

Marked Agendas
Approved Minutes
Approved Reports

CITY COUNCIL



Meeting Date: October 17, 2017
 General Plan Element: *Land Use*
 General Plan Goal: *Create a sense of community through land uses*

ACTION

Bellissima Estates
 4-PP-2016

Request to consider the following:

Approval of a final plat for a 6-lot subdivision on a +/- 6.5-acre site with Single-family Residential (R1-35) zoning located at 9830 East Jenan Drive.

Key Items for Consideration

- Equestrian trails to be provided along E. Jenan Drive and N. 98th Street
- Development Review Board heard this case on May 18, 2017 and approved the preliminary plat with a unanimous vote of 6-0

OWNER

Deacetis-Francis Custom Homes
 480-695-4404

APPLICANT CONTACT

Wayne Rosendahl or Elaine Rosendahl
 Rosendahl Engineering
 480-599-1263

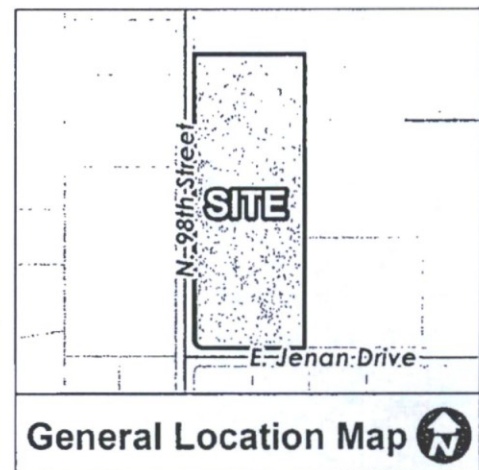
LOCATION

9830 E Jenan Drive

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Suburban Neighborhoods. This category includes medium to small-lot single-family neighborhoods or subdivisions.



Zoning

The site is zoned Single-family Residential (R1-35) district. The R1-35 zoning district is intended to promote and preserve residential development, and allows single-family development with a minimum lot size of 35,000 square feet.

Context

The subject property is located south of the southeast corner of East Cactus Road and North 98th Street and is surrounded by single-family detached residential units with an equestrian character.

Adjacent Uses and Zoning

- North Single-family residential, zoned R1-35.
- South Single-family residential, zoned R1-43 PRD.
- East Single-family residential, zoned R1-35.
- West Single-family residential, zoned R1-35.

APPLICANTS PROPOSAL

Development Information

The development proposal includes a final plat for a new 6-lot single-family residential subdivision on a 5.79 acre site. The existing public streets (North 98th Street and East Jenan Drive) will provide access to the new lots. The owner will construct half street improvements in conformance with the Transportation Master Plan.

- Existing Use: Vacant (prior use was horse stables and arenas)
- Proposed Use: Single-family residential subdivision
- Parcel Size: 252,193 square feet / 6.54 gross acres / 5.79 net acres
- Building Height Allowed: 30 feet
- Building Height Proposed: Up to 30 feet
- Density Allowed: 1.25 dwelling units per acre
- Density Proposed: 1.09 dwelling units per acre

IMPACT ANALYSIS

Traffic

Access will be provided to the 6 lots through the existing public streets. The existing street network has been designed to accommodate anticipated traffic that will be generated by this subdivision. The owner will construct half-street improvements in conformance with the Transportation Master Plan.

Trails

The City of Scottsdale Trails Master Plan identifies a planned trail along the east side of North 98th Street. As part of the improvements for the subdivision, the property owner will be constructing an

8-foot-wide unpaved trail adjacent to the 98th Street and Jenan Drive paved improvements in accordance with the requirements of the Design Standards & Policies Manual. The trail will be located within the existing right-of-way for North 98th Street and East Jenan Drive.

Water/Sewer

The developer is responsible for new water and sewer service infrastructure to the site, and there are no anticipated impacts to service in the area.

Public Safety

The Scottsdale Public Safety departments have reviewed the proposed subdivision plat, and there are no adverse impacts to police and fire services anticipated as a result of this subdivision.

School District Comments/Review

The Scottsdale Unified School District was notified of this application and there is no density increase to the area plan that would impact schools.

Open Space

There is no specific common open space required for the subdivision. Open space is generally created on individual lots within an R1-35 subdivision by the required front yard and rear yard setbacks.

Community Involvement

Surrounding property owners within 750 feet of the site have been notified and the site has been posted. Prior to the Development Review Board hearing, staff received emails and phone calls from surrounding property owners with concerns regarding drainage and removal of equestrian uses in the neighborhood.

Policy Implications

This final plat is consistent in density, the requirements of the Zoning Ordinance, and the Design Standards & Policies Manual. All stipulations and ordinance requirements have been addressed. Approval of this request will enable the final plat to be recorded, establishing lots and easements.

OTHER BOARDS & COMMISSIONS

Development Review Board

Development Review Board heard this case on May 18, 2017 and approved the preliminary plat with a unanimous vote of 6-0.

Staff's Recommendation

Staff recommended the Development Review Board approve the proposed preliminary plat for Bellissima Estates, per the attached stipulations, finding that the provisions of the Development Review Board Criteria have been met.

RECOMMENDATION

Recommended Approach:

Approval of a final plat for a 6-lot subdivision with Single-family Residential (R1-35) zoning located at 9830 East Jenan Drive.

RESPONSIBLE DEPARTMENT

Planning and Development Services
Current Planning Services

STAFF CONTACT

Bryan Cluff
Senior Planner
480-312-2258
E-mail: bcluff@ScottsdaleAZ.gov

APPROVED BY



Bryan Cluff, Report Author

9/28/17

Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

9/28/2017

Date



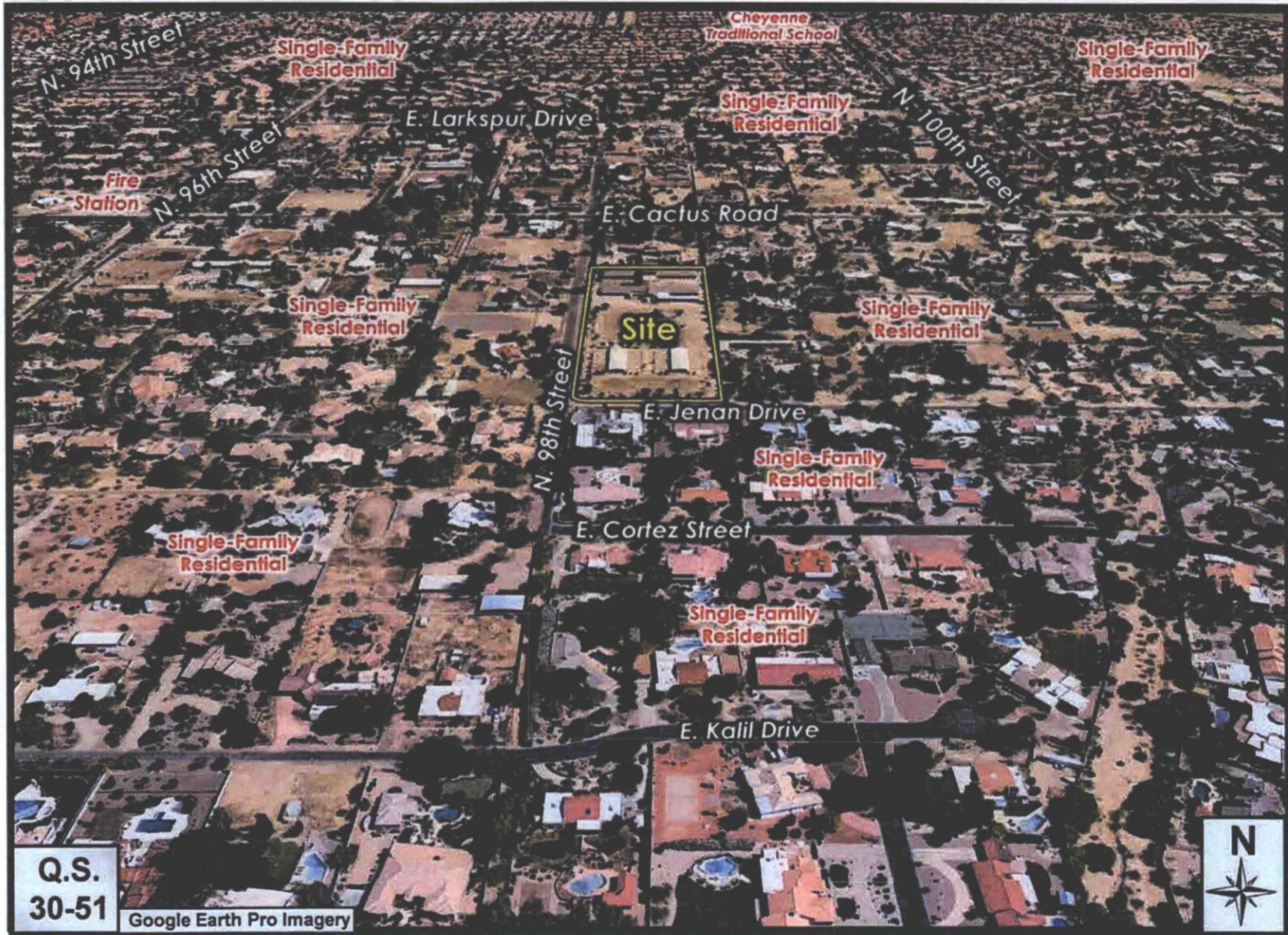
Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

9/29/17

Date

ATTACHMENTS

1. Context Aerial
- 1A. Close-Up Aerial
2. Zoning Map
3. Preliminary Plat
4. Final Plat
5. May 18, 2016 Development Review Board meeting minutes



Bellissima Estates

ATTACHMENT 1

4-PP-2016



Q.S.
30-51

Google Earth Pro Imagery

Bellissima Estates

ATTACHMENT 1A

4-PP-2016



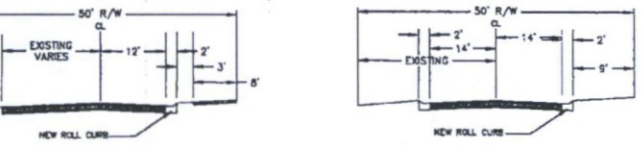
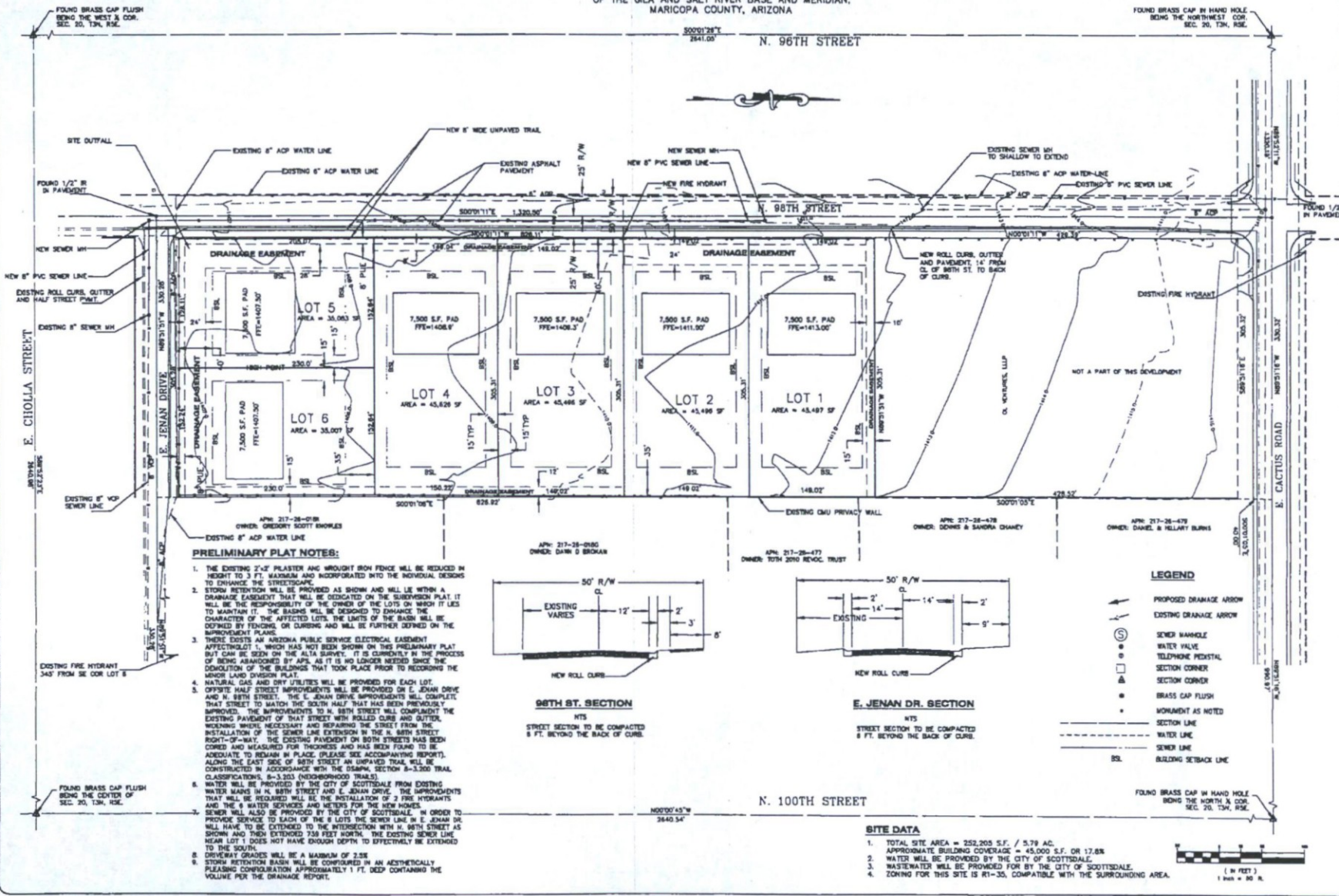
Bellissima Estates

Attachment 2

4-PP-2016

PRELIMINARY PLAT SITE PLAN BELLISSIMA ESTATES

BEING A PORTION OF THE NORTHWEST QUARTER
SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



LEGEND

- PROPOSED DRAINAGE ARROW
- EXISTING DRAINAGE ARROW
- SEWER MANHOLE
- WATER VALVE
- TELEPHONE PEDISTAL
- SECTION CORNER
- SECTION CORNER
- BRASS CAP FLUSH
- MONUMENT AS NOTED
- SECTION LINE
- WATER LINE
- SEWER LINE
- BUILDING SETBACK LINE

SITE DATA

- TOTAL SITE AREA = 252,205 S.F. / 5.79 AC.
- APPROXIMATE BUILDING COVERAGE = 45,000 S.F. OR 17.8%
- WATER WILL BE PROVIDED BY THE CITY OF SCOTTSDALE.
- WASTEWATER WILL BE PROVIDED FOR BY THE CITY OF SCOTTSDALE.
- ZONING FOR THIS SITE IS R1-35, COMPATIBLE WITH THE SURROUNDING AREA.

REV. NO. _____

DESCRIPTION _____

ROSENDAHL
ENGINEERING

BELLISSIMA ESTATES
PRE-PLAT SITE PLAN

9830 E. JENAN DRIVE
LOT 2

BELLISSIMA FARMS MINOR LAND DIVISION

OWNER
DANIEL & HELLARY BURNS, INC.
1500 N. 10TH AVENUE, SUITE 100
SCOTTSDALE, AZ 85258

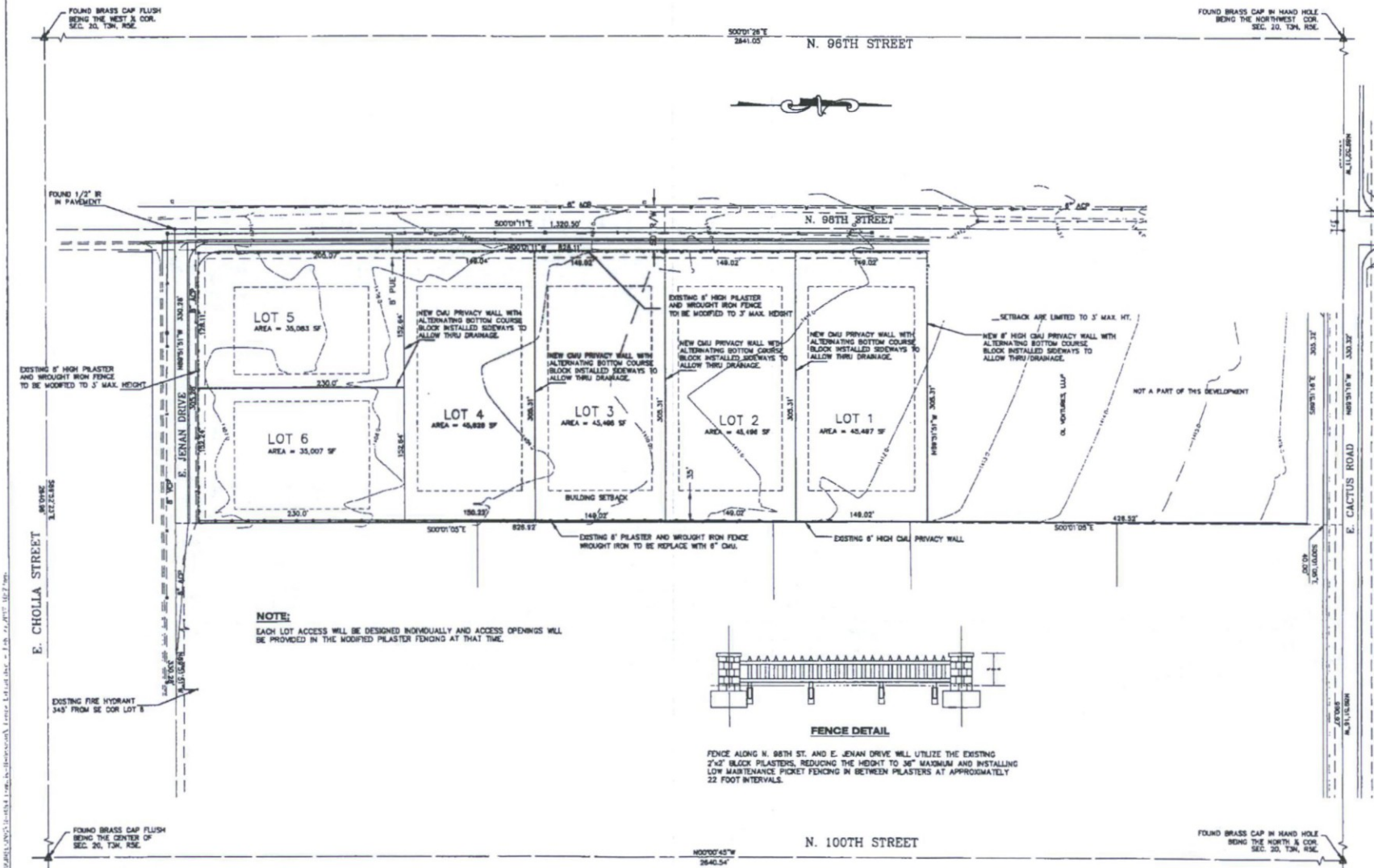
DESIGN: PHB
DRAWN: MS
DATE: 1/24/17

PROJECT NO.
180488

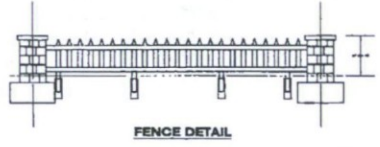
SHEET
1 OF 1

4-PP-2016
3/29/2017

FUTURE WALLS EXHIBIT BELLISSIMA ESTATES



NOTE:
EACH LOT ACCESS WILL BE DESIGNED INDIVIDUALLY AND ACCESS OPENINGS WILL BE PROVIDED IN THE MODIFIED PLASTER FENCING AT THAT TIME.



FENCE ALONG N. 96TH ST. AND E. JENAN DRIVE WILL UTILIZE THE EXISTING 2"x4" BLOCK PLASTERS, REDUCING THE HEIGHT TO 36" MAXIMUM AND INSTALLING LOW MAINTENANCE PICKET FENCING IN BETWEEN PLASTERS AT APPROXIMATELY 22 FOOT INTERVALS.



REV. NO.	DESCRIPTION
1	ROSENDAHL ENGINEERING
2	ENGINEERING - URBAN DESIGN
3	ENGINEERING - COMMERCIAL / RESIDENTIAL
4	ENGINEERING - SURVEYING
5	REVISED BY: [Name]
6	DATE: [Date]
7	PROJECT NO. 160488
8	DATE: 1/24/17
9	SHEET
10	1 OF 1

**BELLISSIMA ESTATES
FUTURE FENCE EXHIBIT**

98.30 E. JENAN DRIVE
LOT 2,
BELLISSIMA FARMS MINOR LAND DIVISION

OWNER: Bellissima Estates, Inc.
12078 N. 13th Way
Scottsdale, AZ 85255

DESIGNER: ROSENDAHL ENGINEERING
10000 N. 10th Ave
Scottsdale, AZ 85255

4-PP-2016

4-PP-2016
3/22/2017

BELLISSIMA ESTATES

BEING A PORTION OF THE NORTHWEST QUARTER SECTION 20, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASIN AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } S S

KNOW ALL MEN BY THESE PRESENTS

THAT DANIEL M. FRANCIS AND DINA A. DEACETIS-FRANCIS AS TRUSTEES OF THE DANIEL AND DINA FRANCIS LIVING TRUST, U/T/A DATED APRIL 7, 1983, HAS SUBMITTED UNDER THE NAME OF "BELLISSIMA ESTATES", LOT 7 OF SENIOR LAND DIVISION PLAT BELLISSIMA FARMS ACCORDING TO BOOK 1382, PAGE 12 IN THE OFFICE OF THE MARICOPA COUNTY RECORDER, AS SHOWN ON THIS FINAL PLAT, THIS PLAT WITH PORTION OF THE LOCATION AND UNDER THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND PUBLIC UTILITY EASEMENTS CONSTITUTING THE SUBDIVISION, EACH LOT, TRACT, STREET AND PUBLIC UTILITY EASEMENT SHALL BE CAPTIONED BY THE NUMBER LETTER NAME OR DESCRIPTION GIVEN EACH RESPECTIVELY ON THIS PLAT. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES AND SUBJECT TO THE CONDITIONS STATED.

DANIEL M. FRANCIS AND DINA A. DEACETIS-FRANCIS, AS TRUSTEES OF THE DANIEL AND DINA FRANCIS LIVING TRUST, U/T/A DATED APRIL 7, 1983, GRANTOR DEFENDS TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION GRANTEE, THE EASEMENTS DESCRIBED BELOW AND IS NOW HEREBY SUBJECT TO THE CONDITIONS STATED.

SEWERAGE AND FLOOD CONTROL FACILITIES: THE GRANTOR SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, MAINTENANCE, OPERATION, REPLACEMENT, AND REPAIR OF SEWER, DRAIN, STORMWATER DRAINAGE, STORM DRAINAGE, DRAINAGE IMPROVEMENTS, WADWAYS, WADWAY COURSES AND OTHER DRAINAGE OR FLOOD CONTROL FACILITIES COLLECTIVELY "DRAINAGE FACILITIES" SUBJECT TO THE FOLLOWING:

1. GRANTOR IS RESPONSIBLE FOR ALL DRAINAGE FACILITIES ON THE PRESENT SITE.
2. GRANTOR SHALL NOT CONTRACT, CONTRACT FOR OR PERMIT DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTOR'S PRIOR WRITTEN APPROVAL.
3. DRAINAGE FACILITIES ON THE PROPERTY MUST NOT BE OBVIOUS LACK OF MAINTENANCE OR DRAINAGE FACILITIES DOES NOT EXCUSE FAILURE TO PERFORM THE REQUIREMENTS OF THIS DECLARATION.
4. AT GRANTOR'S EXPENSE, GRANTOR SHALL MAINTAIN ALL DRAINAGE FACILITIES IN GOOD CONDITION, REPAIR AND REPAIR DRAINAGE FACILITIES AS NECESSARY TO MAINTAIN THE FLOOD CARRYING OR STORAGE CAPACITY, PREVENT EROSION AND PREVENT ANY DAMAGE, DAMAGE, COLLAPSE, OBSTRUCTION OR OTHER OBSTRUCTION FROM OCCURRING AND DRAINAGE FACILITIES GRANTOR IS NOT OBLIGATED TO PERFORM ANY SUCH WORK.
5. IF GRANTOR'S EXPENSE GRANTOR FAILS TO DO SUCH WORK, THEN GRANTOR'S OBLIGATION TO WORK AT GRANTOR'S EXPENSE IN ADDITION TO GRANTOR'S OTHER REMEDIES THE COST OF THE WORK SHALL BE RECOVERED BY A LIEN THAT GRANTOR OR GRANTOR'S OTHER REMEDIES AGAINST THE PROPERTY WITH INTEREST AT THE ANNUAL RATE OF EIGHT PERCENT (8%).
6. GRANTOR SHALL MAINTAIN, OBTAIN AND HOLD GRANTOR'S HAZARDOUS WASTE GRANTOR'S FAILURE TO PERFORM UNDER THIS DOCUMENT.

RIGHTS RESERVED

THE GRANTOR, WITH EXCLUSIVE EASEMENTS AS SHOWN HEREBY UPON OTHER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PREVENT AND AVOID PART OF OBSTRUCTIONS TO ENHANCE TRAFFIC SAFETY VISIBILITY, IN THE EVENT, GRANTOR SHALL NOT PLACE OR ALLOW ANY BUILDING, WALL, FENCE, STRUCTURE, SIGN OR OTHER OBSTRUCTION FROM BEING TO BE HIGHER THAN ABOVE THE ELEVATION OF THE ADJACENT STREET, HOWEVER, THE GRANTOR MAY ALLOW POLES OR TREE TRUNKS THAT GRANTOR DETERMINES DO NOT ADVERSELY AFFECT TRAFFIC SAFETY VISIBILITY.

GRANTOR HEREBY WARRANTS AND COVENANTS TO GRANTEES AND ITS SUCCESSORS AND ASSIGNS THAT GRANTOR IS LEGALLY SEIZED AND POSSESSED OF THE PROPERTY, THAT GRANTOR HAS A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE OR CONVEYANCES, AND THAT GRANTOR SHALL HAVE TITLE AND QUIET POSSESSION AGAINST THE CLAIMS OF ALL PERSONS.

THE PERSONS SUBJECTING THIS DOCUMENT ON BEHALF OF A CORPORATION, TRUST OR OTHER ORGANIZATION OR INDIVIDUAL HAS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND GRANTOR HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS WITH THE LAND IN FAVOR OF GRANTOR'S SUCCESSORS AND ASSIGNS.

DATED THIS _____ DAY OF _____ 2017.

GRANTORS: DANIEL M. FRANCIS, TRUSTEE

DINA A. FRANCIS, TRUSTEE

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } S S

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2017.

BY DANIEL M. FRANCIS AND DINA A. DEACETIS-FRANCIS, FOR AND ON BEHALF OF THE DANIEL AND DINA FRANCIS LIVING TRUST.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

PERTINENT DOCUMENTS

1. TITLE REPORT OF LAWYERS TITLE OF ARIZONA, INC. REPRESENTING COMMONWEALTH LAND TITLE INSURANCE COMPANY DATED JUNE 26, 2017.
2. SENIOR LAND DIVISION PLAT BELLISSIMA FARMS, ACCORDING TO BOOK 1382 OF MAPS ON PAGE 12 OF THE RECORDS OF MARICOPA COUNTY RECORDER, CASE # 8-19-2013.

OWNER: DANIEL M. FRANCIS AND DINA A. DEACETIS-FRANCIS TRUSTEES FOR THE DANIEL AND DINA FRANCIS LIVING TRUST, U/T/A



LOCATION MAP
NW 1/4 SEC. 20, T. 3N, R. 5E
(NOT TO SCALE)

PARCEL LEGAL DESCRIPTION

BEING LOT 7 SENIOR LAND DIVISION PLAT BELLISSIMA FARMS ACCORDING TO BOOK 1382 OF MAPS PAGE 12 IN THE RECORDS OF THE MARICOPA COUNTY RECORDER

CITY OF SCOTTSDALE FINAL PLAT APPROVAL

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THIS THE _____ DAY OF _____ 2017

BY: _____ MAYOR

ATTEST BY: _____ CITY CLERK

THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S DESIGN STANDARDS AND POLICY MANUAL SPECIFICATIONS.

BY: _____ CHIEF DEVELOPMENT OFFICER _____ DATE

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. 4-19-2016 AND ALL CASE RELATED REGULATIONS.

BY: _____ PLAT COORDINATOR _____ DATE

LAND SURVEYOR'S CERTIFICATION

1. I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA.
2. THIS PLAT WAS MADE UNDER MY DIRECTION.
3. THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYING".
4. THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF MAY 2017.
5. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.
6. MONUMENTS SHOWN ACTUALLY EXIST.
7. THEIR POSITIONS ARE CORRECTLY SHOWN, AND
8. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REFINANCED.

BY: _____ PHILIP W. ROSENDAHL

24332
REGISTERED LAND SURVEYOR #

OWNER

DANIEL AND DINA FRANCIS LIVING TRUST
1284 E. EUROPEAN AVENUE
SCOTTSDALE, AZ 85238
CONTACT: DAN FRANCIS
PH: (480)451-8890
dfr@bellissimaestates.com

SURVEYOR

ROSENDAHL ENGINEERING, PLLC
867 N. BARKLEY ST.
MESA, AZ 85203
PH: 480-568-1763
CONTACT: WAYNE ROSENDAHL
EMAIL: wro@rosendahl-engineering.com

SITE DATA

APN#: 217-26-985
ACRES: 252.205 S.F. / 5.79 AC.
JURISDICTION: SCOTTSDALE
ZONING: R1-35

BASIS OF BEARINGS

BEING THE NORTH LINE OF THE NW QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 5 EAST, HAVING A BEARING OF N89°16'W

PLAT NOTES:

1. THIS DEVELOPMENT IS ON THE CITY OF SCOTTSDALE WATER SYSTEM, WHICH HAS A CERTIFICATION OF ASSURED WATER SUPPLY.
2. THIS SUBDIVISION WAS FORMERLY AN AGRICULTURAL PROPERTY AND THERE ARE AGRICULTURAL PROPERTIES ADJACENT TO THE EAST AND OTHER VARIOUS LOCATIONS IN THE AREA. THERE ARE EXISTING EGRESS THAN USES DIRECTLY ADJACENT TO LOTS WITHIN THIS SUBDIVISION, INCLUDING TRAILS ALONG THE NORTH 580' OF E. JONAH DR. AND THE EAST 500' OF N. 88TH ST.
3. APPLICANTS OF CORRECTION OR AMENDMENT THE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE PLAT COORDINATOR'S APPROVAL.
4. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY DACK OF CURB SHALL BE THE RESPONSIBILITY OF THE COMMUNITY ASSOCIATION OR ABUTTING PROPERTY OWNER.

FLOOD INSURANCE RATE MAP INFORMATION

1/18/17 3rd UBAM MAPS PLANNING SURVEY



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

May 18, 2017

*** SUMMARIZED MEETING MINUTES***

PRESENT:

Kathy Littlefield, Councilmember/Chair
Joe Young, Vice Chair
Kevin Bollinger, Design Member
Tammy Caputi, Development Member
Shakir Gushgari, Design Member
Larry Kush, Planning Commissioner, substituting for David Brantner

ABSENT:

Matthew Mason, Development Member

STAFF:

Steve Venker
Joe Padilla
Bryan Cluff
Jeff Barnes

CALL TO ORDER

Councilwoman Littlefield called the meeting of the Scottsdale Development Review Board to order at 1:00 P.M.

* Note: These are summary action minutes only. A complete copy of the meeting audio/video is available on the Development Review Board website at: http://scottsdale.granicus.com/ViewPublisher.php?view_id=36

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to May 4, 2017 Development Review Board agenda items, and other correspondence.

MINUTES

2. Approval of the April 20, 2017 Development Review Board Meeting Minutes

VICE CHAIR YOUNG MOVED TO APPROVE THE May 4, 2017 DEVELOPMENT REVIEW BOARD MEETING MINUTES SECONDED BY BOARD MEMBER CAPUTI THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

CONSENT AGENDA

3. 4-PP-2016 Bellissima Estates

Request approval of the preliminary plat for a residential subdivision with 6 lots, including the future walls exhibit, the drainage report and plan, and the water and waste water reports, all on a 5.79-acre site.

MOVED TO REGULAR. COMMISSIONER KUSH MOVED TO APPROVE 4-PP-2016 SECONDED BY BOARD MEMBER BOLLINGER THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0) WITH ADDITIONAL STIPULATION.

Susan Wheeler, Mariette Kort, and Dawn Brokaw (with time donated from Barry Westhoff) spoke of concerns pertaining to equestrian trails, and the existing equestrian community with Carole Maclean submitting concerns in writing about construction noise, and community input on home design.

4. 19-DR-2016#2 Aeries

Request approval of the revised site plan and revised building elevations for a previously approved three-story residential development, comprised of four buildings with 16 dwelling units in approximately 34,500 square feet of building area, all on an approximately 1-acre site.

**VICE CHAIR YOUNG MOVED TO APPROVE 19-DR-2016#2 SECONDED BY
COMMISSIONER KUSH THE MOTION CARRIED WITH A VOTE OF SIX (6)
TO ZERO (0)**

ADJOURNMENT

With no further business to discuss, the regular session of the Development Review Board adjourned at 1:30 P.M.



October 18, 2017

Wayne Rosendahl or Elaine Rosendahl
Rosendahl Engineering
857 N Barkley St
Mesa, AZ 85203

Re: 4-PP-2016
Bellissima Estates

Dear Wayne Rosendahl or Elaine Rosendahl,

This is to advise you that the case referenced above was approved at the October 17, 2017 City Council meeting.

If you have any questions, please contact me at 480-312-2258.

Sincerely,

Bryan Cluff
Senior Planner