

McClay, Doris

From: Meinhart, Robin
Sent: Monday, September 26, 2005 8:54 AM
To: McClay, Doris
Cc: Curtis, Tim
Subject: FW: for input on the proposed Rawhide rezoning-#177-PA-2005

Doris, please include with public input/comment on this case.
Thanks
Robin

-----Original Message-----

From: Terry [mailto:terrys202@cox.net]
Sent: Friday, September 23, 2005 8:21 PM
To: Meinhart, Robin
Cc: jfrankel@msn.com
Subject: Re: for input on the proposed Rawhide rezoning-#177-PA-2005

dear robin,

thank you for the information regarding the rezoning request by "silverstone at pinnacle peak".

Since i can not make the next public meeting on this subject, it would be appreciated if you could enter my comments & questions below in the meeting minutes requesting responses where indicated.

* My interest & concern for the approval of the RHVT proposal is multi-fold:

My home is located at La Vista Community off Pinnacle Peak at 77th st. This is behind the Northeast corner (off Miller) across from Rawhide .

My property value is my Number 1 priority. Our 2nd priority is maintaining the population density at similar levels as they are today. The RHVT proposal appears to be in direct opposition to these 2 objectives.

The development of "Multigenerational residencial uses"? is a new way of disguising heavy density apartment buildings. The R-5 rezoning (or is it R-4 that their maps reflect) appears to represent multi-family rental apartments representing about 50% of the acreage of this "Property" and thus in in direct opposition to my 2 Priorities. Are any single family owned homes planned? Home ownership is the key to wanting property to increase in value & it creates a "sense of place" (This is the vague description that the RHVT Project Team uses in their Rezoning Request Narrative).

How can the City of Scottsdale allow RHVT (developers-the FOX in the Hen House) to engage (hire & pay) Cornerstone Consulting Company & Cushman Wakefield Real Estate to perform a Market Feasibility Study and totally rely on their findings. Whose Team are these, fully bought consulting firms, going to support? The property values of nearby home owners or the developer (the FOX in the Hen House). Certainly the later will be the main beneficiary of the suspect research, not the nearby community as a whole.

The City Of Scottsdale has a fiduciary responsibility to seriously question the findings of the paid for consultants and provide due diligence. Would any member of the City Council or Zoning Board want this Modified Master-Planned Project to be built in their neighborhood and negatively effect their property values and "sense of place" ?

Robin, please pass this inquiry on to the appropriate officials I look forward to some response

Thanks again,

Kenneth A Steuer
480-513-3348

3

Richard Katz
10784 N. 101st Street

September 12, 2005

Mayor and City Council members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

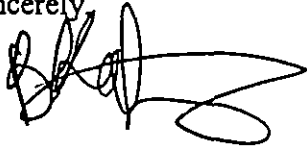
Dear Mayor and City Council members

I am writing this letter to let you know that I am very supportive of the new development Silverstone at Pinnacle Peak, Scottsdale Road and Pinnacle Peak Road, Scottsdale, AZ

This will be a great asset to the north Scottsdale area to have a first class development with senior living mixed with shopping and fine dining

Please consider this letter a vote of approval for this new project

Sincerely,

A handwritten signature in black ink, appearing to be 'Richard Katz', written over a horizontal line.

Colleen Katz
10784 N. 101st Street

September 12, 2005

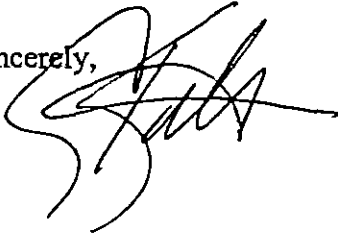
Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor and City Council Members,

I am very excited about the new development Silverstone at Pinnacle Peak. I am writing this letter in favor of this development at Scottsdale Road and Pinnacle Peak Road, Scottsdale, AZ. I have been a long time resident of the north Scottsdale and it is wonderful to see all the new developments coming to our area.

Please consider this letter as my approval for such a great project.

Sincerely,

A handwritten signature in black ink, appearing to be 'Colleen Katz', written over the word 'Sincerely,'.

Tracy Stupi
22469 N. 79th Place

September 12, 2005

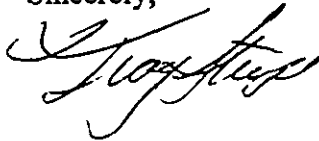
Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor and Council Members

I am writing in favor of the Silverstone project in North Scottsdale. I believe that this project will truly uplift the area surrounding it. As a member of this community, I think that a project of this magnitude and quality would be a welcomed change. The Pinnacle Peak area will greatly benefit from the mix of residential, office, and commercial use buildings proposed in this project. I also believe that the architecture style will be very pleasing to the eye for all visitors and residents.

I strongly support the Silverstone project. I urge you to vote, support, or work in favor of this project entering into North Scottsdale. I can only see benefits to everyone affected by this project. Please support the Silverstone project for the surrounding community and for all Scottsdale residents.

Sincerely,



TERRY BENSON
11491 N. 131ST ST.
SCOTTSDALE, AZ 85259

Mayor and City Council Members
3939 N. Drinkwater Blvd.
Scottsdale, Az 85251

Dear Mayor and Council Members:

I am very excited about the proposed Silverstone Project in North Scottsdale. I am writing this letter in favor of the development. I have been a long time resident of the area and I am thrilled to learn that the developer is willing to donate land to the City for a possible library site.

Please vote yes for this project.

Sincerely,

Terry Benson

Phil Benson
11491 N. 131st St.
Scottsdale, AZ 85259

Mayor and City Council Members
3939 N. Drinkwater Blvd.
Scottsdale, Az 85251

Dear Mayor and Council Members:

I am very excited about the proposed Silverstone Project in North Scottsdale. I am writing this letter in favor of the development I have been a long time resident of the area and I am thrilled to learn that the developer is willing to donate land to the City for a possible library site.

Please vote yes for this project.

Sincerely,

A handwritten signature in black ink that reads "Phil Benson". The signature is written in a cursive style with a large, stylized "P" and "B".

Nan S. Berger
11420 E. Raintree
Scottsdale, AZ 85255

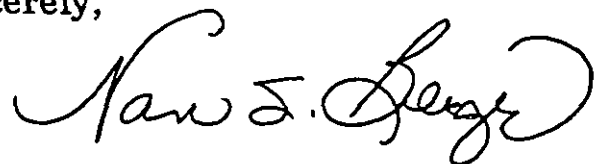
Mayor and City Council Members
3939 N. Drinkwater Blvd.
Scottsdale, Az 85251

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Please vote yes for this project.

Sincerely,

A handwritten signature in black ink that reads "Nan S. Berger". The signature is written in a cursive style with a large, looping initial "N".

Carol Beaumont
1124 E. Raintree Dr.
Scottsdale, AZ 85255

Mayor and City Council Members
3939 N. Drinkwater Blvd.
Scottsdale, Az 85251

Dear Mayor and Council Members:

I am in support of the proposed Silverstone project. The area will benefit from signature office space and the downtown core. It is also nice to hear that the developer is willing to donate land to the City for a possible library site. North Scottsdale needs something closer than the Mustang Library. Please vote yes on Silverstone and fund a library for North Scottsdale soon.

Sincerely,

Mrs. Carol Beaumont

Dean Beaumont
1124 E. Raintree Dr.
Scottsdale, AZ 85255

Mayor and City Council Members
3939 N. Drinkwater Blvd.
Scottsdale, Az 85251

Dear Mayor and Council Members:

I am very excited about the proposed Silverstone Project in North Scottsdale. I am writing this letter in favor of the development. I have been a long time resident of the area and I am thrilled to learn that the developer is willing to donate land to the City for a possible library site.

Please vote yes for this project.

Sincerely,



Rhiannon Hertzberg
16305 N. 109th Way
Scottsdale, AZ 85255

Mayor and City Council Members
3939 N. Drinkwater Blvd.
Scottsdale, Az 85251


Dear Mayor and Council Members:

I am writing this to let you know that I am very supportive of the proposed Silverstone Project.

This will be a great asset to North Scottsdale to have first class shopping, fine dining and signature office space coming to this area.

Please vote yes for this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Rhiannon Hertzberg". The signature is written in a cursive style with a large initial 'R' and a long, sweeping tail.

Marc Hertzberg
16305 N. 10th Way
Scottsdale, AZ 85255

Mayor and City Council Members
3939 N. Drinkwater Blvd.
Scottsdale, Az 85251

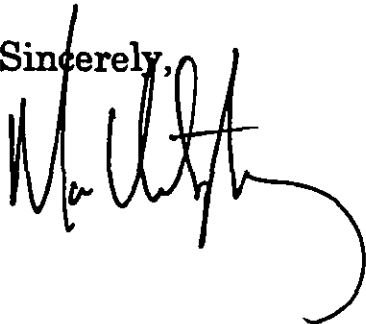
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I am writing this to let you know that I am very supportive
of the proposed Silverstone Project.

This will be a great asset to North Scottsdale to have first class
shopping, fine dining and signature office space coming to this
area.

Please vote yes for this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Marc Hertzberg", with a long, sweeping flourish extending to the right.

Carolee S. Cruse

11887 E. Paradise Drive, Scottsdale, AZ 85259

Mayor and City Council Members
3939 N. Drinkwater Blvd.
Scottsdale, Az 85251

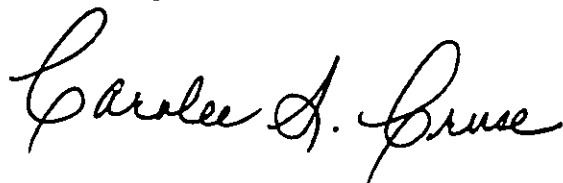
Dear Mayor and Council Members:

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This will be a great asset to North Scottsdale to have first class shopping, fine dining and signature office space coming to this area.

Please vote yes for this project.

Sincerely,

A handwritten signature in cursive script that reads "Carolee S. Cruse". The signature is written in black ink and is positioned below the typed name "Carolee S. Cruse".

THE HONORABLE MARY MANROSS
SCOTTSDALE CITY COUNCIL
3939 DRINK WATER BLVD.
SCOTTSDALE, AZ. 85251

TO YOUR HONOR;

HAVING BEEN A MAYOR I STILL ENJOY GOING BACK HOME AND HAVING SOME OF THE SENIOR CITIZENS STILL ADDRESS ME AS YOUR HONOR.

I HAVE BEEN A RESIDENT HERE SINCE 84 AND AT THE CLASSIC RESIDENCE FOR OVER 5 YEARS. MY WIFE AND I WERE ONE OF THE FIRST TO MOVE IN AND FIND THE PEACE OF MIND AND CARE MANAGED "ABSOLUTLY WITHOUT EQUAL"

A NEW CLASSIC RESIDENCE AT SILVERSTONE IS SURELY NEEDED AND THE LONG WAIT LIST AT THE CLASSIC IS SOLID EVIDENCE OF THE INTEREST AND APPRECIATION OF THE QUALITY OF CARE BY THE PLAZA CO. AND HYATT CO.

I AM ONLY ONE OF THE HUNDREDS OF SENIOR CITIZENS WHO CONSIDER THE APPROVAL OF THIS SITE AS ANOTHER UNIQUE OPPORTUNITY BY OUR CITY COUNCIL TO BUILD A BETTER FUTURE FOR SCOTTSDAL SENIOR CITIZENS.

HAVING SERVED AS THE FOUNDER OF OUR CLASSIC RESIDENCE FOUNDATION FOR 4 YRS. I KNOW FIRST HAND THE PRECIOUS BENEFITS THE PRESENT RESIDENCE ENJOY.

SHOULD YOU HAVE ANY QUESTIONS FROM SOMEONE WITH NO AXE TO GRIND FEEL FREE TO CALL ME AT PRESCOTT 928-778-2201 UNTIL OCT. 1ST. AT SCOTTSDALE 480-585-4344

SINCERELY



JOE LARSON

7501-E-THOMPSON PEAK PKWY. #316
SCOTTSDALE, AZ. 85255.

Tommy Evans, M.D., F.A.C.O.G., A.C.S.
7501 E. Thompson Peak Pkwy.
Unit 233
Scottsdale, Az. 85255-4533

September 13, 2005

The Honorable Mary Monross
Scottsdale City Council
3939 Drinkwater Boulevard
Scottsdale, AZ 85251

To Whom It May Concern

My wife and I have lived at the Classic Residence, which was built by Hyatt and The Plaza Companies on Thompson Peak Parkway, since March 12, 2003 and were Scottsdale residents for 12 years before that. The Classic Residence is a luxury senior community.

It is our understanding that a new development (Silverstone) may include a similar institution. Please be assured that we and our many friends and neighbors would welcome such an addition.

Our home at Classic Residence has been terrific, and it certainly has been a superb asset to Scottsdale. We believe that we and others have felt fortunate to be here, but also have had a bit of guilt reaction about so many (now almost 300) who are on the waiting list to join us. The proximity to our current residence would be no problem and actually would be most welcomed by many of us at the Thompson Peak Classic Residence.

The tax base for Scottsdale would be enhanced substantially.

As a physician and former President of the American College of Obstetricians and Gynecologists, I have been greatly concerned about the care of our older citizens. The creations of Hyatt and The Plaza Companies seem to be an important step in the right direction.

If the Silverstone development can emulate our Thompson Peak home, then we all should be winners. The composition of residents here is fantastic and includes achievers in most professions with graduates of many major universities. These include artists (sculptor/painting), medicine and medical scientists and research institutions, retired senior officers of our military services, legal professionals, many areas of engineering and other physical sciences, a number of senior academicians in many areas, manufacturers, etc.

If there are any related questions to which I can help provide an answer, please know it will be a pleasure to respond.

Yours sincerely,



T N Evans, M D

September 8, 2005

The Honorable Mary Manrose
Scottsdale City Council
3939 Drinkwater Boulevard
Scottsdale, AZ 85251

Dear Mayor Manrose

This letter is in support of the proposed development by Classic Residence by Hyatt and the Plaza Companies at Silverstone at Pinnacle Peak. We write from our personal experience as residents of the Classic Residence by Hyatt and the Plaza Companies, 7501 E. Thompson Peak Parkway. We moved here from Albuquerque, New Mexico in September 2001 for the precise reason of moving into a Continuing Care Residence Community (CCRC). We selected this new home after a careful study of seven such developments in other states.

We discovered from our search that Hyatt and The Plaza Companies are among a few pacesetters in the development of a paradigm for CCRC's. We are pleased to tell you this from our four years as residents at this Scottsdale CCRC.

My husband, a retired professor of philosophy-including medical ethics, and I, with a Masters in Public Health Planning with a Certificate in Urban Planning, can attest to our opinion. We believe that this proposed new development meets a vital need in the development of Scottsdale's growing population.

We wish you continued success in your tireless efforts to keep abreast of new and needed developments.

Sincerely yours,


Joseph F. Perz, PhD


Helen A. Perz, MPH

Drs. Jane and Larry McGrath
7501 E. Thompson Peak Pkwy #224 • Scottsdale, AZ 85255
(480) 794-1610 • Fax (801) 697 1774

September 8, 2005

The Honorable Mary Manross
Scottsdale City Council
3939 Drinkwater Blvd.
Scottsdale, AZ 85251

To Whom It May Concern

We are among the fortunate few who make their home at Classic Residence at Grayhawk, Scottsdale's luxury life care community by Hyatt and the Plaza Companies

We say "fortunate few" because it took three years for us to work our way up the waitlist and be offered the opportunity to join this wonderful community. We love our carefree lifestyle, enriched by the Hyatt Touch. We also treasure the security that this exceptional life care community provides.

Another reason we enjoy living at Classic Residence is our opportunity to be good neighbors and citizens. Our residents donate thousands of volunteer hours to Scottsdale medical, educational, and service organizations. In addition, each year our Classic Residence Foundation awards a number of college scholarships to staff members, many of whom live in Scottsdale.

Classic Residence has been 100% occupied since its opening and its waitlist continues to grow. Therefore, we think a similar community, offering comparable services and life care security would be a valuable addition to Silverstone at Pinnacle Peak.

Please consider this letter a vote of approval for Classic Residence at Silverstone.

Sincerely,

Jane & Larry McGrath

ANN AND VICTOR PHILLIPS
7501 E. THOMPSON PEAK PKY. #429
SCOTTSDALE, AZ 85255

September 12, 2005

The Honorable Mary Manross
Scottsdale City Council
3939 Drinkwater Blvd.
Scottsdale, AZ 85251

To Whom It May Concern:

We moved from Ohio to Scottsdale in 1988. The primary attractions were the quality of lifestyle and the weather. We were faculty members at Miami University in Oxford, Ohio for many years, but the appeal of Scottsdale was stronger than any ties to the university community for our retirement years.

In October, 1999 we were among the first families to move into Classic Residence by Hyatt and The Plaza Companies. Classic is in keeping with Scottsdale as a superb place to live, not only its buildings and grounds but also the services and operating personnel. We are so happy to be here.

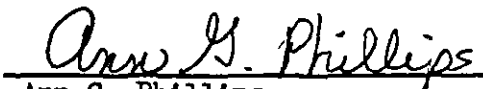
Not surprisingly, Classic has been 100% occupied for several years. Thus it seems to us that a similar place, namely Classic Residence at Silverstone, is needed.

Please consider this letter as our strong endorsement and approval of the proposed Silverstone development.

Sincerely,



Victor F. Phillips, Jr.
Professor of Management Emeritus
Miami University



Ann G. Phillips
University Librarian Emerita
Miami University

JUDITH M. WELLER

23003 N. 77th Way, Scottsdale, AZ 85255

September 16, 2005

Mayor and City Council Members
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor and Council Members

I am writing to express my support for the redevelopment of Rawhide into Silverstone. My home is located in Bella Vista and am one of the closest single family residences to the project with a view of Rawhide. I am sorry to see Rawhide go as I have enjoyed their western theme park and spectacular fireworks shows. Silverstone will be a great addition to our area. I am also looking forward to having more restaurants and retail north of 101. I am glad the designers have chosen to go with a mixed use design. The property is surrounded by most commercial uses and I think that high end townhomes and condominiums will be ideal for the site. "Classic Residence" being a part of the project also speaks well to the kind of high end project I am expecting. Please vote yes on Silverstone.

If you have any questions regarding my support or would like to contact me, I can be reached at 480.515.1190

Sincerely,

A handwritten signature in black ink, appearing to read "Judith M. Weller". The signature is fluid and cursive, with a long horizontal stroke at the end.

Judith Weller

Harley Barnes
9290 E. Thompson Peak Pkwy
Scottsdale, AZ 85255

September 12, 2005

Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

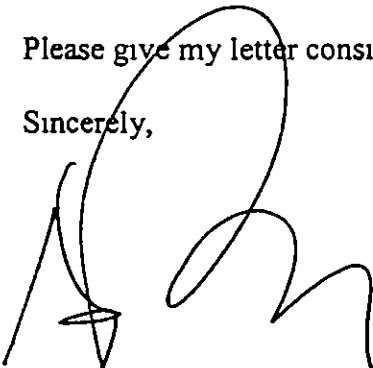
Dear Mayor and City Council Members,

I am writing this letter to show my support for the new development, Silverstone at Pinnacle Peak, Scottsdale Road and Pinnacle Peak Road.

As a long time resident of north Scottsdale it is always nice to see an upscale development come to our community with shopping, dining and adult living

Please give my letter consideration as my approval for this project

Sincerely,

A handwritten signature in black ink, appearing to be 'Harley Barnes', written over a large, loopy flourish.

9290 E. Thompson Peak Pkwy
Scottsdale, Az. 85255

A.H. NEAL
10929 E. BETONY DR
SCOTTSDALE, AZ 85255

September 12, 2005

Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor and City Council Members,

I am very excited about the new development Silverstone at Pinnacle Peak. I am writing this letter in favor of this development at Scottsdale Road and Pinnacle Peak Road, Scottsdale, AZ. I have been a long time resident of the north Scottsdale and it is wonderful to see all the new developments coming to our area

Please consider this letter as my approval for such a great project

Sincerely,

AH Neal
10929 E. BETONY Dr.
Scott. AZ 85255

***Sandra Barnes
9290 E. Thompson Peak Pkwy
Scottsdale, AZ 85255***

Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor and Council Members

I am writing you to express my support for the Silverstone project. I am a resident of Scottsdale and I think that this project fits the area. It is already surrounded by mostly commercial and industrial development. I am also aware that that the state land across the street in the City of Phoenix is slated for commercial development including big box

The renderings I have seen of the project show a very nice architecture that is not as bland as so much commercial is these days. I think the downtown core idea is great, providing a place to shop, eat, and live. Please vote yes on Silverstone.

Sincerely,

Sandra Barnes
9290 E. Thompson Peak Pkwy
Scottsdale, Az 85255

Richard Gaynes
11001 E. Betony Drive Scottsdale, AZ 85255

Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor and Council Members

I am in support of the proposed Silverstone project. The area will benefit from signature office space and the downtown core. It is also nice to hear that the developer is willing to donate land to the City for a possible Library site. North Scottsdale needs something closer than the Mustang Library. Please vote yes on Silverstone and fund a library for North Scottsdale soon.

Sincerely,



11001 E. Betony Dr.
Scottsdale, Az 85255


Jane Huey
15945 N. 111th Way
Scottsdale, AZ 85255

Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor and Council Members

I am in support of the proposed Silverstone project. The area will benefit from signature office space and the downtown core. It is also nice to hear that the developer is willing to donate land to the City for a possible Library site. North Scottsdale needs something closer than the Mustang Library. Please vote yes on Silverstone and fund a library for North Scottsdale soon.

Sincerely,


15945 N 111th Way

Joy Shaw
10929 E Betony Dr
Scottsdale, AZ 85255

September 12, 2005

Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor and City Council Members,

I am writing this letter to show my support for the new development, Silverstone at Pinnacle Peak, Scottsdale Road and Pinnacle Peak Road

As a long time resident of north Scottsdale it is always nice to see an upscale development come to our community with shopping, dining and adult living

Please give my letter consideration as my approval for this project

Sincerely,

Joy Shaw
10937 E. Betony Rd.
Scottsdale, AZ. 85255

Claudia Neal
10929 E. Betony Dr.
Scottsdale, AZ 85255

Mayor and City Council members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor and City Council members

I am writing this letter to let you know that I am very supportive of the new development Silverstone at Pinnacle Peak, Scottsdale Road and Pinnacle Peak Road, Scottsdale, AZ

This will be a great asset to the north Scottsdale area to have a first class development with senior living mixed with shopping and fine dining

Please consider this letter a vote of approval for this new project

Sincerely,

Claudia Neal
10929 E. Betony Dr.
Scottsdale, AZ 85255

Kris Kober
20717 N. 83rd Place Scottsdale, AZ 85255

Mayor and City Council members
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor and City Council members

I am writing this letter to let you know that I am very supportive of the new development Silverstone at Pinnacle Peak, Scottsdale Road and Pinnacle Peak Road, Scottsdale, AZ.

This will be a great asset to the north Scottsdale area to have a first class development with senior living mixed with shopping and fine dining.

Please consider this letter a vote of approval for this new project

Sincerely,

Kris Kober
20717 N. 83rd Place
Scottsdale, Arizona
85255

*KATHY GAYNES
11001 E. BETONY DR.
SCOTTSDALE, AZ 85255*

September 12, 2005

Mayor and City Council Members
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor and City Council Members,

I am very excited about the new development Silverstone at Pinnacle Peak. I am writing this letter in favor of this development at Scottsdale Road and Pinnacle Peak Road, Scottsdale, AZ. I have been a long time resident of the north Scottsdale and it is wonderful to see all the new developments coming to our area.

Please consider this letter as my approval for such a great project

Sincerely,

*KATHY GAYNES 11001 E. BETONY DR.
SCOTTSDALE, AZ 85255*

*Barbara Kober
20717 N. 83rd Place
Scottsdale, AZ 85255*

Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor and Council Members

I am writing you to express my support for the Silverstone project. I am a resident of Scottsdale and I think that this project fits the area. It is already surrounded by mostly commercial and industrial development. I am also aware that that the state land across the street in the City of Phoenix is slated for commercial development including big box.

The renderings I have seen of the project show a very nice architecture that is not as bland as so much commercial is these days. I think the downtown core idea is great, providing a place to shop, eat, and live. Please vote yes on Silverstone.

Sincerely,

*Barb Kober
20717 N. 83rd Place
~~Phoenix~~ Scottsdale, AZ 85255*



October 28, 2005

Assistant Superintendent for Support Services
Scottsdale Unified School District # 48
3811 North 44th Street
Phoenix, Arizona 85018

Re: **15-ZN-2005, 13-UP-2005, 1-ZN-2005, 11-AB-2005, 18-UP-2005 & 20-UP-2005**

To Whom It May Concern:

This notice calls your attention to the fact that there has been a request for City of Scottsdale Planning Commission and City Council action on property located within or near your school district's boundaries.

Please feel free to call the Project Coordinator if you have any questions or comments.

Thank you.

Sincerely,

Doris McClay
Planning Assistant
Scottsdale Planning Commission

one enclosure



NOTICE OF PLANNING COMMISSION HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Scottsdale, Arizona, will hold a public hearing on November 09, 2005, at 5 00 P M in the City Hall Kiva, 3939 N Drinkwater Boulevard, Scottsdale, Arizona, for the purpose of hearing all persons who wish to comment on the following

- 1-ZN-2005** (Sereno Canyon) request by owner for approval of density incentive for current Single Family Residential District Environmentally Sensitive Lands (R1-130 ESL) zoning to increase allowed units from 101 dwelling units to 122 dwelling units on 330 acres This site is located at the east end of Alameda Road near 122nd Street (northeast corner of Pinnacle Peak Road alignment and 122nd Street alignment, north up to Happy Valley Road alignment) Staff contact person is Tim Curtis, 480-312-4210 **Applicant contact person is John Berry, 480-385-2727**
- 11-AB-2005** (Hettinger Abandonment) request by owner to abandon a portion of the alley along the north side of parcel 130-01-044 at 4011 N 65th Street Staff contact person is Al Ward, 480-312-7067 **Applicant contact person is Can Hettinger, 602-999-3811**
- 15-ZN-2005** (Silverstone) request by owner to rezone from Western Theme Park District (W-P) to Planned Community District (PC) with comparable zoning of Central Business District (C-2), Commercial Office District (C-O), and Multiple Family Residential District (R-5), including amended development standards on 160 +/- acres located at the southeast corner of Scottsdale Road and Pinnacle Peak Road Staff contact person is Tim Curtis, 480-312-4210 **Applicant contact person is John Berry, 480-385-2727**
- 13-UP-2005** (Scottsdale & Pinnacle Peak Mxd) request by owner for a conditional use permit for a residential health care facility on a portion of the 160 +/- acres located at the southeast corner of Scottsdale Road and Pinnacle Peak Road Staff contact person is Tim Curtis, 480-312-4210 **Applicant contact person is John Berry, 480-385-2727**
- 18-UP-2005** (Gourmet Corner) request by owner for a conditional use permit for a Delicatessen in a 1492 +/- square feet suite of an existing building located at 9096 E Bahia Drive #109 with Industrial Park, Planned Community District (I-1 PCD) zoning Staff contact person is Al Ward, 480-312-7067 **Applicant contact person is Dave Slogar, 480-538-5474**
- 19-ZN-2005** (Sierra Highlands) request by owner to rezone from Single Family Residential District, Environmentally Sensitive Lands (R1-190 ESL) to Single Family Residential District, Environmentally Sensitive Lands (R1-70 ESL & R1-43 ESL) with amended development standards on a 30.5 +/- acre parcel located at 8500

E Black Mountain Road (Northeast corner Black Mountain Road and 84th Street) Staff contact person is Tim Curtis, 480-312-4210 **Applicant contact person is Alex Stedman, 480-994-0994**

20-UP-2005

(Sandbar Mexican Grill) request by owner for a conditional use permit for a bar in an existing building located at 10050 N Scottsdale Road with Central Business District (C-2) zoning Staff contact person is Kira Wauwie, 480-312-7061 **Applicant contact person is John Berry, 480-385-2727**

20-ZN-2005

(Windmill Pass) request by owner to rezone from Single Family Residential District Environmentally Sensitive Lands (R1-43 ESL) to Service Residential District, Environmentally Sensitive Lands (S-R ESL) on a 7.73 +/- acre parcel located on the south side of Carefree Highway, west of Scottsdale Road (6839 E Carefree Highway) Staff contact person is Kira Wauwie, 480-312-7061 **Applicant contact person is Sam West, 480-994-5728**

46-ZN-1990#16

(Scottsdale Healthcare) request by owner to rezone 2.5 +/- acre parcel from Planned Community District with Central Business District comparable uses (C-2 PCD) to Planned Community District with Commercial Office comparable uses (C-O PCD) with amended development standards on a 10.5 +/- acre parcel located at the northeast corner of 73rd Street and Thompson Peak Parkway Staff contact person is Tim Curtis, 480-312-4210 **Applicant contact person is Stephen Earl, 602-265-0094**

21-UP-1995#3

(Scottsdale Healthcare) request by owner to amend the previously approved conditional use permit on a 14.5 +/- acre parcel located at 73rd Street and Thompson Peak Parkway Staff contact person is Tim Curtis, 480-312-4210 **Applicant contact person is Stephen Earl, 602-265-0094**

The above items may be discussed at a Study Session prior to the Planning Commission meeting including a Commission update The public/applicant may attend the study session but may not comment Please call 480-312-7000 the day before the meeting for the time

The Council hearing date will be continued when the Planning Commission has not given a recommendation

A case file on the subject properties is on file at 7447 E Indian School Road, Suite 105, where it may be viewed by any interested person

A COPY OF A FULL AGENDA, INCLUDING ITEMS CONTINUED FROM PREVIOUS MEETINGS IS AVAILABLE AT LEAST 24 HOURS PRIOR TO THE MEETING AT THE FOLLOWING LOCATIONS

Police Department, 9065 East Via Linda
City Hall, 3939 N Drinkwater Boulevard
El Dorado Park & Recreation Center, 2311 N Miller Road
Online at <http://www.ScottsdaleAZ.gov/Boards/PC>

ALL INTERESTED PARTIES ARE INVITED TO ATTEND

**CHAIRMAN
PLANNING COMMISSION**

Attest
Doris McClay
Planning Assistant

For additional information click on the link to 'Projects in the Public Hearing Process' at
[http //www ScottsdaleAZ gov/projects](http://www.ScottsdaleAZ.gov/projects)



Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting the City Clerk's Office at 480-312-2412. Requests should be made as early as possible to allow time to arrange accommodation.



Town of FOUNTAIN HILLS

Planning & Zoning

May 25, 2005

City of Scottsdale
Planning and Development Services Department
Attn Doris McClay
7447 E Indian School Road, Suite 105
Scottsdale, Arizona 85251

Re Year's Major General Plan amendments for Scottsdale

Dear Ms McClay

After careful review of the letter dated May 16, 2005, pertaining to this year's Major General Plan amendments for Scottsdale, I have no comment concerning your General Plan updates

I would like to thank you for submitting this information to our Planning and Zoning Department for review and comment. If we can be of further service, please let us know.

I would also like to receive your updates via email. Please send to the following staff members:

Richard Turner, AICP
rturner@fh.az.gov

Janice Baxter, Planning Assistant
jbaxter@fh.az.gov

Sincerely,

Richard Turner, AICP
Planning & Zoning Administrator
Town of Fountain Hills
480-816-5191

Our File No. 00051.0001

October 5, 2005

Via Hand-Delivery

Mr. Tim Curtis
CITY OF SCOTTSDALE
7447 East Indian School Road
Scottsdale, Arizona 85251

Re: Silverstone / Case Nos. 15-ZN-2005 and 13-UP-2005

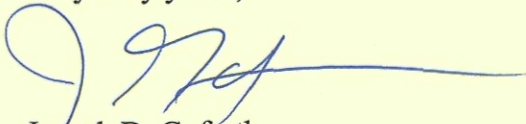
Dear Tim:

The purpose of this letter is to request a continuance from the City of Scottsdale's Planning Commission Agenda of October 19, 2005 to the Planning Commission's November 9, 2005 Agenda.

The purpose of this request is to further refine and modify the cases referenced above to better reflect comments received from the community.

Should you have any questions or comments, please feel free to contact me directly.

Very truly yours,



Joseph D. Goforth

JDG/jm

cc: Mike Pacheco
Larry Heiny
Susan Bittersmith
John V. Berry

submitted at the CC mtg 1/15/06

**W. Craig Berger
11420 E. Raintree
Scottsdale, AZ 85255**

Mayor and City Council Members
3939 N. Drinkwater Blvd.
Scottsdale, Az 85251

Dear Mayor and Council Members:

I am in support of the proposed Silverstone project. The area will benefit from signature office space and the downtown core. It is also nice to hear that the developer is willing to donate land to the City for a possible library site. North Scottsdale needs something closer than the Mustang Library. Please vote yes on Silverstone and fund a library for North Scottsdale soon.

Sincerely,



Virginia Lenci
11489 E. Paradise Lane
Scottsdale, AZ 85255

September 12, 2005

Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor and City Council Members,

I am very excited about the new development Silverstone at Pinnacle Peak. I am writing this letter in favor of this development at Scottsdale Road and Pinnacle Peak Road, Scottsdale, AZ. I have been a long time resident of the north Scottsdale and it is wonderful to see all the new developments coming to our area.

Please consider this letter as my approval for such a great project.

Sincerely,

Virginia Lenci

Carol Matuszak
10040 E. Happy Valley Road
Scottsdale, AZ 85255

September 30, 2005

Mayor and City Council members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor and City Council members

I am writing this letter to let you know that I am very supportive of the new development Silverstone at Pinnacle Peak, Scottsdale Road and Pinnacle Peak Road, Scottsdale, AZ

Please vote in support of a rezone to this property so we may bring this exciting project to our neighborhood

Sincerely,

Carol Matuszak

*Carolee S. Cruse
11887 E. Paradise Drive
Scottsdale, AZ 85255*

September 12, 2005

Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor and City Council Members,

I am writing this letter to show my support for the new development, Silverstone at Pinnacle Peak, Scottsdale Road and Pinnacle Peak Road

As a long time resident of north Scottsdale it is always nice to see an upscale development come to our community with shopping, dining and adult living

Please give my letter consideration as my approval for this project

Sincerely,

Carolee S. Cruse

Jill Jetter
8883 E. Mountain Spring Rd.
Scottsdale, AZ 85255

September 30, 2005

Mayor and City Council members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor and City Council members

I am writing this letter to let you know that I am very supportive of the new development Silverstone at Pinnacle Peak, Scottsdale Road and Pinnacle Peak Road, Scottsdale, AZ

Please vote in support of a rezone to this property so we may bring this exciting project to our neighborhood

Sincerely,

A handwritten signature in black ink that reads "Jill Jetter". The signature is written in a cursive style with a large, looping initial "J".

Vicky Troch
10054 E. Ironwood
Scottsdale, AZ 85258

September 12, 2005

Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

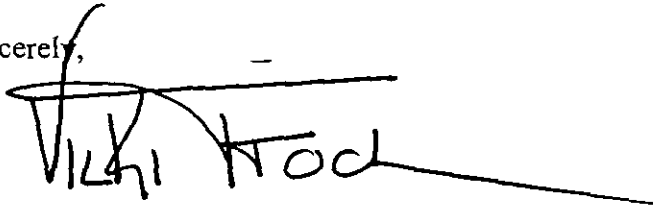
Dear Mayor and City Council Members,

I am writing this letter to show my support for the new development, Silverstone at Pinnacle Peak, Scottsdale Road and Pinnacle Peak Road

As a long time resident of north Scottsdale it is always nice to see an upscale development come to our community with shopping, dining and adult living

Please give my letter consideration as my approval for this project

Sincerely,

A handwritten signature in black ink that reads "Vicky Troch". The signature is written in a cursive style with a long horizontal line extending to the right from the end of the name.

Rita R. LeDuc
10932 E. Betony Scottsdale, AZ 85258

November 17, 2005

Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, Az 85251

Dear Mayor and Council Members

I am writing you to express my support for the Silverstone project. A rezone of this land will allow for a project that fits the area. It is already surrounded by mostly commercial and industrial development. I am also aware that the state land across the street in the City of Phoenix is slated for commercial development including big box.

The renderings I have seen of the project show a very nice architecture that is not as bland as so much commercial is these days. I think the downtown core idea is great, providing a place to shop, eat, and live. Please vote yes on Silverstone.

Sincerely,



**Joseph R. LeDuc
10932 E. Betony
Scottsdale, AZ 85258**

November 17, 2005

Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, Az 85251

Dear Mayor and Council Members

I am writing you to express my support for the Silverstone project. A rezone of this land will allow for a project that fits the area. It is already surrounded by mostly commercial and industrial development. I am also aware that the state land across the street in the City of Phoenix is slated for commercial development including big box.

The renderings I have seen of the project show a very nice architecture that is not as bland as so much commercial is these days. I think the downtown core idea is great, providing a place to shop, eat, and live. Please vote yes on Silverstone.

Sincerely,

A handwritten signature in black ink that reads "Joseph R. LeDuc". The signature is written in a cursive style with a large, prominent initial "J".

MARC HERTZBERG
16305 N. 109TH WAY
SCOTTSDALE, AZ 85255

November 17, 2005

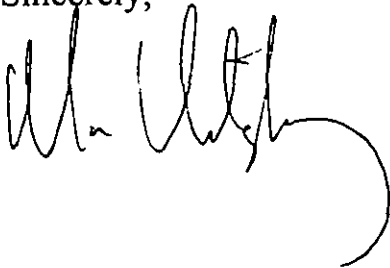
Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, Az 85251

Dear Mayor and Council Members

I am writing you to express my support for the Silverstone project. A rezone of this land will allow for a project that fits the area. It is already surrounded by mostly commercial and industrial development. I am also aware that the state land across the street in the City of Phoenix is slated for commercial development including big box.

The renderings I have seen of the project show a very nice architecture that is not as bland as so much commercial is these days. I think the downtown core idea is great, providing a place to shop, eat, and live. Please vote yes on Silverstone.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Hertzberg', with a long, sweeping flourish extending to the right.

Rhiannon Hertzberg
16305 N. 109th Way
Scottsdale, AZ 85255

November 17, 2005

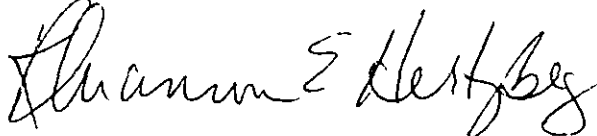
Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, Az 85251

Dear Mayor and Council Members

I am writing you to express my support for the Silverstone project. A rezone of this land will allow for a project that fits the area. It is already surrounded by mostly commercial and industrial development. I am also aware that the state land across the street in the City of Phoenix is slated for commercial development including big box.

The renderings I have seen of the project show a very nice architecture that is not as bland as so much commercial is these days. I think the downtown core idea is great, providing a place to shop, eat, and live. Please vote yes on Silverstone.

Sincerely,



HARLEY BARNES
9290 E. THOMPSON PEAK PKWY.
SCOTTSDALE, AZ 85255

November 17, 2005

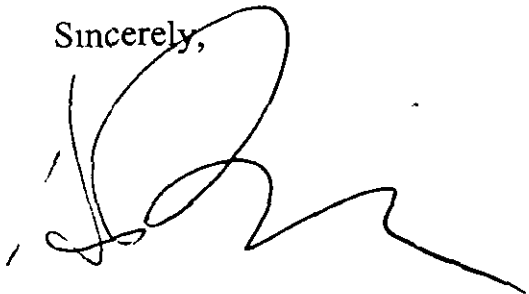
Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, Az 85251

Dear Mayor and Council Members

I am writing you to express my support for the Silverstone project. A rezone of this land will allow for a project that fits the area. It is already surrounded by mostly commercial and industrial development. I am also aware that the state land across the street in the City of Phoenix is slated for commercial development including big box.

The renderings I have seen of the project show a very nice architecture that is not as bland as so much commercial is these days. I think the downtown core idea is great, providing a place to shop, eat, and live. Please vote yes on Silverstone.

Sincerely,

A handwritten signature in black ink, appearing to be 'H. Barnes', written over the word 'Sincerely,'.

SEAN DANIELS
11742 N 122ND WAY SCOTTSDALE, AZ 85259

September 12, 2005

Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor and Council Members

I am in support of the proposed Silverstone project. The area will benefit from signature office space and the downtown core. It is also nice to hear that the developer is willing to donate land to the City for a possible Library site. North Scottsdale needs something closer than the Mustang Library. Please vote yes on Silverstone and fund a library for North Scottsdale soon.

Sincerely,

A handwritten signature in black ink, appearing to be 'SD', with a long horizontal flourish extending to the right.

Silverstone
Silverstone, LLC
2005

October 29, 2005

Susan Bitter Smith
Technical Solutions
3610 N 44th St #240
Phoenix, AZ 85018

Dear Susan Bitter Smith

According to the papers everything looks good for Silverstone, as far as the City Council goes I assume, however, COPPS will be out in force on November 9th

Doesn't anyone realize noise or disruption to the neighbors will be so very greatly *diminished* from all the public activities at Rawhide, the neighborhood should be thankful? There will be no more live music, gunfights, camel rides, fireworks, festivals, or other Western celebrations. The neighborhood can start to enjoy a little peace and quiet, rather than revelry at midnight. Sometimes, groups or persons are so used to being against things they are against even situations that benefit them.

I am still looking forward to meeting with you and the developer. I know I would be of the greatest benefit both aesthetically and economically.

Sincerely,

Beverly Lloyd-Lee

Beverly Lloyd-Lee

Paulina Fife
13959 E. Lupine Ave. Scottsdale, AZ 85259

September 12, 2005

Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor and Council Members

I am in support of the proposed Silverstone project. The area will benefit from signature office space and the downtown core. It is also nice to hear that the developer is willing to donate land to the City for a possible Library site. North Scottsdale needs something closer than the Mustang Library. Please vote yes on Silverstone and fund a library for North Scottsdale soon.

Sincerely,

Paulina Fife

Eisa King
7719 E. Casitas Del Rio Scottsdale, AZ 85255

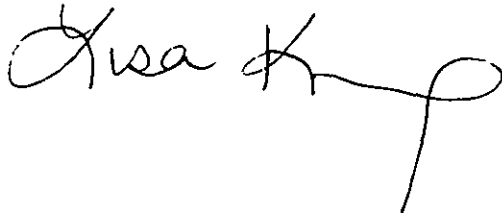
September 12, 2005

Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor and Council Members

I am in support of the proposed Silverstone project. The area will benefit from signature office space and the downtown core. It is also nice to hear that the developer is willing to donate land to the City for a possible Library site. North Scottsdale needs something closer than the Mustang Library. Please vote yes on Silverstone and fund a library for North Scottsdale soon.

Sincerely,

A handwritten signature in black ink that reads "Eisa King". The signature is written in a cursive style with a large, sweeping loop at the end of the name.

Lisa Riley
7714 E. Camino Del Monte
Scottsdale, AZ 85255

September 12, 2005

Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor and City Council Members,

I am very excited about the new development Silverstone at Pinnacle Peak. I am writing this letter in favor of this development at Scottsdale Road and Pinnacle Peak Road, Scottsdale, AZ. I have been a long time resident of the north Scottsdale and it is wonderful to see all the new developments coming to our area.

Please consider this letter as my approval for such a great project.

Sincerely,

Lisa F. Riley

JAMES RILEY
7714 E. CAMINO DEL MONTE
SCOTTSDALE, AZ 85255

September 30, 2005

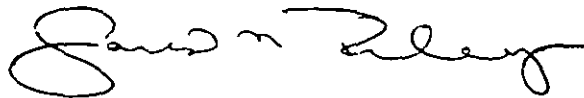
Mayor and City Council members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor and City Council members

I am writing this letter to let you know that I am very supportive of the new development Silverstone at Pinnacle Peak, Scottsdale Road and Pinnacle Peak Road, Scottsdale, AZ

Please vote in support of a rezone to this property so we may bring this exciting project to our neighborhood

Sincerely,

A handwritten signature in cursive script, appearing to read "James Riley".

Sophia Weisberg
7726 E. Camino Del Monte
Scottsdale, AZ 85255


September 30, 2005

Mayor and City Council members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor and City Council members

I am writing this letter to let you know that I am very supportive of the new development Silverstone at Pinnacle Peak, Scottsdale Road and Pinnacle Peak Road, Scottsdale, AZ

Please vote in support of a rezone to this property so we may bring this exciting project to our neighborhood

Sincerely, 

MARVIN WEISBERG
7726 E. CAMINO DEL MONTE
SCOTTSDALE, AZ 85255

September 12, 2005

Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor and City Council Members,

I am very excited about the new development Silverstone at Pinnacle Peak. I am writing this letter in favor of this development at Scottsdale Road and Pinnacle Peak Road, Scottsdale, AZ. I have been a long time resident of the north Scottsdale and it is wonderful to see all the new developments coming to our area.

Please consider this letter as my approval for such a great project.

Sincerely,

Handwritten signature of Marvin Weisberg in cursive script.

Veronica Leiper
13082 N. 103rd St. Scottsdale, AZ 85259

September 12, 2005

Mayor and City Council members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

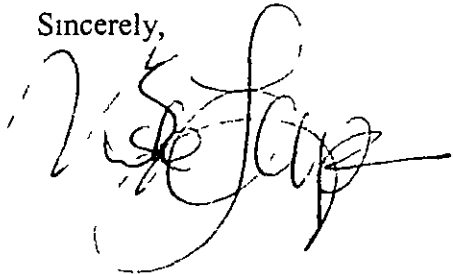
Dear Mayor and City Council members

I am writing this letter to let you know that I am very supportive of the new development Silverstone at Pinnacle Peak, Scottsdale Road and Pinnacle Peak Road, Scottsdale, AZ

This will be a great asset to the north Scottsdale area to have a first class development with senior living mixed with shopping and fine dining

Please consider this letter a vote of approval for this new project

Sincerely,

A handwritten signature in black ink, appearing to read 'Veronica Leiper', with a long horizontal flourish extending to the right.

Sandra Barnes
9290 E. Thompson Peak Pkwy.
Scottsdale, AZ 85255

November 17, 2005

Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, Az 85251

Dear Mayor and Council Members

I am writing you to express my support for the Silverstone project. A rezone of this land will allow for a project that fits the area. It is already surrounded by mostly commercial and industrial development. I am also aware that the state land across the street in the City of Phoenix is slated for commercial development including big box.

The renderings I have seen of the project show a very nice architecture that is not as bland as so much commercial is these days. I think the downtown core idea is great, providing a place to shop, eat, and live. Please vote yes on Silverstone.

Sincerely,

A handwritten signature in cursive script that reads "Sandra Barnes". The signature is written in black ink and is positioned below the typed name "Sandra Barnes".

Joy Shaw
10937 E. Betony Dr.
Scottsdale, AZ 85255

November 17, 2005

Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, Az 85251

Dear Mayor and Council Members

I am writing you to express my support for the Silverstone project. A rezone of this land will allow for a project that fits the area. It is already surrounded by mostly commercial and industrial development. I am also aware that the state land across the street in the City of Phoenix is slated for commercial development including big box.

The renderings I have seen of the project show a very nice architecture that is not as bland as so much commercial is these days. I think the downtown core idea is great, providing a place to shop, eat, and live. Please vote yes on Silverstone.

Sincerely,

A handwritten signature in cursive script that reads "Joy Shaw". The signature is written in black ink and is positioned below the typed name "Joy Shaw".

Lauren Daniels ~ 11742 N. 122nd Way Scottsdale, AZ 85259

September 12, 2005

Mayor and City Council members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

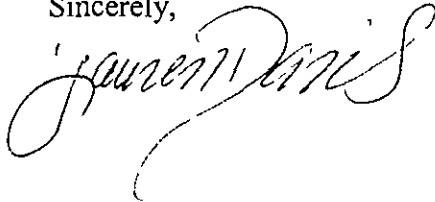
Dear Mayor and City Council members

I am writing this letter to let you know that I am very supportive of the new development Silverstone at Pinnacle Peak, Scottsdale Road and Pinnacle Peak Road, Scottsdale, AZ

This will be a great asset to the north Scottsdale area to have a first class development with senior living mixed with shopping and fine dining

Please consider this letter a vote of approval for this new project

Sincerely,

A handwritten signature in cursive script that reads "Lauren Daniels". The signature is written in black ink and is positioned below the word "Sincerely,".

Nan Berger
11420 E. Raintree Dr.
Scottsdale, AZ 85255

October 31, 2005

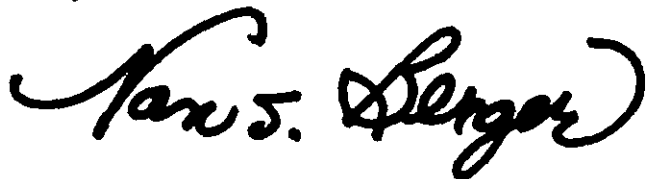
Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor and Council Members

I am writing in favor of the Silverstone project in North Scottsdale. I believe that this project will truly uplift the area surrounding it. As a member of this community, I think that a project of this magnitude and quality would be a welcomed change. The Pinnacle Peak area will greatly benefit from the mix of residential, office, and commercial use buildings proposed in this project. I also believe that the architecture style will be very pleasing to the eye for all visitors and residents.

I strongly support the Silverstone project. I urge you to vote in favor of rezoning this land so that this exciting project can come to North Scottsdale. I can only see benefits to everyone affected by this project. Please support the Silverstone project for the surrounding community and for all Scottsdale residents.

Sincerely,

A handwritten signature in black ink that reads "Nan S. Berger". The signature is written in a cursive style with a large, sweeping initial 'N'.

Tom Mertens
11425 E. Raintree Dr. Scottsdale, AZ 85255

September 30, 2005

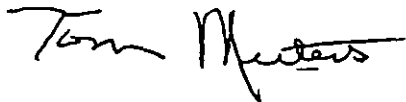
Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor and Council Members

I am writing you to express my support for the Silverstone project. A rezone of this land will allow for a project that fits the area. It is already surrounded by mostly commercial and industrial development. I am also aware that the state land across the street in the City of Phoenix is slated for commercial development including big box.

The renderings I have seen of the project show a very nice architecture that is not as bland as so much commercial is these days. I think the downtown core idea is great, providing a place to shop, eat, and live. Please vote yes on Silverstone.

Sincerely,

A handwritten signature in black ink that reads "Tom Mertens". The signature is written in a cursive style with a horizontal line underlining the name.

Della Mertens
11425 E. Raintree Dr.
Scottsdale, AZ 85255

September 30, 2005

Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor and Council Members

I am writing you to express my support for the Silverstone project. A rezone of this land will allow for a project that fits the area. It is already surrounded by mostly commercial and industrial development. I am also aware that the state land across the street in the City of Phoenix is slated for commercial development including big box.

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Sincerely,

A handwritten signature in cursive script that reads "Della Mertens". The signature is written in black ink and is positioned below the word "Sincerely,".

A. H. NEAL
10929 E. BETONY
SCOTTSDALE, AZ 85255

September 30, 2005

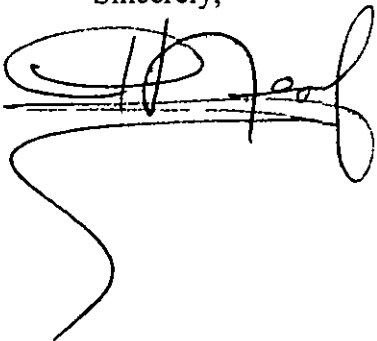
Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor and Council Members

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Sincerely,

A handwritten signature in black ink, appearing to read "A. H. Neal". The signature is written in a cursive style with a large, looping initial "A" and a long, sweeping underline that extends to the left and then curves back up to the right.

Claudia Neal
10929 E. Betony
Scottsdale, AZ 85255

September 30, 2005

Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor and Council Members

I am writing you to express my support for the Silverstone project. A rezone of this land will allow for a project that fits the area. It is already surrounded by mostly commercial and industrial development. I am also aware that the state land across the street in the City of Phoenix is slated for commercial development including big box.

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Sincerely,

Claudia Neal

Christine Lessard

September 12, 2005

Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor and Council Members

I am in support of the proposed Silverstone project. The area will benefit from signature office space and the downtown core. It is also nice to hear that the developer is willing to donate land to the City for a possible Library site. North Scottsdale needs something closer than the Mustang Library. Please vote yes on Silverstone and fund a library for North Scottsdale soon.

Sincerely,

M. Christine Lessard

Dawn Clemens

September 12, 2005

Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

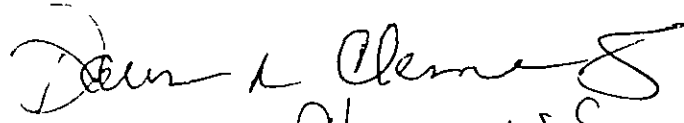
Dear Mayor and City Council Members,

I am writing this letter to show my support for the new development, Silverstone at Pinnacle Peak, Scottsdale Road and Pinnacle Peak Road

As a long time resident of north Scottsdale it is always nice to see an upscale development come to our community with shopping, dining and adult living

Please give my letter consideration as my approval for this project

Sincerely,


DAWN CLEMENS

11/19/05

September 12, 2005

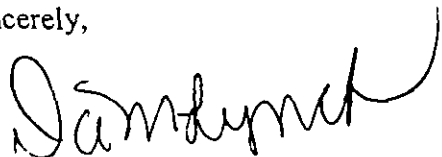
Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor and Council Members

I am writing you to express my support for the Silverstone project. I am a resident of Scottsdale and I think that this project fits the area. It is already surrounded by mostly commercial and industrial development. I am also aware that that the state land across the street in the City of Phoenix is slated for commercial development including big box

The renderings I have seen of the project show a very nice architecture that is not as bland as so much commercial is these days. I think the downtown core idea is great, providing a place to shop, eat, and live. Please vote yes on Silverstone.

Sincerely,

A handwritten signature in black ink, appearing to read "Sam Dymally". The signature is written in a cursive, flowing style with a large initial "S" and a long, sweeping underline.

September 30, 2005

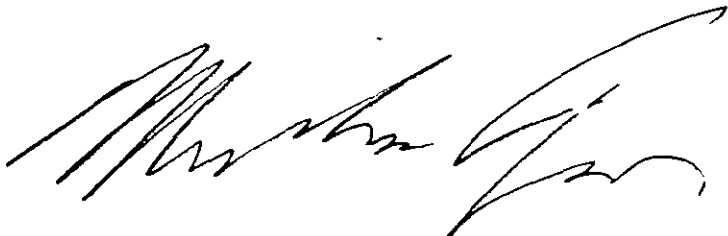
Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

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Sincerely,

A handwritten signature in black ink, appearing to read "Markus G.", written in a cursive style.

MICHAEL CAIAFA 3945 N 77TH WAY SCOTTSDALE, AZ 85255

September 12, 2005

Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor and Council Members

I am writing you to express my support for the Silverstone project I am a resident of Scottsdale and I think that this project fits the area It is already surrounded by mostly commercial and industrial development I am also aware that that the state land across the street in the City of Phoenix is slated for commercial development including big box

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Sincerely,

Michael Caiafa

Michael Caiafa 11/9/05

September 30, 2005

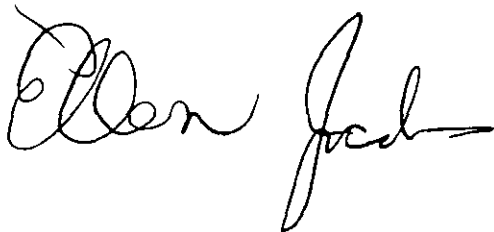
Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

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Sincerely,

A handwritten signature in cursive script, appearing to read "Ellen Jacobs". The signature is written in black ink on a white background.

September 12, 2005

Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor and City Council Members,

I am very excited about the new development Silverstone at Pinnacle Peak I am writing this letter in favor of this development at Scottsdale Road and Pinnacle Peak Road, Scottsdale, AZ I have been a long time resident of the north Scottsdale and it is wonderful to see all the new developments coming to our area

Please consider this letter as my approval for such a great project

Sincerely,

Cindy McEvers

September 30, 2005

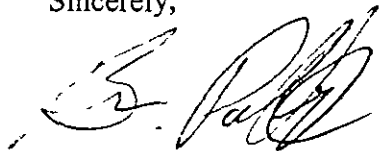
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Scottsdale, AZ 85251

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Sincerely,

A handwritten signature in black ink, appearing to be "B. Park" or similar, written in a cursive style.

September 12, 2005

Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

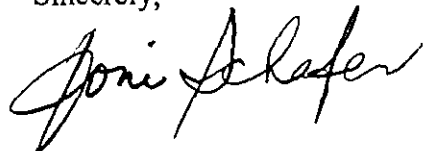
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Please give my letter consideration as my approval for this project

Sincerely,

A handwritten signature in cursive script that reads "Joni Schaefer". The signature is written in black ink and is positioned below the typed name "Joni Schaefer".

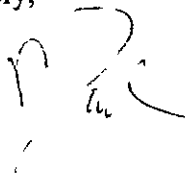
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Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor and Council Members

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Sincerely,

A handwritten signature in black ink, appearing to be "M. J. ...", written over a faint, illegible printed name.

Lisa Caiafa
3945 N. 77th Way
Scottsdale, AZ 85255

September 30, 2005

Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor and Council Members

I am writing you to express my support for the Silverstone project. A rezone of this land will allow for a project that fits the area. It is already surrounded by mostly commercial and industrial development. I am also aware that that the state land across the street in the City of Phoenix is slated for commercial development including big box.

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Sincerely,

Lisa Caiafa
LISA Caiafa 11/19/05

November 28, 2005

Mr Mike Pacheco
Automotive Investment Group-Arizona, Inc
1550 E Missouri, Suite 300
Phoenix, Arizona 85014

Dear Mike,

Bob Ward, drainage engineer and consultant for the planning permittee, Landmark Land Company of Arizona, for Paradise Ridge, has kept myself and Ott Chatupron, Engineering Section Manager for the Arizona State Land Department (ASLD), abreast of the discussions you've had recently regarding the Rawhide Wash drainage issues that impact your property at the Southeast corner of Scottsdale Road and Pinnacle Peak, formerly "Rawhide", and the ASLD property, known as Paradise Ridge, across Scottsdale Road. Bob reports progress is being made and he's confident that an equitable solution will be reached in the very near future that will be acceptable to both you and the ASLD.

On behalf of Landmark Land Company of Arizona, I want to thank you for your cooperation and efforts in helping to resolve this issue. Subsequently, your assistance, efforts, and cooperation will be needed as the Scottsdale Road alignment and design commences.

I'm hoping that the spirit of cooperation that has been shown in all our discussions and meetings to date that we've had regarding the drainage and roadway issues will carry over to the "cities", Scottsdale and Phoenix, as they get involved in these very important multi-boundary issues.

Sincerely,



Steve Barrett

SB mw

Steve Barrett, President

LANDMARK LAND COMPANY OF ARIZONA, INC ♦ 7350 E Evans Road ♦ Suite B-106 ♦ Scottsdale, AZ 85260

Phone (480) 443 3955

FAX (480) 443.4294



City of Phoenix
PLANNING DEPARTMENT

July 29, 2005

Doris McClay
Planning Assistant
City of Scottsdale
7447 E Indian School Road, Suite 105
Scottsdale, AZ 85251

RE: SCOTTSDALE MAJOR GENERAL PLAN AMENDMENTS

Dear Ms. McClay:

Thank you for the opportunity to review the proposed General Plan amendment cases for this year. The city of Phoenix has reviewed the cases, specifically Camberlango Properties and Silverstone, which border Phoenix along Scottsdale Road. The city of Phoenix has no issues with the proposed land use modifications and we anticipate that the Mixed-Use designation will compliment and enhance the adjacent existing and proposed land uses in Phoenix.

If you need any further assistance, please contact Dean Brennan at (602) 262-4499.

Sincerely,

A handwritten signature in black ink that reads "David E. Richert". The signature is written in a cursive style with a large, prominent "D" and "R".

David E. Richert
Growth, Land Use, and State Land Manager

c:\documents and settings\ltsosie\desktop\ssaenz\072905a_scottsdale general amendment.doc

c: Dean Brennan
Alan Stephenson
file

Curtis, Tim

From: R. Craig Campbell [rcraigcampbell@cox.net]
Sent: Thursday, August 25, 2005 9:30 AM
To: tcurtis@scottsdaleaz.gov
Subject: Rawhide

Mr. Curtis,

While I am personally sorry to see Rawhide go, having lived in/been involved with the Pinnacle Peak area for 30-some years since 1973, I want you to know that I am in support of the Rawhide re-development project - - at least from what I have seen to date.

I am the President of a small residential community's HOA (Bella Vista @ PP Road & Miller), and as such, arranged a meeting for our HOA with Matt Ludick of Technical Solutions to learn as much as we could about the tentative plans for the area's redevelopment. As a result of his excellent presentation, we understood at that time, albeit early on, that the population density plan for the redevelopment was intended to be "medium to high density". Today, possibly due to association with Phoenix's development plans for the area just west of us across Scottsdale Rd., the area is being described by the Valley's press as "potentially one of the highest people-density-areas in the valley."

While no one wants their neighborhood to be disrupted with increasing density & the resulting extra auto traffic, I understand that this is the consequence of the attraction of our beautiful "place-in-the-sun". However, I plead with you to help insure that appropriate solid planning is devoted to the traffic handling & control facilities needed within this developing area. Please study carefully the paved-road-infrastructure currently available and/or needed in & around the intersection of Scottsdale Rd. & Pinnacle Peak Rd. **IT IS NOT CURRENTLY CAPABLE OF HANDLING TODAY'S TRAFFIC** during "rush hours", much less handling it as the thousands of new autos associated with the "new Rawhide homes" and their multi-family unit dwellings begin adding to our current traffic.

Please give the above your most careful consideration, and then please advise me of your intended plans. I will pass on to my members for their "informed information."

Not only would I appreciate your taking my comments into consideration, but also I would like to establish a considerable level of (email?) communication with you so as to be in the loop on what is being considered, evaluated, and/or approved. If you will agree to do that, I can then agree to present your proffered information to my group - - keeping them informed with fact rather than rumor.

Would you please let me know if you find this proposal workable, and/or if there is an easier way for you.

Sincerely,
Craig Campbell
Pres. Bella Vista HOA
H: 480-538-5238
FX: 480-538-5239
C: 480/459/6810

09/20/2005

Curtis, Tim

From donmcdougal33@cox.net
Sent Thursday, September 01, 2005 2:49 PM
To tcurtis@scottsdaleaz.gov
Subject future project at the Rawhide site

I am in support of the future project at the current Rawhide site. Our HOA was given a presentation by Matt Ludick of Technical Solutions and my wife and I understand it's a medium to high density project.

Sincerely, Don McDougal, Past President, Bella Vista HOA

Curtis, Tim

Subject FW Rawhide rezone - 177PA-2005

-----Original Message-----

From ianvash@cox net [mailto:ianvash@cox net]
Sent Sunday, April 17, 2005 3 31 PM
To ewallace@ci scottsdale az us
Subject Rawhide rezone - 177PA-2005

Dear E Wallace,

Re - 177PA-2005 SCOTTSDALE & PINNACLE PEAK MXD

I wish to be notified and consulted on this project as it progresses

I am Board President of the Homeowners Association of 'Village @ Sonoran Hills' Our community is situated on the North East corner of Williams and Miller

We are generally supportive of this project, however we will be asking the City of Scottsdale to ensure that our interests are considered This will be such things as placement of access roads, garbage hoppers, loading docks etc

The setback on Miller should be maintained, especially as the setback across the street (east side of Miller north of Williams) has been reduced under project 1-BA-2005

We do hope that this project will accelerate completion of Miller as a divided highway and especially the installation of a traffic light at Williams/Miller

Regards,

Ian M Smith
Board President
Village @ Sonoran Hills

Curtis, Tim

From CW Swanson [cswanson@hotmail.com]
Sent Tuesday, August 16, 2005 10 51 AM
To tcurtis@scottsdaleaz.gov
Subject Silverstone (Rawhide)

I have 2 concerns about the proposal for this property

1 How will it fit with development plans for the Phoenix property across the street? I think that complimentary versus competitive development is best for everyone

2 Several HOAs met with the developers PR people I am concerned that we were misled We were told that mixed-use would include shopping, offices, and a variety of residential densities It now appears that they want to build only high density residential - 1,400 residences with the shopping and offices I think patio homes would be more appropriate than condos for this area of Scottsdale I don't think condos will withstand the test of time - people will discover that they don't like the stairs and noise associated with common walls Patio homes provide housing for first-time home buyers as well as the older crowd wanting to downsize

cws

09/20/2005



City of Scottsdale
Current Planning Services

SCHOOL DISTRICT
Determination of Adequate Facilities

Area in gray to be completed by Applicant

City of Scottsdale Project Number: - PA -
 Project Name: RAWHIDE SITE
 Project Location: Scottsdale Rd. & Pinnacle Peak
 Applicant Name: James Lee Phone: ~~480~~ 602-867-5106
 Applicant E-mail: jilee@pvusd.k12.az.us Fax: _____

School District: Paradise Valley Unified

I, James Lee, hereby certify that the following determination has been made in regards to the above referenced project:

- The school district has adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area, or
- The school district will have adequate school facilities via a planned capital improvement to be constructed within one (1) year of the date of notification of the district and located within the school district's attendance area, or
- The school district has determined an existing or proposed charter school as contracted by the district can provide adequate school facilities for the projected increase in students, or
- The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner (a copy of said agreement is attached hereto), or
- The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning

Attached are the following documents supporting the above certification

- Maps of attendance areas for elementary, middle and high schools for this location
- Calculations of the number of students that would be generated by the additional homes
- School capacity and attendance trends for the past three years

Or

I, _____, hereby request a thirty (30) day extension of the original discussion and response time

James Lee (Asst. Supt. Support Services) Date 7/25/05
 Superintendent or Designee

Planning and Development Services

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

NEIGHBORHOOD INVOLVEMENT and CITIZEN OUTREACH

Silverstone at Pinnacle Peak

November 21, 2005

Case # 15-ZN-2005, 13-UP-2005

Overview

This neighborhood involvement plan is being performed in association with a Major General Plan amendment request, a rezoning request, and use permit request for the redevelopment of 160 acres located at the southeast corner of Pinnacle Peak and Scottsdale Roads. RHVT and its design team have created a project that is a master planned community based on traditional planning principles inspired by historic Arizona towns and pre-WWII neighborhoods.

The entire project team is sensitive to the importance of neighborhood involvement and creating a relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties is ongoing throughout the process. Work on compiling stakeholders and preparing for the neighborhood outreach began prior to the application filing and will continue throughout the process. Communication with impacted and interested parties will take place with verbal, written, electronic, and door-to-door contact.

Community Involvement

Representatives of the neighborhood outreach team attended the City of Scottsdale's General Plan Open Houses and held their Open House for neighbors regarding the General Plan Amendment, Zoning Case, and Use Permit on Wednesday, August 10 in the multi purpose room at La Mirada Park. Surrounding property owners and other interested parties were noticed via first class mail within one mile of the proposed project. The notice contained information regarding the Open House, the project, and contact information to obtain additional information and feedback (see attached letter, labels, and map).

The open house meeting was attended by 68 people (see attached sign in sheets) who were all interested in the project. Residents were appreciative of the outreach effort and the plans on display. Many people at the meeting were in support of the project and the few who voiced concerns were about traffic infrastructure and density.

As a part of the outreach process, we have been contacting and holding numerous meetings with Homeowners Associations and private residents in the area through the General Plan Amendment and Zoning Case. Meetings have already been held with the following associations:

- Coalition of Pinnacle Peak

- Village @ Sonoran Hills
- Desierto Vida
- Arizona Silverado
- Paradise Valley School District
- Los Gatos Association
- Pinnacle Peak Country Club Estates Units 1-8
- La Vista @ Pinnacle Peak Neighborhood Association
- Pinnacle Paradise Association
- Alta Sonora Association
- Bella Vista Association
- Los Portones Plats 1 and 4
- Talara Association
- Tierra Bella Association
- Pinnacle Reserve 1 & 2
- Grayhawk Community (includes nearly 20 neighborhood associations)
- La Vida

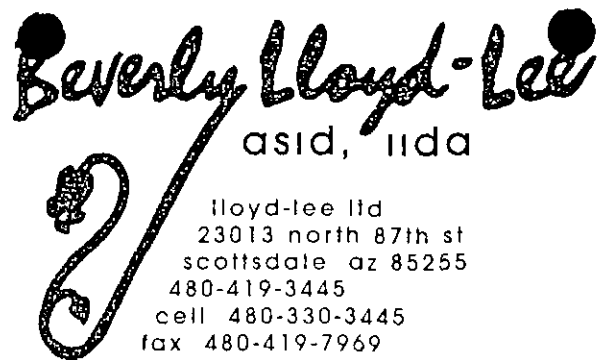
Additionally, the outreach team has been available to any neighborhoods or associations in the area who wish to meet with them. There has been extensive door to door work done in the area and many private meetings with individual neighbors have been held as well.

We have also held numerous meetings with the leadership of the Coalition of Pinnacle Peak to review the TIMA report which resulted in a number of appropriate changes to that report.

To date, we have found many people who are in support of the project as evidenced by the number of signatures on our petition of support. Additionally, we have collected a significant number of letters written in support of the project.

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	City Major General Plan Open House Sign In Sheets One Mile Notification Area Map Neighborhood Meeting Notification Letter <i>One Mile Notification List</i> Open House Sign In Sheets & Comment Cards Neighborhood Association Meeting Sign In Sheets Neighborhood Association Meeting Comment Cards Support Letters
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October 29, 2005

Susan Bitter Smith
Technical Solutions
3610 N 44th St #240
Phoenix, AZ 85018

Dear Susan Bitter Smith

According to the papers everything looks good for Silverstone, as far as the City Council goes I assume, however, COPPS will be out in force on November 9th

Doesn't anyone realize noise or disruption to the neighbors will be so very greatly *diminished* from all the public activities at Rawhide, the neighborhood should be thankful? There will be no more live music, gunfights, camel rides, fireworks, festivals, or other Western celebrations. The neighborhood can start to enjoy a little peace and quiet, rather than revelry at midnight. Sometimes, groups or persons are so used to being against things they are against even situations that benefit them.

I am still looking forward to meeting with you and the developer. I know I would be of the greatest benefit both aesthetically and economically.

Sincerely,


Beverly Lloyd-Lee

**W. Craig Berger
11420 E. Raintree
Scottsdale, AZ 85255**

Mayor and City Council Members
3939 N. Drinkwater Blvd.
Scottsdale, Az 85251

Dear Mayor and Council Members:

I am in support of the proposed Silverstone project. The area will benefit from *signature office space and the downtown core*. It is also nice to hear that the developer is willing to donate land to the City for a possible library site. North Scottsdale needs something closer than the Mustang Library. Please vote yes on Silverstone and fund a library for North Scottsdale soon.

Sincerely,

A handwritten signature in black ink that reads "W. Craig Berger". The signature is written in a cursive style with a large, sweeping "W" and a long, horizontal flourish at the end.

Virginia Lenci
11489 E. Paradise Lane
Scottsdale, AZ 85255

September 12, 2005

Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor and City Council Members,

I am very excited about the new development Silverstone at Pinnacle Peak. I am writing this letter in favor of this development at Scottsdale Road and Pinnacle Peak Road, Scottsdale, AZ. I have been a long time resident of the north Scottsdale and it is wonderful to see all the new developments coming to our area.

Please consider this letter as my approval for such a great project.

Sincerely,

Virginia Lenci

Carol Matuszak
10040 E. Happy Valley Road
Scottsdale, AZ 85255

September 30, 2005

Mayor and City Council members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor and City Council members

I am writing this letter to let you know that I am very supportive of the new development Silverstone at Pinnacle Peak, Scottsdale Road and Pinnacle Peak Road, Scottsdale, AZ

Please vote in support of a rezone to this property so we may bring this exciting project to our neighborhood

Sincerely,

Carol Matuszak

*Carolee S. Cruse
11887 E. Paradise Drive
Scottsdale, AZ 85255*

September 12, 2005

Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor and City Council Members,

I am writing this letter to show my support for the new development, Silverstone at Pinnacle Peak, Scottsdale Road and Pinnacle Peak Road

As a long time resident of north Scottsdale it is always nice to see an upscale development come to our community with shopping, dining and adult living

Please give my letter consideration as my approval for this project

Sincerely,

Carolee S. Cruse

Jill Jetter
8883 E. Mountain Spring Rd.
Scottsdale, AZ 85255

September 30, 2005

Mayor and City Council members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

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I am writing this letter to let you know that I am very supportive of the new development Silverstone at Pinnacle Peak, Scottsdale Road and Pinnacle Peak Road, Scottsdale, AZ

Please vote in support of a rezone to this property so we may bring this exciting project to our neighborhood

Sincerely,

A handwritten signature in black ink that reads "Jill Jetter". The signature is written in a cursive, flowing style.

Vicki Troch
10054 E. Ironwood
Scottsdale, AZ 85258

September 12, 2005

Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

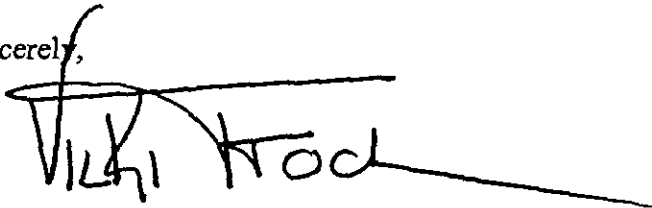
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Please give my letter consideration as my approval for this project

Sincerely,

A handwritten signature in black ink that reads "Vicki Troch". The signature is written in a cursive style with a long horizontal line extending to the right.

Rita R. LeDuc
10932 E. Betty Scottsdale, AZ 85258

November 17, 2005

Mayor and City Council Members
3939 N. Drinkwater Blvd
Scottsdale, Az 85251

Dear Mayor and Council Members

I am writing you to express my support for the Silverstone project. A rezone of this land will allow for a project that fits the area. It is already surrounded by mostly commercial and industrial development. I am also aware that the state land across the street in the City of Phoenix is slated for commercial development including big box.

The renderings I have seen of the project show a very nice architecture that is not as bland as so much commercial is these days. I think the downtown core idea is great, providing a place to shop, eat, and live. Please vote yes on Silverstone.

Sincerely,

Rita R Le Duc

**Joseph R. LeDuc
10932 E. Betony
Scottsdale, AZ 85258**

November 17, 2005

Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, Az 85251

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Sincerely,

A handwritten signature in black ink that reads "Joseph R. LeDuc". The signature is written in a cursive style with a large, prominent initial "J".

MARC HERTZBERG
16305 N. 109TH WAY
SCOTTSDALE, AZ 85255

November 17, 2005

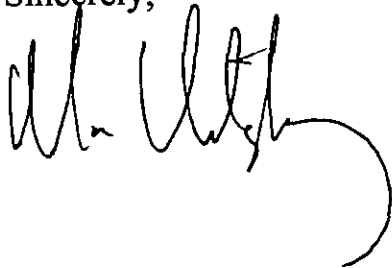
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Sincerely,

A handwritten signature in black ink, appearing to read 'M. Hertzberg', with a long, sweeping flourish extending to the right.

Rhiannon Hertzberg
16305 N. 109th Way
Scottsdale, AZ 85255

November 17, 2005

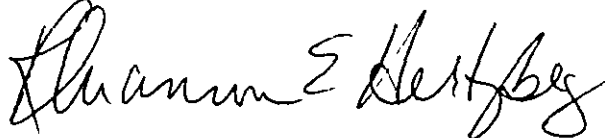
Mayor and City Council Members
3939 N. Drinkwater Blvd
Scottsdale, Az 85251

Dear Mayor and Council Members

I am writing you to express my support for the Silverstone project. A rezoning of this land will allow for a project that fits the area. It is already surrounded by mostly commercial and industrial development. I am also aware that the state land across the street in the City of Phoenix is slated for commercial development including big box.

The renderings I have seen of the project show a very nice architecture that is not as bland as so much commercial is these days. I think the downtown core idea is great, providing a place to shop, eat, and live. Please vote yes on Silverstone.

Sincerely,

A handwritten signature in black ink that reads "Rhiannon Hertzberg". The signature is written in a cursive, flowing style.

HARLEY BARNES
9290 E. THOMPSON PEAK PKWY.
SCOTTSDALE, AZ 85255

November 17, 2005

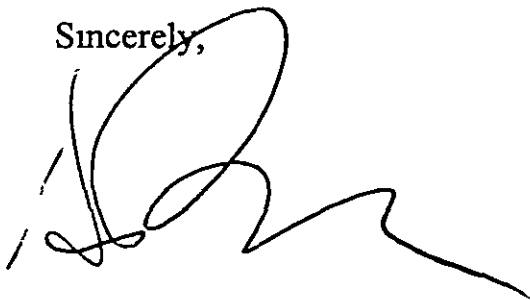
Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, Az 85251

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The renderings I have seen of the project show a very nice architecture that is not as bland as so much commercial is these days. I think the downtown core idea is great, providing a place to shop, eat, and live. Please vote yes on Silverstone.

Sincerely,

A handwritten signature in black ink, appearing to be 'H. Barnes', written over the word 'Sincerely,'.

Sandra Barnes
9290 E. Thompson Peak Pkwy.
Scottsdale, AZ 85255

November 17, 2005

Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, Az 85251

Dear Mayor and Council Members

I am writing you to express my support for the Silverstone project. A rezone of this land will allow for a project that fits the area. It is already surrounded by mostly commercial and industrial development. I am also aware that the state land across the street in the City of Phoenix is slated for commercial development including big box.

The renderings I have seen of the project show a very nice architecture that is not as bland as so much commercial is these days. I think the downtown core idea is great, providing a place to shop, eat, and live. Please vote yes on Silverstone.

Sincerely,

A handwritten signature in cursive script that reads "Sandra Barnes". The signature is written in black ink and has a fluid, connected style with a long, sweeping tail on the final letter.

Joy Shaw
10937 E. Betony Dr.
Scottsdale, AZ 85255

November 17, 2005

Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, Az 85251

Dear Mayor and Council Members

I am writing you to express my support for the Silverstone project. A rezone of this land will allow for a project that fits the area. It is already surrounded by mostly commercial and industrial development. I am also aware that the state land across the street in the City of Phoenix is slated for commercial development including big box.

The renderings I have seen of the project show a very nice architecture that is not as bland as so much commercial is these days. I think the downtown core idea is great, providing a place to shop, eat, and live. Please vote yes on Silverstone.

Sincerely,

A handwritten signature in black ink that reads "Joy Shaw". The signature is written in a cursive style with a large, stylized "J" and "S".

Nan Berger
11420 E. Raintree Dr.
Scottsdale, AZ 85255

October 31, 2005

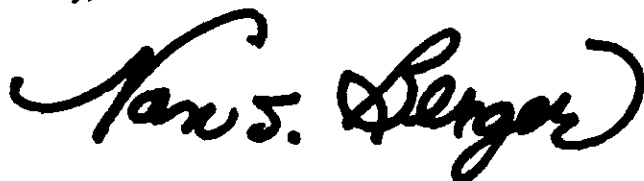
Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor and Council Members

I am writing in favor of the Silverstone project in North Scottsdale. I believe that this project will truly uplift the area surrounding it. As a member of this community, I think that a project of this magnitude and quality would be a welcomed change. The Pinnacle Peak area will greatly benefit from the mix of residential, office, and commercial use buildings proposed in this project. I also believe that the architecture style will be very pleasing to the eye for all visitors and residents.

I strongly support the Silverstone project. I urge you to vote in favor of rezoning this land so that this exciting project can come to North Scottsdale. I can only see benefits to everyone affected by this project. Please support the Silverstone project for the surrounding community and for all Scottsdale residents.

Sincerely,

A handwritten signature in black ink that reads "Nan S. Berger". The signature is written in a cursive, flowing style with a large initial 'N'.

Tom Mertens
11425 E. Raintree Dr. Scottsdale, AZ 85255

September 30, 2005

Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor and Council Members

I am writing you to express my support for the Silverstone project. A rezone of this land will allow for a project that fits the area. It is already surrounded by mostly commercial and industrial development. I am also aware that the state land across the street in the City of Phoenix is slated for commercial development including big box.

The renderings I have seen of the project show a very nice architecture that is not as bland as so much commercial is these days. I think the downtown core idea is great, providing a place to shop, eat, and live. Please vote yes on Silverstone.

Sincerely,

Tom Mertens

Della Mertens
11425 E. Raintree Dr.
Scottsdale, AZ 85255

September 30, 2005

Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor and Council Members

I am writing you to express my support for the Silverstone project. A rezone of this land will allow for a project that fits the area. It is already surrounded by mostly commercial and industrial development. I am also aware that the state land across the street in the City of Phoenix is slated for commercial development including big box.

The renderings I have seen of the project show a very nice architecture that is not as bland as so much commercial is these days. I think the downtown core idea is great, providing a place to shop, eat, and live. Please vote yes on Silverstone.

Sincerely,

Della Mertens

A. H. NEAL
10929 E. BETONY
SCOTTSDALE, AZ 85255

September 30, 2005


Mayor and City Council Members
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor and Council Members

I am writing you to express my support for the Silverstone project. A rezone of this land will allow for a project that fits the area. It is already surrounded by mostly commercial and industrial development. I am also aware that that the state land across the street in the City of Phoenix is slated for commercial development including big box.

The renderings I have seen of the project show a very nice architecture that is not as bland as so much commercial is these days. I think the downtown core idea is great, providing a place to shop, eat, and live. Please vote yes on Silverstone.

Sincerely,



Claudia Neal
10929 E. Betony
Scottsdale, AZ 85255

September 30, 2005

Mayor and City Council Members
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor and Council Members

I am writing you to express my support for the Silverstone project. A rezone of this land will allow for a project that fits the area. It is already surrounded by mostly commercial and industrial development. I am also aware that that the state land across the street in the City of Phoenix is slated for commercial development including big box.

The renderings I have seen of the project show a very nice architecture that is not as bland as so much commercial is these days. I think the downtown core idea is great, providing a place to shop, eat, and live. Please vote yes on Silverstone.

Sincerely,

Claudia Neal

Curtis, Tim

From CW Swanson [cswanson@hotmail.com]
Sent Saturday, November 05, 2005 10:56 PM
To tcurtis@scottsdaleaz.gov
Subject silverstone

This development is on Scottsdale Road, a Scenic Corridor. The density and height are **NOT** appropriate. Reduce the height and number of condos. Patio homes, not condos, are needed.

Lowering the density at Silverstone would reduce the traffic impact to an appropriate level. However, more needs to be done. I know that Scottsdale and Pinnacle Peak Roads will be wider. I would also like to see Miller completed between Pinnacle Peak Rd and Happy Valley Rd. A four-lane road already exists except for the bridge over Rawhide Wash. This, along with the ongoing straightening of the Pima and Happy Valley intersection and the improvements to Happy Valley Rd between Miller and Scottsdale Rd, would make Happy Valley Rd a useable minor arterial.

In addition to the assisted living and library facilities planned for Silverstone, a citizen service center and senior center are needed in this area of Scottsdale.

cws

11/23/2005

Curtis, Tim

From Susan Bitter Smith [sbsmith@technicalolutionsaz.com]
Sent Wednesday, July 27, 2005 5:05 PM
To tcurtis@scottsdaleaz.gov
Subject Follow up on Silverstone (Rawhide)

Tim, we are sending you a fax copy of the neighborhood meeting notification letter that just went yesterday for the open house scheduled for August 10 at La Mirada. This went to a list of over 5,000 names. We have been steadily contacting neighbors within a one mile radius on both the general plan and zoning case requests. We also are continuing to work with COPP on our site plan, the most recent meeting was held last week. So far, we have had good response from the surrounding neighbors, but we still need to provide some additional answers to COPP leadership, which we are in the process of working on. Please let me know if you need any further information. Susan Bitter Smith



July 25, 2005

Dear Neighboring Property Owner

The purpose of this letter is to inform you that applications have been made to the City of Scottsdale to amend the General Plan and Zoning designations for the approximately 160 acre parcel located at the southeast corner of Scottsdale and Pinnacle Peak Roads. Rawhide Western Theme Park currently leases the property from RHVT Limited Partnership (RHVT) and will be relocating November 2005. RHVT is proposing to change the land use designation from Cultural/Institutional to Mixed Use. The rezoning consists of changing from the current Western Theme Park Zoning District to a Planned Community Development with underlying zoning consisting of Central Business District and R-5 Multiple-Family Residential District.

RHVT has proposed a well designed blended master planned community including office, employment, retail and multi-generational residential uses. Silverstone at Pinnacle Peak will be a high end master development that creates a sense of place and sets the standard for future development in the area.

We will be holding a Neighborhood Open House on Wednesday, August 10, 2005, from 6:00 PM to 7:00 PM in the Multi Use Room of La Mirada Desert Park, located at 8950 E Pinnacle Peak Road for those who are interested in receiving additional information regarding the details of this project. If you will be unable to attend the Open House but would still like more information, please feel free to contact Terry Benson or Matthew Ludick with Technical Solutions at (602) 957-3434. Tim Curtis with the City of Scottsdale is the project coordinator for this project and he can be reached at (480) 312-4210.

Sincerely,

Paul Smith
President

Local News

TRIBUNE OFFICES. Mesa 120 W First Ave Scottsdale 7525 E Camelback Road Gilbert/Chandler 3871 S Gilbert Road, Suite 106, Gilbert

General news tips.

(480) 898-6514
newstips@aztrib.com
Fax. (480) 898-6362

On the Web. News, movie listings and more
www.scottsdaletribune.com

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Plans for Rawhide site revealed

Condos, stores would require general plan amendment

By **JOE KULLMAN**
TRIBUNE

A developer will seek a major rezoning and land use change for the longtime site of Rawhide Western Town and Steakhouse to allow a 160-acre condominium and commercial complex

Automotive Investment Group, headed by automobile magnate and real estate developer Larry Van Tuyl, will file a request by Friday for a general plan amendment for the north Scottsdale property, said John Berry, a Scottsdale attorney

representing the company

The property at Pinnacle Peak and Scottsdale roads is zoned for a Western theme park

For more than 30 years it has been home to the faux 1880s town featuring gunfight shows, rodeos and other Old West-themed attractions that made it one of Scottsdale's major tourist destinations, often drawing more than 500,000 visitors a year

Van Tuyl's company purchased the land last year in a \$46 million transaction Rawhide will complete its move later this year to the Gila

River Indian Community south of Chandler and Phoenix

Development plans call for about 1,400 residential units in senior living and nonage-restricted condominium complexes in a suburban village-style environment, Berry said. It will include a town square, small parks, recreation paths and possibly a site for a community library, he said

Retail and office centers are to be built along Scottsdale and Pinnacle Peak roads. Stores will be "neighborhood-related," meaning no large, major retail outlets

Preliminary plans have been discussed with leaders of the Coalition of Pinnacle Peak, Scottsdale's largest residents group

"From what we've seen so far, they are heading in the right direction," COPP president Bob Vairo said of maintaining the area's character. "Nothing we've seen has raised a red flag, but we won't take a position until we see the final plan"

Automotive Investment Group will soon begin scheduling community meetings to show the project design to neighboring residents and

business owners, said Susan Bitter Smith, head of Technical Solutions, which is managing public outreach for the developer

Because a major general plan amendment is needed, state law requires public hearings on the development plan and the amendment request

Scottsdale officials will hold open houses on the proposals in June, followed by two Planning Commission hearings before the request goes before the City Council in October, said city spokeswoman Robin Meinhart

CONTACT WRITER: (480) 970 2342
or jkullman@aztrib.com



The hero being

Mama die today, so it se dedicate this memory
It got me to what sort of ec like
She would write about w generation oft

NEIGHBORHOOD INVOLVEMENT and CITIZEN OUTREACH Silverstone at Pinnacle Peak

August 18, 2005

Case # 7-GP-2005, 15-ZN-2005, 13-UP-2005

Overview

This neighborhood involvement plan is being performed in association with a Major General Plan amendment request, a rezoning request, and use permit request for the redevelopment of 160 acres located at the southeast corner of Pinnacle Peak and Scottsdale Roads. RHVT and its design team have created a project that is a master planned community based on traditional planning principles inspired by historic Arizona towns and pre-WWII neighborhoods.

The entire project team is sensitive to the importance of neighborhood involvement and creating a relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties is ongoing throughout the process. Work on compiling stakeholders and preparing for the neighborhood outreach began prior to the application filing and will continue throughout the process. Communication with impacted and interested parties will take place with verbal, written, electronic, and door-to-door contact.

Community Involvement

We have identified and made initial contact with individuals and interested groups regarding the General Plan Amendment and Rezoning requests.

- Coalition of Pinnacle Peak Homeowners Association
- Bella Vista Homeowners Association
- Los Portones Homeowners Association
- Los Gatos Homeowners Association
- Village at Sonoran Hills Homeowners Association
- Los Portones Homeowners Association
- Talara Homeowners Association
- The Premiere at Pinnacle Peak Homeowners Association
- Desert Shadows Middle School – Principal Dr. Sam Cianfrano
- Paradise Valley School District
- Major property owners in the area (Giant Industries, PPOP LLC)
- Individual business owners within the notice area

Representatives of the neighborhood outreach team attended the City of Scottsdale's General Plan Open Houses and held their Open House for neighbors regarding the General Plan Amendment, Zoning Case, and Use Permit on Wednesday, August 10 in the multi purpose room at La Mirada Park. Surrounding property owners and other interested parties were noticed via first class mail within one mile of the proposed project. The notice contained

information regarding the Open House, the project, and contact information to obtain additional information and feedback (see attached letter, labels, and map)

The open house meeting was attended by 68 people (see attached sign in sheets) who were all interested in the project. Residents were appreciative of the outreach effort and the plans on display. Many people are in support of the project evidenced by the nearly fifty signatures on our petition of support. Concerns voiced by a few people were about traffic infrastructure and density.

Meetings have already been held with the Coalition of Pinnacle Peak leadership, the Paradise Valley School District, Los Gatos, and the Pinnacle Peak Country Club Homeowner's Association. Meetings are also scheduled with the Bella Vista Homeowner's Association, Los Portones, La Vista Neighborhood Association, and Pinnacle Peak Estates. In addition, the outreach team is going door to door to show the site plan to the neighboring businesses. As we make presentations on the proposed General Plan and Rezoning cases we are making neighbors aware of the proposed senior care facility and the use-permit request.

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	City Major General Plan Open House Sign In Sheets
	One Mile Notification Area Map
	Neighborhood Meeting Notification Letter
	One Mile Notification List
	Open House Sign In Sheets & Comment Cards

**SILVERSTONE
Neighborhood Input Card**

PRINT NAME LANCE JONES
ADDRESS 9362 E. RAINTREE DR CITY SCOTTSDALE ZIP 85260
PHONE 480-551-4316 EMAIL LJONES@RAISMA.COM

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT

Please forward any info.
Thank you

Technical Solutions • 3610 N 44th Street #240 Phoenix, AZ 85018 • Phone (602) 957-3434 • Fax (602) 955-4505 • Email info@technicalsolutionnaz.com

**SILVERSTONE
Neighborhood Input Card**

PRINT NAME Hannah Nelson (TONY NELSEN'S DAUGHTER, AGE 13)
ADDRESS 7736 E Redbird City Scottsdale ZIP 85262
PHONE 480-985-3840 EMAIL _____

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT

It looks like Beverly Hills CA and
that is a big mistake!

Technical Solutions • 3610 N 44th Street #240 Phoenix, AZ 85018 • Phone (602) 957-3434 • Fax (602) 955-4505 • Email info@technicalsolutionnaz.com

**SILVERSTONE
Neighborhood Input Card**

PRINT NAME Ine Downey
ADDRESS 7652 Los Lagos Dr CITY _____ ZIP 85255
PHONE 480-473-9878 EMAIL downey@pinndepesh.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT

Please try not keep the buildings as
low as possible. Don't put too many
access roads off of Miller Rd.

**SILVERSTONE
Neighborhood Input Card**

PRINT NAME CAROL DILLON
ADDRESS 10810 E. VERBENA LN CITY SCOTTSDALE ZIP 85255
PHONE (480) 326-2736 EMAIL CAROL.DILLON@COX.NET

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT

Thank you for the information please
keep me updated of on new developments
Thank you!
Carol Dillon

**SILVERSTONE
Neighborhood Input Card**

PRINT NAME

Robin Russell

ADDRESS

8912 E Pinnacle Peak # CITY Scottsdale ZIP 85255

PHONE

(480) 473-8341

EMAIL

RRussellRanch@aol.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT

Requester copies of all proposed plans for the
Bluebird project - plus copies of the other
all components of project done in Texas.

Thank you
[Signature]

**SILVERSTONE
Neighborhood Input Card**

PRINT NAME

Camille Schmidt

ADDRESS

19868 N. 84th Way CITY Scottsdale ZIP 85255

PHONE

(480) 502-1990

EMAIL

camischmidt@cox.net

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT

The portion of land allotted to municipal
use should be used for Appaloosa library.
The northern part of the city (1/2 of the city) geographically
is without an easily accessible facility,
especially between Scottsdale and Pima Roads
The bond for building the library was approved
5 years ago. It is time!

SILVERSTONE
Neighborhood Input Card

PRINT NAME N. D HELMS
ADDRESS 23205 N CHURCH RD CITY SCOTTSDALE ZIP 85255
PHONE 480-419-5963 EMAIL _____

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT

I AM NOT IN FAVOR OF SUCH A HIGH DENSITY PLAN
WE (THE COMMUNITY) DO NOT NEED THIS AND TRAFFIC &
INFRASTRUCTURE WILL SUFFER EVEN MORE THAN TODAY.
LEAVE IT 20 AND AS IS

Technical Solutions • 3610 N 44th Street #240 Phoenix, AZ 85018 • Phone (602) 957-3434 • Fax (602) 955-4505 • Email info@technicalolutionsaz.com

SILVERSTONE
Neighborhood Input Card

PRINT NAME Michael Laffey
ADDRESS 7256 E. Desert Vista Rd CITY Scottsdale ZIP 85255
PHONE 480-242-7447 EMAIL mtlaffey@hotmail.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT

I'm interested in both retail opportunities as well as a
residential property at this location. Very nice site plans.

Technical Solutions • 3610 N 44th Street #240 Phoenix, AZ 85018 • Phone (602) 957-3434 • Fax (602) 955-4505 • Email info@technicalolutionsaz.com

**SILVERSTONE
Neighborhood Input Card**

PRINT NAME Laura Craic

ADDRESS _____ CITY _____ ZIP _____

PHONE 480-585-4442 EMAIL LSpicey mom@hotmail.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT

Looks Great!

**SILVERSTONE
Neighborhood Input Card**

PRINT NAME Valerie McQuaid

ADDRESS 8102 E Sands CITY Sidell ZIP 85255

PHONE 480 577 1384 EMAIL valerie.mcquaid@cox.net

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT

Some interesting ideas.
Concern Traffic - Volume + management

SILVERSTONE
Neighborhood Input Card

PRINT NAME Sandra Positano
ADDRESS 8500 E Lariat Ln CITY Sc ZIP 85255
PHONE 480-515-0210 EMAIL _____

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT

I like the whole feel of the area although, I would
like to see an active adult comm. you can
buy into & own outright.

Technical Solutions • 3610 N 44th Street #240 Phoenix, AZ 85018 • Phone (602) 957-3434 • Fax (602) 955-4505 • Email info@technicalolutionsaz.com

SILVERSTONE
Neighborhood Input Card

PRINT NAME PAUL R. Messinger
ADDRESS 11060 N. 9th St. CITY Scott AZ ZIP 85260
PHONE 480-860-2300 (o) EMAIL _____

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT

Plan looks good, realistic density (low) and
commercial well buffered.
Paul Messinger

Technical Solutions • 3610 N 44th Street #240 Phoenix, AZ 85018 • Phone (602) 957-3434 • Fax (602) 955-4505 • Email info@technicalolutionsaz.com

SILVERSTONE
Neighborhood Input Card

PRINT NAME Maxine Frutkin
ADDRESS 7660 E. Los Gatos CITY Scottsdale ZIP 85255
PHONE 480 538-1166 EMAIL maxine@frutkin.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT

Would like to be informed of zoning meetings
and any changes to plan
Am very concerned about amount of traffic
being sent to Miller Rd.

SILVERSTONE
Neighborhood Input Card

PRINT NAME Stephen Plunkett
ADDRESS 22415 N LA SENDA CITY SCA ZIP 85255
PHONE 480 502 4106 EMAIL SRPLUNKET@cox.net

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT

Keep at least 75' Iscp medians
limit or eliminate grass on sr & tr
"green" buildings?, solar lights etc?

SILVERSTONE
Neighborhood Input Card

PRINT NAME Peter Spior
ADDRESS 16245 N. 65th Place CITY Scottsdale ZIP 85254
PHONE 602 882-2322 EMAIL peteraspior@yahoo.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT

Lacks grat!

Technical Solutions • 3610 N 44th Street #240 Phoenix, AZ 85018 • Phone (602) 957-3434 • Fax (602) 955-4505 • Email info@technicalolutionsaz.com

SILVERSTONE
Neighborhood Input Card

PRINT NAME Linda Benedetti
ADDRESS 8001 E Williams CITY Scottsdale ZIP 85255
PHONE 480 585 7089 EMAIL linda@palorus@yahoo.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT

How are proposing a negative impact on this area
— too much density, too high, too much traffic and
too many stores — Not necessary — We don't need
grocery stores on each corner!

Technical Solutions • 3610 N 44th Street #240 Phoenix, AZ 85018 • Phone (602) 957-3434 • Fax (602) 955-4505 • Email info@technicalolutionsaz.com

**SILVERSTONE
Neighborhood Input Card**

PRINT NAME Joe Kross
ADDRESS 8016 East Sunde Dr. CITY Scottsdale ZIP 85255
PHONE (480) 412-2899 EMAIL CRMSOAKROS@aol.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT

- 1) Townhouse population impact on local schools, especially Pinnacle Peak Elementary which is part of the P.V. School system.
- 2) My wife, Tracy Kross, is on the Home Owners Assoc. for Pinnacle Peak Estates II. Please send updates to her e-mail - tkross@cox.net

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**SILVERSTONE
Neighborhood Input Card**

PRINT NAME Linda Whitehead
ADDRESS 9681 E Chuckwagon CITY Scottsdale ZIP 85262
PHONE _____ EMAIL _____

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT

This proposal is DC Ranch on Steroids!

Technical Solutions • 3610 N 44th Street #240 Phoenix, AZ 85018 • Phone (602) 957-3434 • Fax (602) 955-4505 • Email info@technicalolutionsaz.com

NEIGHBORHOOD INVOLVEMENT and CITIZEN OUTREACH
Silverstone at Pinnacle Peak

June 20, 2005
Case # 7-GP-2005

Overview

This neighborhood involvement plan is being performed in association with a Major General Plan amendment request and a rezoning request for a the redevelopment of 160 acres located at the southeast corner of Pinnacle Peak and Scottsdale Roads. RHVT and it's design team have created a project that is a master planned community based on traditional planning principles inspired by historic Arizona towns and pre-WWII neighborhoods.

The entire project team is sensitive to the importance of neighborhood involvement and creating a relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties is ongoing throughout the process. Work on compiling stakeholders and preparing for the neighborhood outreach began prior to the application filing and will continue throughout the process. Communication with impacted and interested parties will take place with verbal, written, electronic, and door-to-door contact.

Community Involvement

We have identified and made initial contact with individuals and interested groups regarding the General Plan Amendment request.

- Coalition of Pinnacle Peak Homeowners Association
- Bella Vista Homeowners Association
- Los Portones Homeowners Association
- Village at Sonoran Hills Homeowners Association
- The Premiere at Pinnacle Peak Homeowners Association
- Desert Shadows Middle School – Principal Dr. Sam Cianfrano
- Paradise Valley School District
- Major property owners in the area (Giant Industries, PPOP LLC)
- Individual business owners within the notice area

Surrounding property owners and other interested parties will be noticed via first class mail within 750 feet from the proposed project. The notice will contain information regarding public meetings, the project, and contact information to obtain additional information and feedback. Groups that have been contacted regarding the General Plan Amendment will be contacted again with information on the zoning case.

Representatives of the neighborhood outreach team attended the City of Scottsdale's General Plan Open Houses and will be scheduling their own Open

House for neighbors regarding the General Plan Amendment and the Zoning Case

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.

to hand the case over to the prosecutor's office for consideration within two weeks, Clark said

While some church members said they had hoped for Shetler's arrest, others were saddened by it

church

"A lot of people are hurt and saddened by it," he said "But we're picking up our pieces and going on with it"

CONTACT WRITER (480) 970-2339
or almyers@aztrib.com

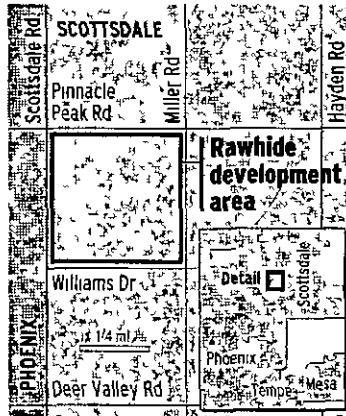
A new look for Old West property

By **JOHN LEPTICH**
TRIBUNE

After 34 years of having a piece of the Old West in their back yards, neighbors of Rawhide Western Town and Steakhouse face a stark contrast to the popular north Scottsdale tourist attraction

Silverstone at Pinnacle Peak, a high-end master development that hopes to set the standard for future development in the area, is the likely project to occupy 160 acres at the southeast corner of Pinnacle Peak and Scottsdale roads

Rawhide, which used much of the land, is relocating to the Gila River Indian Community at the end of the year It will



TRIBUNE

Redevelopment of Rawhide property

When: 6-7 p.m. today

Where: LaMirada Desert Park, 8950 E. Pinnacle Peak Road, Scottsdale

Information: (602) 957-3434

close at the Scottsdale location Oct 31

At an open house from 6 to 7 p.m. today, the city and developer Van Tuyl Co. will show plans and discuss the proposal Van Tuyl paid \$46 million for the property

"It's an ambitious project but a very neighborhood and area-appropriate plan," said Susan Bitter Smith of Technical Solutions of Phoenix, the developer's representative

Van Tuyl wants Scottsdale to rezone the property from "Western theme park" zoning to high-density urban residential and commercial zoning, which includes hotels, motels and time-shares in about 1 million square feet

Smith said the plan includes a village square in the middle of the property and possibly a senior living community

While Smith and city staff coordinator Tim Curtis said they've received mostly positive input, Smith admits there would be issues about traffic flow on Pinnacle Peak Road with adding about 4,000 residents and 3,000 cars

Another hearing is set for Aug. 24 at the Via Linda Senior Center. The proposal is set to go before the Planning Commission on Sept. 28, and to the City Council Oct. 24

CONTACT WRITER (480) 970-2333
or jleptich@aztrib.com

Board selects artwork to grace new police facility

By **AMANDA LEE MYERS**
TRIBUNE

Phoenix has the Desert Botanical Gardens, Tempe has the Secret Garden and Mesa has the Public Rose Garden

Now, Scottsdale will have a "Garden of Evidence"

The Scottsdale Public Art Board chose artist Dennis Oppenheim Tuesday to design the art outside a new Scottsdale Police Department complex at the corner of McKellips and Miller roads

Oppenheim, who beat out two other artists for the \$300,000 commission, wants to create a series of art pieces incorporating desert and forensics themes known as "Inside the Garden of Evidence"

The art will grace the new police complex house a new facility

The pieces include tracks, shoe prints and a strand, and were rated into de-

such as cactus. "The laborer in the garden," he said, "has his art for the Police Department Sacramento Airport." "It's one piece."

The public unanimously chose Oppenheim's Donald Lip Otterness

Lipinski has a giant kaleidoscope as the "Scottsdale front of the Otterness was a bronze sculpture and desert art." The bo-

TRIBUNE 8/10/2005

Joe Goforth

From Susan Bitter Smith [sbsmith@technicalolutionsaz.com]
Sent Wednesday, April 20, 2005 5:29 PM
To Joe Goforth
Subject Citizen Outreach Plan for Rawhide

CITIZEN OUTREACH PLAN FOR CASE 177- PA-2005

The outreach team supporting the General Plan Amendment Application for the 160 acre parcel at Pinnacle Peak and Scottsdale Road has already started with a preliminary overview meeting at the Coalition of Pinnacle Peak Homeowner's Association on April 12, 2005. We have already started contacting individual property owners and residential neighbors by going door to door with a preliminary site plan and renderings in order to educate them about the proposal.

We will continue to contact neighbors door to door and in their neighborhood association meetings focusing on the impacted neighbors in the Bella Vista, Los Portones, Premier at Pinnacle Peak, and the Village at Sonoran Hills neighborhoods. In addition, we will be meeting with the leadership of Desert Shadows Middle School, which is located next to the proposed general plan amendment area.

In addition to the preliminary posting on the site, we will be holding an neighborhood open house and will be appropriately noticing neighbors by mail.

TRANSMITTAL SHEET

PO Box 16460, Phoenix, Arizona 85011
Telephone (602) 230-1051 fax (602) 230-2826

DATE: 7/11/05

TO: Tim Curtis
City of Scottsdale

RE: Silverstone
177-PA-2005

HAND DELIVERED

From: Tana Koerting

DETAILS:

Attached are the Neighborhood Outreach, School District Form request, and evidence of site postings for project # 177-PA-2005. Please let me know if there are any other outstanding items related to our rezoning submittal that are needed.

If you have any questions, please call.

Thank you.

SIGNED: Tana Koerting



July 1, 2005

Mr. Skip Brown, Associate Superintendent
Paradise Valley Unified School District
15002 N. 32nd Street
Phoenix, AZ 85032

Dear Mr. Brown:

This letter is being sent to you pursuant to City of Scottsdale Code (Ordinance No.455), Article 1. Administration and Procedures, Section 1.1500, Collaborative City And School Planning.

Please be advised that we are applying for a rezoning application that changes the zoning classification from non-residential classification to residential classification resulting in greater residential densities allowed on the subject property. The approximately 85 acres considered for residential on the 160 acre total property as currently zoned allows for no residential units; our proposed application would result in a total of approximately 1500 units.

Enclosed, please find a location map and the Determination Form required by the City per the above Ordinance. If you have any questions I can be reached at 602-957-3434.

Sincerely,

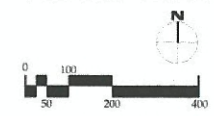
Paul Smith
Technical Solutions

Cc: City of Scottsdale Planning Services



KEY MAP

NOTE: ALL DIMENSIONS AND ACREAGES SHOWN ARE CONCEPTUAL AND APPROXIMATE ONLY.



MASTER DEVELOPMENT
 SITE PLAN
SILVERSTONE
 AT PINNACLE PEAK
 PREPARED FOR: RIVL, LLC
 PREPARED BY: HES INTERNATIONAL
 JULY 1, 2008



City of Scottsdale
Current Planning Services

SCHOOL DISTRICT
 Determination of Adequate Facilities

City of Scottsdale Project Number - PA - *Area in gray to be completed by Applicant*
 Project Name _____
 Project Location _____
 Applicant Name _____ Phone _____
 Applicant E-mail _____ Fax _____

School District. _____

I, _____, hereby certify that the following determination has been made in regards to the above referenced project:

- The school district has adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area, or
- The school district will have adequate school facilities via a planned capital improvement to be constructed within one (1) year of the date of notification of the district and located within the school district's attendance area, or
- The school district has determined an existing or proposed charter school as contracted by the district can provide adequate school facilities for the projected increase in students, or
- The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner (a copy of said agreement is attached hereto), or
- The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning

Attached are the following documents supporting the above certification

- Maps of attendance areas for elementary, middle and high schools for this location
- Calculations of the number of students that would be generated by the additional homes
- School capacity and attendance trends for the past three years

Or

I, _____, hereby request a thirty (30) day extension of the original discussion and response time

 Superintendent or Designee

 Date

Planning and Development Services

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

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Scottsdale, Az

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facilitate
offices, retail

ail and residential.

aff Contact:
s:480-312-4210
scottsdaleaz.Gov

2005
ale 480-312-7000

Early Notification of Project Under Consideration

Neighborhood Open House Meeting

Date:

Time:

Location:

TBD

Site Address: 23023 N. Scottsdale Rd.
Project Overview:

- Description of Request: Request for rezoning from Western Theme Park to C-2 PCD, R-5 PCD, a use permit for a residential healthcare facility, and amended development standards.
- Description of Project and Proposed use: Mixed use commercial office, retail and residential.
- Existing Zoning: Western Theme Park (W-P)
- Acreage: +/- 160 acres

Applicant/Contact:
John Berry: 480-385-2727
Paul Smith: 602-957-3434

City Staff Contact:
Tim Curtis:480-312-4210
tcurtis@scottsdaleaz.gov

Pre-application Case Number #: 177-PA-2005 available at City of Scottsdale: 480-312-7000
Project information is available at:
www.scottsdaleaz.gov/projects/ProjectsInProgress
Posting Date: 7/7/05

Notification of Consideration

Scottsdale Rd Scottsdale, Az

Open House Meeting

D

an amendment from
mixed use to facilitate
commercial offices, retail

Proposed use:
commercial office, retail and residential.
Western Theme Park (W-P)

City Staff Contact:
Tim Curtis: 480-312-4210
tcurtis@scottsdaleaz.gov
Case #: 177-PA-2005

Scottsdale 480-312-7000

Early Notification of Project Under Consideration

Neighborhood Open House Meeting

Date
Time
Location

TBD

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Posting Date: 7/7/09



Early Notification of Project Under Consideration

Neighborhood Open House Meeting
Date:
Time:
Location: **TBD**

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Project

Site Address

Project Overview: instit

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- Existing Zoning: Western Theme Park (W-P)
- Acreage: 160 acres

Applicant/Contact:
John Berry: 480-385-2727
Paul Smith: 602-957-3434

Pre-application Case File Available
Posting Date: 0

Early Notification of Project Under Consideration

Site Address: 23023 N. Scottsdale Rd Scottsdale, Az

Neighborhood Open House Meeting

Date:

Time:

Location:

TBD

Project Overview: Major General Plan amendment from institutional to mixed use to facilitate development of commercial offices, retail and residential use.

- *Description of Project and Proposed use:*
Mixed use commercial office, retail and residential.
- *Existing Zoning:* Western Theme Park (W-P)
- *Acreage:* 160 acres

Applicant/Contact:

John Berry: 480-385-2727

Paul Smith: 602-957-3434

City Staff Contact:

Tim Curtis: 480-312-4210

tcurtis@scottsdaleaz.Gov

Pre-application Case Number: 177-PA-2005

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

Posting Date: 04/12/05