AZ	85254	USA	
216-34-02	BROOKKE BRUCE M/JUDIE A	8069 E SAND FLOWER DR	SCOTTSDA	AZ	85253	USA	
216-34-02	WONG ASTRIA	8115 E SAND FLOWER DR	SCOTTSDA	AZ	85262	USA	
216-34-02	MILEWSKI WAYNE E/LINDA M	4901 WHITEHOUSE SPEN( WHITEHOL OH			43571	USA	
216-34-02	ASTLE WILLIAM D	8167 E SAND FLOWER DR	SCOTTSDA	AZ	85262	USA	
216-34-02	HERSHEY KARLA ROBIN	8193 E SAND FLOWER DR	SCOTTSDA	AZ	85266	USA	
216-34-02	HUBER FRIEDRICH/ILVA A	8174 E SAND FLOWER DR	SCOTTSDA	AZ	85262	USA	
216-34-02	COCHRANE STEPHEN T/DONOV	34743 N 81ST ST	SCOTTSDA	AZ	85266	USA	
216-34-02	ENGLAND JEFF A/VICKIE W	34779 N 81ST ST	SCOTTSDA	AZ	85262	USA	
216-34-03	JUNGHEIM LENA	34815 N 81ST ST	SCOTTSDA	AZ	85266	USA	
216-34-03	GAFFNEY FAMILY TRUST	34851 N 81ST ST	SCOTTSDA	AZ	85266	USA	
216-34-03	DOCHE ARMAND FRANK/LISA L	34887 N 81ST ST	SCOTTSDA	AZ	85262	USA	
216-34-03	WILLIAM J DONOVAN III/KRISTE	34923 N 81ST STREET	SCOTTSDA	AZ	85266	USA	
216-34-03	ROBERTS FAMILY REVOCABLE T	34959 N 81ST ST	SCOTTSDA	AZ	85266	USA	
216-34-03	RICHARDSON BRAD D/JANINE M	34894 N 81ST ST	SCOTTSDA	AZ	85262	USA	
216-34-03	RONALD R AND SUSAN C HAHN	34858 N 81ST ST	SCOTTSDA	AZ	85266	USA	
216-34-03	SULLIVAN LYNNE TR	34822 N 81ST ST	SCOTTSDA	AZ	85262	USA	
216-34-03	DELAWARE FAMILY LIVING TRU	34786 N 81ST ST	SCOTTSDA	AZ	85266	USA	
216-34-03	PRICE TIMOTHY J	34750 N 81ST	SCOTTSDA	AZ	85262	USA	
216-34-04	BONDY THOMAS J/VIOLETTA M	8070 E SAND FLOWER DR	SCOTTSDA	AZ	85262	USA	
216-34-04	JAMES ANDREA E/DAVID A	134 MANCHESTER	SHAVANO	TX	78249	USA	
216-34-04	NAGEL KERRY J/BOUROS GICA/A	8085 E VILLA CASSANDRA	SCOTTSDA	AZ	85266	USA	
216-34-04	GIBSON FRANK E/FLANAGAN SI	8111 E VILLA CASSANDRA	SCOTTSDA	AZ	85266	USA	
216-34-05	PARENTS RESIDENCE TRUST	1751 PINNACLE DR SUITE	MCLEAN	VA	22102	USA	
216-34-05	BJELLA KARMON T/LINDA L	453 PARTRIDGE AVE	ALPENA	MI	49707	USA	
216-34-05	ADKINS DAVID B/ERVIN SALLY J	1880 EAST MORTEN	PHOENIX	AZ	85020	USA	
216-34-05	ZBYTEK THOMAS J/MAN SUN	35002 N 81ST ST	SCOTTSDA	AZ	85262	USA	
216-34-05	SMITH WILLIAM TERRY/MARCIA	34966 N 81ST ST	SCOTTSDA	AZ	85262	USA	
216-34-05	KARL AND KIM KUO TRUST	35031 N 81ST ST	SCOTTSDA	AZ	8.53E+08	USA	
216-34-05	SMITH STEPHEN/FERMINA	35067 N 81ST ST	SCOTTSDA	AZ	8.53E+08	USA	
216-34-05	SAND FLOWER COMMUNITY AS	608 E MISSOURI AVE STE	PHOENIX	AZ	85012	USA	
216-34-05	SAND FLOWER COMMUNITY AS	PO BOX 73259	PHOENIX	AZ	85050	USA	ATTEMPTED - NOT KNOWN UNABLE TO FI
216-34-05	SAND FLOWER COMMUNITY AS	PO BOX 73259	PHOENIX	AZ	85050	USA	ATTEMPTED - NOT KNOWN UNABLE TO FI
216-34-06	SAND FLOWER COMMUNITY AS	PO BOX 73259	PHOENIX	AZ	85050	USA	ATTEMPTED - NOT KNOWN UNABLE TO FI
216-34-06	MOORE MICHELLE M/FANGER F	8029 E ARROYO SECO RD	SCOTTSDA	AZ	85262	USA	
216-34-06	HOLESKI KENNETH	8143 E ARROYO SECO RD	SCOTTSDA	AZ	85266	USA	
216-34-06	DYKES DAVID W	8157 E ARROYO SECO RD	SCOTTSDA	AZ	85266	USA	
216-34-06	FISHER PETER F/JEANNE A	8230 E ARROYO SECO RD	SCOTTSDA	AZ	85266	USA	
216-34-06	HILSTON FAMILY TRUST	8216 ARROYO SECO RD	SCOTTSDA	AZ	85262	USA	
216-34-06	EGAN MAURICE D/ABBY S	8154 ARROYO SECO RD	SCOTTSDA	AZ	85266	USA	
216-34-06	DEMSEY TODD R/MELINDA PAT	8140 ARROYO SECO RD	SCOTTSDA	AZ	85262	USA	
216-34-06	KIESTER STEVE R/JANE E	8863 SPRINGWOOD DR	WOODBUF	MN	55125	USA	
216-34-06	MARGARET JANE WATSON TRU	35152 N 80TH WY	SCOTTSDA	AZ	85266	USA	
216-34-07	TAYLOR CURRY/NANCY	35128 N 80TH WY	SCOTTSDA	AZ	85262	USA	
216-34-07	SANDRA K WABS REVOCABLE LI	35056 N 80TH WAY	SCOTTSDA	AZ	85266	USA	
216-34-11	DANZ BRIAN M/MELANIE G	8243 ARROYO HONDA RD	SCOTTSDA	AZ	85262	USA	
216-34-11	8386AS LLC	500 NORTH PARK SUITE 4C	ATLANTA	GA	30328	USA	
216-34-11	SHIELDS PAUL DAVID/ADRIA AN	8370 E ARROYO SECO RD	SCOTTSDA	AZ	85262	USA	
216-34-11	SHARON L MCCOLLAM LIVING T	8354 E ARROYO SECO RD	SCOTTSDA	AZ	8.53E+08	USA	
216-34-11	SHIRAI JUNE J	8338 E ARROYO SECO RD	SCOTTSDA	AZ	85266	USA	
216-34-11	WELCH RONALD G/WENDY S	8322 E ARROYO SECO RD	SCOTTSDA	AZ	85266	USA	
216-34-11	SCHLENKER DAVID A/JULIE B	8306 E ARROYA SECO RD	SCOTTSDA	AZ	85262	USA	
216-34-12	STEECH ANTHONY/OMAYRA	8341 E ARROYO SECO RD	SCOTTSDA	AZ	85266	USA	
216-34-12	ANDERSON LINDA SUE	8357 ARROYO SECO RD	SCOTTSDA	AZ	85262	USA	
216-34-12	WHITING ADAM/ANNABEL	8373 E ARROYO SECO RD	SCOTTSDA	AZ	85266	USA	
216-34-12	SAND FLOWER COMMUNITY AS	P O BOX 73259	PHOENIX	AZ	85050	USA	
216-34-22	ARIAS LUCY S	8396 E CAVALRY DR	SCOTTSDA	AZ	85266	USA	
216-34-22	IDEN ROBERT F/MARYEVELYN	8374 E CAVALRY DR	SCOTTSDA	AZ	85262	USA	
216-34-22	PDM TRUST	8352 E CAVALRY DR	SCOTTSDA	AZ	85266	USA	



216-47-22: GORMAN HOWARD/ANGELA	4216 EDGEVALLEY LANDI	CALGARY AB	T3A SV2	CANADA
216-47-22: GONG MARK A/SHULING TR	8254 E TUMBLEWEED DR	SCOTTSDA AZ	85262	USA
216-47-22: ROWLAND GREGG/ANNE	8286 EAST TUMBLEWEED	SCOTTSDA AZ	85266	USA
216-47-22: MARONI JAMES P/STAMOS EVA	8358 E TUMBLEWEED DR	SCOTTSDA AZ	85262	USA
216-47-22: CHEN CHRISTOPHER DAVID	8382 E TUMBLEWEED DR	SCOTTSDA AZ	85262	USA
216-47-23: ASBURY KARA L/DARKOH-AMPE	8383 NIGHTENGALE STAR	SCOTTSDA AZ	85266	USA
216-47-23: GORDON S HURST AND MARGA	8359 E NIGHTINGALE STA	SCOTTSDA AZ	85262	USA
216-47-23: SILVA THOMAS A/NEDA	8331 E NIGHINGALE STAR	SCOTTSDA AZ	85266	USA
216-47-23: SCHNEEBACHER ALEXANDER T I	34405 N 83RD ST	SCOTTSDA AZ	85262	USA
216-47-23: MACKAY NEIL V	34402 N 83RD ST	SCOTTSDA AZ	85262	USA
216-47-23: WERICK PATRICK R/BETTY S	34454 N 83RD ST	SCOTTSDA AZ	85266	USA
216-47-23: ALTAMURA PEGGY TR	2625 E CAMELBACK RD 11	PHOENIX AZ	85016	USA
216-47-23: AUGUSTE JOSEPH L/BARBARA A	8263 E NIGHTINGALE STA	SCOTTSDA AZ	85262	USA
216-47-23: ROPICKY MICHAEL J/MARIELLE	MDT 634-4 PO BOX 801	MENDHAM NJ	7945	USA
216-47-23: WICKER JOE H JR/GRETCHEN G	8215 E NIGHTINGALE STA	SCOTTSDA AZ	85262	USA
216-47-24: MURRAY BRIAN L/JENNIFER R	8214 E NIGHTINGALE STA	SCOTTSDA AZ	85266	USA
216-47-24: PROSSER ROBIN J/PETERSON SF	8238 E NIGHTINGALE STA	SCOTTSDA AZ	85262	USA
216-47-24: NAVARRETE KATHLEEN E	8262 E NIGHTINGALE STA	SCOTTSDA AZ	85262	USA
216-47-24: BURTON WILLIAM CRAIG/FLINN	8286 E NIGHTINGALE STA	SCOTTSDA AZ	85266	USA
216-47-24: HOLLOWAY WILLIAM W/JOANN	8310 E NIGHTINGALE STA	SCOTTSDA AZ	85262	USA
216-47-24: ASTERINO CHRISTOPHER J/MICI	8334 E NIGHTINGALE STA	SCOTTSDA AZ	85262	USA
216-47-24: DRAKULOVIC MILUTIN/BEBA	8358 E NIGHTINGALE STA	SCOTTSDA AZ	85266	USA
216-47-24: WENDT REVOCABLE TRUST	8382 E NIGHTINGALE STA	SCOTTSDA AZ	85266	USA
216-47-24: CORTONA COMMUNITY ASSOCI	1600 W BROADWAY RD S	TEMPE AZ	85282	USA
216-47-25: CORTONA COMMUNITY ASSOCI	1600 W BROADWAY RD S	TEMPE AZ	85282	USA
216-47-25: RICHARD CRANEY AND PAMELA	34425 N 81ST	SCOTTSDA AZ	85262	USA
216-47-25: RICHARD CRANEY AND PAMELA	34425 N 81ST	SCOTTSDA AZ	85262	USA
216-47-28: RICHARD LLOYD FAUL AND LISA	5806 E CALLE MARITA	CAVE CREE AZ	85331	USA
216-47-28: HILLERUD IAN DAVID/ANDREA I	1420 KINGSWOOD POND	SAINT PAU MN	55122	USA
216-47-28: SUNFLOWER ESTATES BLACK M	17787 N PERIMETER DR S	SCOTTSDA AZ	85255	USA
216-47-32: KROLL BRANDON/MARKS JAMIE	8474 E TUMBLEWEED DR	SCOTTSDA AZ	85266	USA
216-47-32: MARTIN TRUST I	8452 E TUMBLEWEED DR	SCOTTSDA AZ	85266	USA
216-47-32: HARGENS ROGER A/JANE E	6013 N WINDWOOD DR	JOHNSTON IA	50131	USA
216-47-32: DEKA COMPANY LLC/KLECK RO	1733 N GREENFIELD RD S	MESA AZ	85205	USA
216-47-32: MILIOTES JAMES D/ANNA L	8227 E GRANITE PASS RD	SCOTTSDA AZ	85266	USA
216-47-32: BOYD JEFFREY D/JOANN	PO BOX 2079	CAREFREE AZ	85377	USA
216-47-33: HILL DERRICK/ANNETTE	8469 E NIGHTINGALE STA	SCOTTSDA AZ	85266	USA
216-47-33: ROTHERHAM THOMAS G/SHAR	130 N GARLAND CT #3704	CHICAGO IL	60602	USA
216-47-33: GIANNINI JACK E/CAROLE	22386 FOX TAIL DR	KIDEER IL	60047	USA
216-47-34: GIANNINI JACK M/GINA	22386 FOX TAIL DR	KIDEER IL	60047	USA
216-47-34: CHARLTON TERRY/MELODY KA	29269 N 69TH WY	SCOTTSDA AZ	85266	USA
216-47-34: SIERRA BOULDERS HOMEOWNE	PO BOX 39242	PHOENIX AZ	85069	USA
216-47-34: SIERRA BOULDERS HOMEOWNE	PO BOX 39242	PHOENIX AZ	85069	USA
216-47-34: SIERRA BOULDERS HOMEOWNE	PO BOX 39242	PHOENIX AZ	85069	USA

September 30, 2016

Re: The Reserve at Black Mountain – 2<sup>nd</sup> Neighborhood Meeting

Dear Neighbor/Property Owner:

In August of this year we hosted a community meeting to present our plans for a 24-lot community near your home. During that meeting, our team listened carefully to neighbors and attendees, and we have subsequently made positive changes to the plan to increase setbacks and reduce the number of homes adjacent to existing communities. A copy of the updated plan is provided with this letter.

Since that meeting, we have added 5 additional acres to the overall project area in our northeast corner. The existing home on this property (Lot 21) will remain. We have shown two additional homesites to the east and west of lot 21 for an overall of 27 lots in our proposal.

Many aspects of the plan have remained the same from our first meeting in August. No change to the City's General Plan is proposed. We are requesting a zoning map change to R1-43 ESL, which is the zoning of all of the homes in the surrounding developments (see attached zoning map). Our proposal will restrict the density on the site to 0.68 homes per acre, and the height of the homes will be limited to 24 feet. The minimum lot size is  $\frac{3}{4}$  of an acre, and much of the area not utilized for new homes and yards will be placed into protected open space.

Because of these updates to our plan, we are hosting an additional community meeting to answer any questions before making a formal application submittal to the City of Scottsdale.

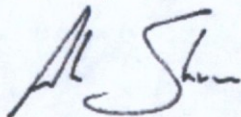
**DATE: Tuesday, October 11, 2016**

**TIME: 5:00pm-6:00pm**

**LOCATION: Foothills Academy Multi-purpose Room  
(7191 E Ashler Hills Dr. Scottsdale, AZ 85262)**

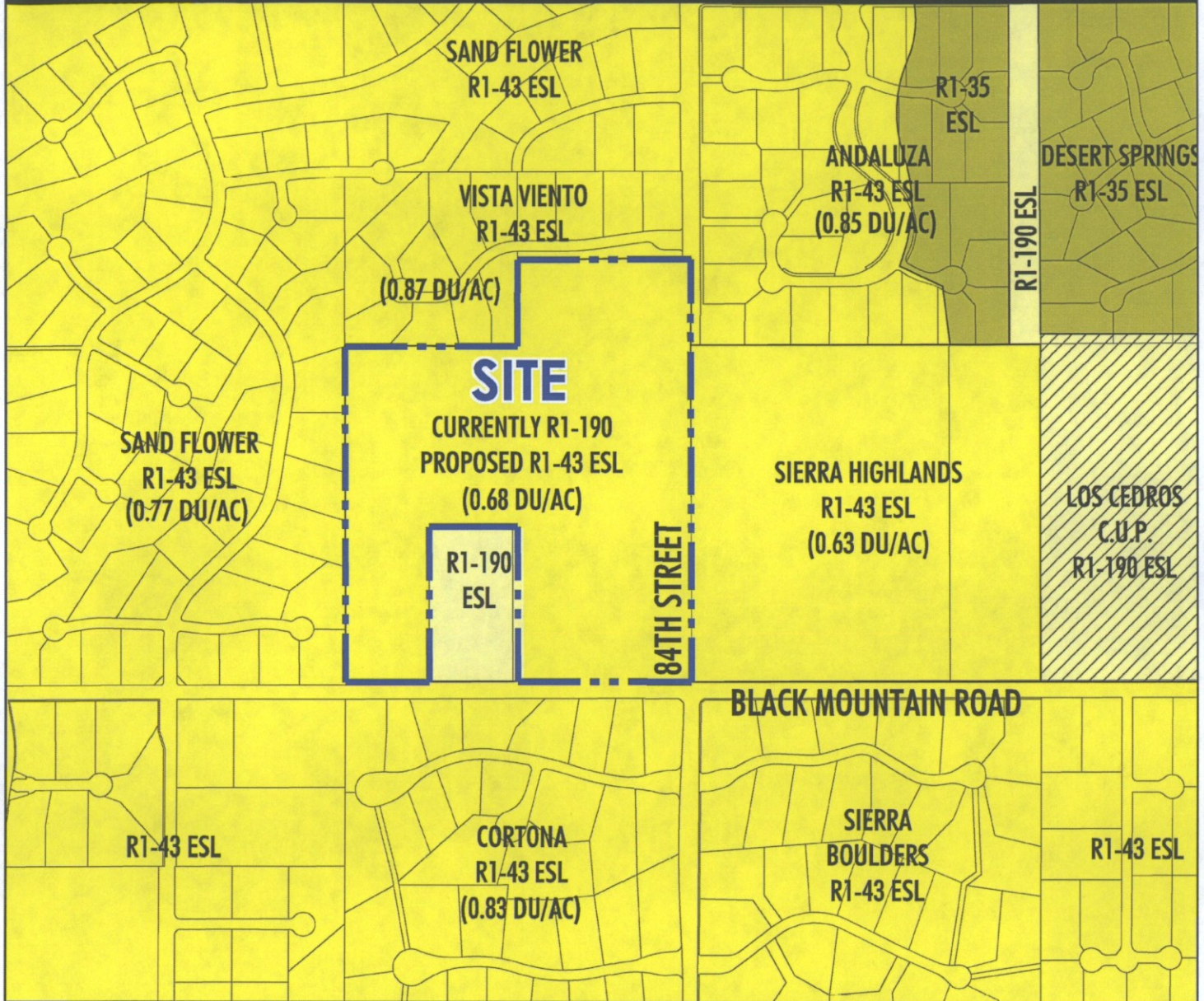
Thank you for your time and interest! If you are unable to attend the neighborhood meeting and wish to provide input, please contact me or Jennifer Hall of Rose Law Group at 480-505-3939 or Jhall@roselawgroup.com. Comments will be made part of the public record for inclusion in the case file.

Sincerely,



Alex Stedman  
Planning Manager  
**LVA Urban Design Studio**  
Email: [astedman@LVAdesign.com](mailto:astedman@LVAdesign.com)

# PROPOSED ZONING



## LEGEND

- R1-190 ESL
- R1-43 ESL
- R1-35 ESL





LEGEND	
---	SITE BOUNDARY
SITE DATA	
SITE AREA (GROSS):	39.6 AC (+/-)
CURRENT ZONING:	R1-190 ESL
PROPOSED ZONING:	R1-43 ESL
PROPOSED # OF LOTS:	27
GROSS DENSITY:	0.68 DU/AC
PROPOSED DEVELOPMENT STANDARDS:	
	R1-43 ESL
MINIMUM LOT AREA:	32,250 SQ. FT.
MINIMUM LOT WIDTH:	113'
FRONT SETBACK:	30'
SIDE SETBACK:	15'
REAR SETBACK:	26'

**LVA** urban design studio  
 land planning • development entitlements • landscape architecture  
 120 south ash avenue • tempe, arizona 85281 • 480.994.0994

## THE RESERVE at BLACK MOUNTAIN CONCEPTUAL SITE PLAN

NORTH  
 APPROX. SCALE: NTS  
 1422 DRAWN BY: PR 7/29/16

PRELIMINARY NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.  
 This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it is prepared. No use of and no reliance on this document without written authorization and approval by LVA Urban Design Studio, L.L.C. shall be without liability to LVA Urban Design Studio, L.L.C.  
 © 1422 NORTH & BLACK MOUNTAIN RD/LAND PLANNING/LVA-1422-SETTING PLAN 2016-07-21.dwg July 29, 2016

Project Neighborhood Meeting – The Reserve at Black Mountain

Location Foothills Academy

Date and Time Tuesday, October 11, 2016

### PUBLIC MEETING SIGN-IN SHEET

	Name	Address	Phone	Email
1	Jenny Murray	8214 E Nightingale Star	503-709-9676	jenmurray1@yahoo.com
2	Kathleen Navarrete	8262 E Nightingale Star Dr	480-664-4683	newtkh@cox.net
3	Omayra Steech	8341 E. Arroyo Seco Rd.	480-772-1720	osteech@gmail.com
4	Tony Steech			
5	MARGO HURST & Gordon	8359 E. NIGHTINGALE STAR DR	480-488-7567	
6	JOANNE THOMPSON	8363 E CAVALRY DR SWL	480-488-1149	joannny@aol.com
7	Lora Docke	34887 N 81 <sup>st</sup> ST	480-980-2863	1134-docke@cox.net
8				
9				
10				



Project Neighborhood Meeting — The Reserve at Black Mountain

Location Foothills Academy

Date and Time Tuesday, October 11, 2016

### PUBLIC MEETING SIGN-IN SHEET

	Name	Address	Phone	Email
31	Anne & Bob Hilton	8285 E Cavalry Dr.	480-595-3937	rwilton2@msn.com
32	BETTY & PATRICK WERICK	3650 N. 33 <sup>RD</sup> ST 85266	480-221-8585	
33				
34				
35				
36				
37				
38				
38				
40				



my children, Building two more homes on  
the NW 5-acre parcel would negatively  
impact my view, most likely affect my  
ability to sell my home, and absolutely  
negatively affect what I can sell my home  
for. I get it - more homes you can build  
the more \$ in your pocket - but those  
are \$ you will be taking from me and  
my boys. That negatively impacts my family's  
future. The 5-acre lot should hold only  
1 home and 1 home only. Just because you  
might be able to do something doesn't make  
it the right thing to do. I will do my best to  
ensure my children's future.

COMMENT CARD

The Reserve at Black Mountain  
Neighborhood Meeting – October 11, 2016

Tony Steech	8341 E. Arroyo Seco Rd
Name	Street Address
tonysteech@gmail.com	602 327 0305
Email Address	Phone Number

COMMENTS / CONCERNS:

Opposed to increased density in the proposed development. Disappointed with the destruction of the desert in this and Anaiweza + Sierra Highway. For 2 years we've had to endure negative aspects of development →

Please place this card in the box.  
Thank you!

- Destruction of Plants = increased Road Noise  
from Pima

- Loud Noise from Jack hammers for 2 years

- Loud Noise from earthmovers starting up  
at 6 Am

- Quiet destruction of the environment we bought  
and pay for with long commutes and  
high prices

COMMENT CARD

The Reserve at Black Mountain  
Neighborhood Meeting – October 11, 2016

Omayra Steech 8341 E. Arrowood Seco Rd. Scottsdale AZ 85260  
Name Street Address

osteech@gmail.com 480-772-1720  
Email Address Phone Number

COMMENTS / CONCERNS:

We are opposed to the re-zoning of homes + do NOT want the desert to be excavated for profit.  
We purchased our beautiful home "away" from noise (road + construction). We already suffer from both road (Pima) noise + construction noise. Please place this card in the box. Thank you! From the Andaluza  
+ Sierra Highlands developments. IF you re-zone + build our →

home would be filled w/ construction noise & dust.  
Please, Build somewhere else.

We don't want to move & fear the project  
would lower the value of our home from  
excess noise - both construction & road (Pine)

COMMENT CARD

The Reserve at Black Mountain  
Neighborhood Meeting – October 11, 2016

Greg Don Hurst 8359 E Nightingale St  
Name Street Address

hotubynas@yahoo.com 480 488-2569  
Email Address Phone Number

COMMENTS / CONCERNS:

lots 3 & 4 appear very close to  
folks on North side of Nightingale  
with view deck they have direct sight  
in pool areas.

Please place this card in the box.  
Thank you!





# 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: 536-PA-2016

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

Location: 84th St and Black Mountain Rd

Site Posting Date: Original post August 5, 2016; Updated October 4, 2016

Applicant Name: Alex Stedman; LVA Urban Design Studio

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

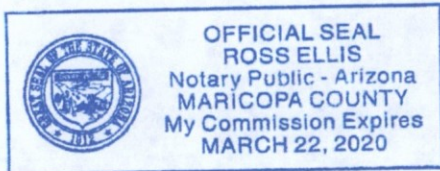
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Meghan Kopp  
Applicant Signature

10/4/16  
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 4th day of October 2016



Ross Ellis  
Notary Public

My commission expires: 3/22/2020

## 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:** Tuesday, October 11, 2016  
**Time:** 5:00 P.M. - 6:00 P.M.  
**Location:** Foothill Academy Multi-purpose Room  
7191 E. Ashler Hills Dr., Scottsdale, AZ 85262

**Site Address: NWC Black Mountain Rd. & 84th St.**

### Project Overview:

- **Request:** A request to rezone the subject property from R1-190 to R1-43 ESL
- **Description of Project and Proposed Use:** The proposal would create a 27-lot single family residential community on +/- 40 acres.
- **Site Acreage:** 40.0 acres
- **Site Zoning:** R1-190

### Applicant Contact:

Alex Stedman 480-994-0994  
astedman@lvadesign.com

### City Contact:

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

**Pre-Application #: 536-PA-2016 Available at City of Scottsdale: 480-312-7000**

**Project information may be researched at:** **Posting Date: 8/5/16**  
<https://eservices.scottsdaleaz.gov/bldgresources/Preapp/Search>

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

10/4/16 13:11:55



# 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: 536-PA-2016

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

Location: 84th St and Black Mountain Rd

Site Posting Date: August 8, 2016

Applicant Name: Alex Stedman

Sign Company Name: Dynamite Sign

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.

Megan Reggatt  
Applicant Signature

8/8/16  
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 8 day of August 2016



Ross Ellis  
Notary Public

My commission expires: 3/22/2020

## 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: Wednesday, August 17, 2016  
Time: 6:00 P.M. - 7:00 P.M.  
Location: Foothill Academy Multi-purpose Room  
7191 E. Ashler Hills Dr, Scottsdale, AZ 85262

Site Address: NWC Black Mountain Rd. & 84th St.

### Project Overview:

- Request: A request to rezone the subject property from R1-190 to R1-43 ESL
- Description of Project and Proposed Use: The proposal would create a 24-lot single-family residential community on +/- 35 acres
- Site Acreage: 35.0 acres
- Site Zoning: R1-190

### Applicant Contact:

Alex Stedman 480-994-0994  
astedman@lvadesign.com

### City Contact:

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

Pre-Application #: 536-PA-2016 Available at City of Scottsdale 480-312-7000

Project information may be researched at Posting Date 8/5/16

<https://eservices.scottsdaleaz.gov/bldgresources/Preapp/Search>

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

16 13 10 53



# 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: 26-ZN-2016

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

Location: NWC 84th St and E Black Mountain Rd

Site Posting Date: 2/28/17

Applicant Name: LVA Alex Steadman

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

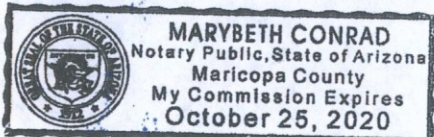
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Meghan Higgett  
Applicant Signature

2/28/17  
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 28<sup>th</sup> day of February 2017



Marybeth Conrad  
Notary Public  
My commission expires: 10-25-20

## City of Scottsdale -- Current Planning Division

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



City of Scottsdale  
PUBLIC NOTICE

# ZONING/PUBLIC HEARINGS

City Hall, Kiva  
3939 N. Drinkwater Boulevard  
<https://eservices.scottsdaleaz.gov/bldgresources/Cases>

PLANNING COMMISSION: 5:00 P.M., 3/22/2017  
CITY COUNCIL: 5:00 P.M., TBD

REQUEST: by owner for a Zoning District Map Amendment from Single-family Residential Environmentally Sensitive Lands (R1-190/ESL) district to Single-family Residential Environmentally Sensitive Lands (R1-43/ESL) district, on approximately +/-45-acre site.

LOCATION: the northwest corner of N. 84th Street and E. Black Mountain Road

Case Number: 26-ZN-2016

Posting  
Date:  
2/28/17

**Applicant Contact:**

LVA - Alex Stedman 480-994-0994  
astedman@lvadesign.com

**City Contact:**

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

Case File Available at City of Scottsdale 480-312-7000

Project information may be researched at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases>

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

2/28/17 09:49:05



# 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: 536-PA-2016

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

Location: 84th St and Black Mountain Rd

Site Posting Date: Original post August 5, 2016; Updated October 4, 2016

Applicant Name: Alex Stedman; LVA Urban Design Studio

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

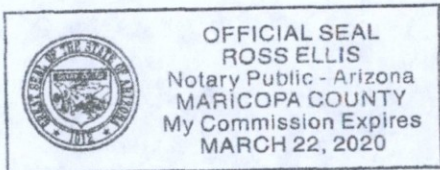
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Meghan Kiggoff  
Applicant Signature

10/4/16  
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 4th day of October 2016



Ross Ellis  
Notary Public

My commission expires: 3/22/2020

## 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: Tuesday, October 11, 2016  
Time: 5:00 P.M. - 6:00 P.M.  
Location: Foothill Academy Multi-purpose Room  
7191 E. Ashler Hills Dr., Scottsdale, AZ 85262

**Site Address: NWC Black Mountain Rd. & 84th St.**

### Project Overview:

- Request: A request to rezone the subject property from R1-190 to R1-43 ESL
- Description of Project and Proposed Use: The proposal would create a 27-lot single family residential community on +/- 40 acres.
- Site Acreage: 40.0 acres
- Site Zoning: R1-190

### Applicant Contact:

Alex Stedman 480-994-0994  
astedman@lvadesign.com

### City Contact:

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

Pre-Application #: 536-PA-2016 Available at City of Scottsdale: 480-312-7000

Project information may be researched at: Posting Date: 8/5/16  
<https://eservices.scottsdaleaz.gov/bldgresources/Preapp/Search>

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

10/4/16 13:11:55





# 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: 26-ZN-2016

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

Location: NWC 84th St and E Black Mountain Rd

Site Posting Date: Original Posting Date 2/28/17; Updated 4/5/17

Applicant Name: LVA Alex Steadman

Sign Company Name: Dynamite Signs

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.

Meghan Kiggitt  
Applicant Signature

4/5/17  
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 5th day of April 2017



Marybeth Conrad  
Notary Public

My commission expires: 10-25-20

## City of Scottsdale -- Current Planning Division

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



City of Scottsdale  
PUBLIC NOTICE

# ZONING/PUBLIC HEARINGS

City Hall, King  
3539 N. Drinkwater Boulevard  
<http://www.cityofscottsdaleaz.gov/bid/resources/Cases>

PLANNING COMMISSION: 5:00 P.M., 3/22/2017  
CITY COUNCIL: 5:00 P.M., 4/25/2017

REQUEST: by owner for a Zoning District Map Amendment from Single-Family Residential Environmentally Sensitive Lands (R1-16/ESL) district to Single-Family Residential Environmentally Sensitive Lands (R1-43/ESL) district on approximately 4.4-acre site.

LOCATION: the northwest corner of N. 84th Street and E. Black Mountain Road

Case Number: 26-ZN-2016

Posting  
Date  
2/28/17

Applicant Contact:

City Contact:

LVA - Alex Steadman 480-994-0994  
asteadman@lvaesign.com

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

Case File Available at City of Scottsdale 480-312-7000

Project information may be researched at: <http://www.cityofscottsdaleaz.gov/bid/resources/Cases>  
Priority for reviewing or defining sign shall be date of last hearing. Applicant Responsible for Sign Removal

4/5/17 12:34:42