

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



# Affidavit of Posting

Office of the City Clerk

STATE OF ARIZONA )  
 )  
COUNTY OF MARICOPA ) SS

I, ALEX ACEVEDO, being first duly sworn, depose and say:

That on April 21, 2017, I posted notification poster(s) for the properties indicated below.

**Site(s) must be posted on or before: 04/25/2017**

Case No.	Description and Location of Project	No. of Signs	Date Posted
2-AB-2017	118th & Jomax, N 118th St	3	04/21/17

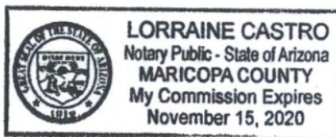
**Date of Planning Commission Public Meeting:** May 10, 2017 AT 5:00 P.M. IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.

*Alex Acevedo*  
(Signature)

Acknowledged this 21<sup>st</sup> day of April 2017.

*Lorraine Castro*  
(Notary Public)

My commission expires 11/15/2020



## Planning and Development Services

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



**PUBLIC HEARING NOTICE**

**PUBLIC HEARING NOTICE**

**REQUEST:** Abandon 130 feet of right-of-way along the 120th St. alignment between Jorjay Rd. and Redford Rd., 20 feet of right-of-way along the north side of Jorjay Rd. between 118th St. and 120th St., and 35 feet of right-of-way along the south side of Redford Rd. east of the undeveloped cul-de-sac location.

**CASE#: 2-88-2017**

**ADDRESS/APN: NEC of 118th Street & Jorjay/216-79-005**

**DATE: May 10, 2017**

PLEASE HAVE SUBJECT TO CHANGE  
PLEASE CHECK OUR WEBSITE FOR LATEST  
REVISIONS

PLEASE BRING WITH YOU ALL  
PUBLIC RECORDS AND MAPS

AGENDA FOR THE  
PUBLIC HEARING

FOR MORE INFORMATION ABOUT THIS PROJECT AND  
TO MAKE SURE YOU ARE AT THE PUBLIC HEARING



**480-312-7000**

**4-21-2017**

Visit [www.sandiego.gov/development](http://www.sandiego.gov/development) for more information.

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**480-312-7000**

**4-21-2017**

**5:00 P.M.**  
PUBLIC HEARING

Visit [www.sandiego.gov/development](http://www.sandiego.gov/development) for more information.

# PUBLIC HEARING NOTICE

**REQUEST:** Abandon 110 feet of right-of-way along the 120th St. alignment between Jomax Rd. and Redbird Rd., 20 feet of right-of-way along the north side of Jomax Rd. between 118th St. and 120th St., and 15 feet of right-of-way along the south side of Redbird Rd. east of the undeveloped cul-de-sac dedication.

**CASE#:** 2-16-2017

**ADDRESS/APN:** NEC. of 118th Street & Jomax/210-79-005

**DATE:** May 10, 2017

HEARING DATE SUBJECT TO CHANGE.  
PLEASE CHECK OUR WEBSITE FOR LATEST  
INFORMATIONS

LEGAL DESCRIPTION IS AVAILABLE BY  
EXAMINING THE CASE FILE

PLEASE ADVISE US IF YOU ARE  
PUBLIC HEARING AND SIGN IN.

SAFETYVILLE CITY HALL  
3520 N. GARDENWAY BLVD.

YOUR COMMENTS ABOUT THIS PROJECT CAN  
BE MADE PRIOR TO OR AT THE PUBLIC HEARING.

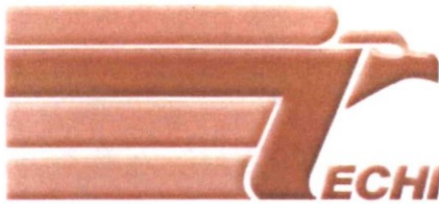


**480-312-7000**

POSTING DATE:

**4-21-2017**

City of Safetyville, 3520 N. Gardenway Blvd., Safetyville, CA 95969



**TECHNICAL SOLUTIONS**

## **CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT**

**118<sup>th</sup> and Jomax- Toll Brothers**

March 27, 2017

### **Overview**

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment to rezone from Residential (R1-190 ESL & R1-130 ESL) to Residential (R1-130 ESL, R1-70 ESL, & R1-43 ESL) of an approximately 80+/- acres property located at the northeast corner of 118<sup>th</sup> Street and Jomax Road. The proposed project would result in a residential community of 51 luxury, single-family homes. This Citizen Review Report will be updated throughout the process.

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

### **Community Involvement**

The outreach team has been communicating with neighboring property owners, HOA's, and community members by telephone, one-on-one meetings and small group meetings. Early meetings were held with the Desert Summit HOA and existing neighbors on Redbird Road. Those meetings led to several site plan adjustments that accommodated issues raised by those neighbors. Members of the outreach team will continue to be available to meet with any neighbors who wish to discuss the project. Additionally, they will be contactable via telephone and/or e-mail to answer any questions relating to the project.

**2-AB-2017**  
**3/28/2017**

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of this notification met the City's requirements as specified in the Citizen Review Checklist. This notification contained information about the project, as well as contact information. This contact person will continue to provide, as needed, additional information and the opportunity to give feedback. The notification also contained information regarding a neighborhood Open House that was held on October 17, 2016 at the Talon Ranch model home for those who wished to learn more about the project. The location and time were posted on the Early Notification Sign.

18 interested people attended the Open House. Attendees were generally supportive of the project, with neighbors only having general questions about the project and City process. All questions were addressed at the Open House. However, as previously stated, the outreach team will continue to be available to respond to any neighbors who have questions or comments.

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. Again, the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

**ATTACHMENTS:**

Notification Letter  
Notification List  
Affidavit of Posting  
Sign-in sheets



October 6, 2016

Dear Neighbor:

We are pleased to tell you about an upcoming request to be filed, on behalf of Toll Brothers, with the City of Scottsdale (504-PA-2016) to build a luxury, single-family residential community located on approximately 80+/- acres located at the northeast corner of 118<sup>th</sup> Street and Jomax Road. The request is for a Zoning District Map Amendment to rezone from Residential (R1-190 ESL & R1-130 ESL) to Residential (R1-70 ESL & R1-43 ESL) while maintaining the R1-190 ESL and R1-130 ESL zoning along most of the northern edge of the property. This application also includes an abandonment request of certain portions of the right-of-way that are internal and adjacent to the property. This plan is consistent with the Rural Neighborhoods General Plan land use designation.

You are invited to attend an open house to discuss this proposal. The open house will be held on Monday, October 17, 2016 from 5 p.m. to 6 p.m. at the Talon Ranch model home located at 11756 E. Quail Track Drive in Scottsdale.

If you have any questions, please contact the neighborhood outreach team at 602-957-3434 or [info@technicalolutionsaz.com](mailto:info@technicalolutionsaz.com). The City of Scottsdale Project Coordinator for the project is Keith Niederer, who can be reached at 480-312-2953 or [KNiederer@scottsdaleaz.gov](mailto:KNiederer@scottsdaleaz.gov).

Thank you.

Sincerely,

Paul Smith  
President



# Affidavit of Posting

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

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

Case Number: 504-PA-2016

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

Location: NEC of 118th Street & Jomax Rd.

Site Posting Date: 10/6/2016

Applicant Name: John Berry

Sign Company Name: Scottsdale Signarama

Phone Number: 480-994-4000

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

[Signature]  
Signature

10/7/16  
Date

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

Acknowledged before me this the 07 day of OCTOBER 2016



[Signature]  
Notary Public  
My commission expires: 06/07/19

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

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



# Early Notification of Project Under Consideration

## Neighborhood Open House Meeting

Date: Monday, October 17th, 2016

Time: 5:00 – 6:00 PM

Location: Talon Ranch Model Home (11756 E. Quail Track Drive)

Site Address: NEC of 118th Street & Jomax Rd.

### Project Overview:

■ **Description of Request:** The request is for a Zoning District Map Amendment to rezone from Residential (R1-190 ESL & R1-130 ESL) to Residential (R1-70 ESL & R1-43 ESL) while maintaining the R1-190 ESL & R1-130 ESL zoning along most of the northern edge of the property. This application also includes an abandonment request of certain portions of the right-of-way that are internal & adjacent to the property.

■ **Site Acreage:** 80+/-

■ **Site Zoning:** R1-190 ESL & R1-130 ESL

Applicant Contact: John Berry

Phone number: 480-385-2727

Email: JB@BerryRiddell.com

City Contacts: Keith Niederer

Phone number: 480-312-2953

Email: KNiederer@ScottsdaleAZ.gov

Pre-Application #: 504-PA-2016 Available at The City of Scottsdale: 480-312-7000

Project Information may be researched at: <http://eservices.scottsdaleaz.gov/bldgresources/PreApp/Search>

Posting Date: 10-6-2016 -Penalty for removing or defacing sign prior to date of last hearing

-Applicant Responsible for Sign Removal

10/06/2016



# Affidavit of Posting

**Required: Signed, Notarized originals.**

Recommended: E-mail copy to your project coordinator.



Project Under Consideration Sign (White)



Public Hearing Notice Sign (Red)

Case Number: 504-PA-2016

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

Location: NEC of 118th Street & Jomax Rd.

Site Posting Date: 10/6/2016

Applicant Name: John Berry

Sign Company Name: Scottsdale Signarama

Phone Number: 480-994-4000

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

*Annica Handley*  
Signature

10/7/17  
Date

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

Acknowledged before me this the 07 day of OCTOBER 2016



*Tyler Schwabe*  
Notary Public

My commission expires: 06/07/2019

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

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

# Early Notification of Project Under Consideration

## Neighborhood Open House Meeting

Date: Monday, October 17th, 2016

Time: 5:00 – 6:00 PM

Location: Talon Ranch Model Home (11756 E. Quail Track Drive)

Site Address: NEC of 118th Street & Jomax Rd.

### Project Overview:

- **Description of Request:** The request is for a Zoning District Map Amendment to rezone from Residential (R1-190 ESL & R1-130 ESL) to Residential (R1-70 ESL & R1-43 ESL) while maintaining the R1-190 ESL & R1-130 ESL zoning along most of the northern edge of the property. This application also includes an abandonment request of certain portions of the right-of-way that are internal & adjacent to the property.
- **Site Acreage:** 80+/-
- **Site Zoning:** R1-190 ESL & R1-130 ESL

**Applicant Contact:** John Berry  
**Phone number:** 480-385-2727  
**Email:** JB@BerryRiddell.com

**City Contacts:** Keith Niederer  
**Phone number:** 480-312-2953  
**Email:** KNiederer@ScottsdaleAZ.gov

**Pre-Application #:** 504-PA-2016 Available at The City of Scottsdale: 480-312-7000

Project Information may be researched at: <http://eservices.scottsdaleaz.gov/bldgresources/PreApp/Search>

**Posting Date:** 10-6-2016 -Penalty for removing or defacing sign prior to date of last hearing  
-Applicant Responsible for Sign Removal

10/06/2016







## Toll Brothers - 118th Street and Jomax

750 ft list

Owner Name	Mailing Address1	Mailing Address City	Mailing Address State	Mailing Address Zip Code	APN
RED BIRD VISTAS LLC	PO BOX 44127	PHOENIX	AZ	85064	21678002
26865 N 116TH WAY LLC	1030 AOLA PL UNIT 304A	KAILUA	HI	96734	21679185
ALER FAMILY TRUST	9548 E GRANDVIEW ST	MESA	AZ	85207	21679189
BAILEY RICKARD D/ALENE M	11860 E RED BIRD RD	SCOTTSDALE	AZ	85262	21679310
BLANKENSHIP RICKIE E/JOYCE C TR	11660 E CAVEDALE DR	SCOTTSDALE	AZ	85255	21679221
BLUMENTHAL SCOTT/BELLINDA	11044 E DESERT TROON LN	SCOTTSDALE	AZ	85255	21704508
BURGETT WILLIAM BRIAN	3680 NICOYA CT	LEWIS CENTER	OH	43035	21679188
COLLINA E VISTA HOMEOWNERS ASSOCIATION	27264 N 103 RD WAY	SCOTTSDALE	AZ	85262	21704517
COLLINA E VISTA INC	19625 62ND AVE S STE C110	KENT	WA	98032	21704506
DAVID FAMILY REVOCABLE TRUST	11675 E CAVEDALE DR	SCOTTSDALE	AZ	85262	21679191
DESERT HORIZONS 1	16427 N SCOTTSDALE RD STE 175	SCOTTSDALE	AZ	85254	21679006M
DESERT SUMMIT OWNERS ASSOCIATION	26546 N ALMA SCHOOL RD STE 100	SCOTTSDALE	AZ	85255	21679234
FAIRFIELD MICHAEL E/JANET L	26819 N 114TH WAY	SCOTTSDALE	AZ	85262	21679237
FELDMAN GENE/PATRICIA A TR	22853 N 91ST WY	SCOTTSDALE	AZ	85255	21678003S
FINCA FARMS LIMITED PARTNERSHIP	PO BOX 25070	SCOTTSDALE	AZ	852550101	21678003T
GOLNAZ I LLC	7667 E STARLA DR	SCOTTSDALE	AZ	85255	21679006L
GUY CONTE LIVING TRUST/ETAL	8649 N 84TH PL	SCOTTSDALE	AZ	85258	21678003L
HERMANN MICHAEL J/MARIANNE E	11632 E CAVEDALE DR	SCOTTSDALE	AZ	85262	21679223
HINSKE ERIC S	631 8TH ST	MENASHA	WI	54952	21679006K
J RICKER DAY IRREVOCABLE LIFE INSURANCE TRUST	9548 N 129TH PL	SCOTTSDALE	AZ	85259	21678010
J&A PROPERTY HOLDINGS LLC	5800 WARD PRKWY	KANSAS CITY	MP	64112	21704494
JOMAX 28 LLC	2935 W CLARENDON AVE	PHOENIX	AZ	85017	21704503
KEANE JOSEPH/MARGARET	11928 E REDBIRD RD	SCOTTSDALE	AZ	85262	21679006F
KEATOR LLC	4848 STATE HWY UNIT 23	NORWICH	NY	13815	21704516
KITTOE-LABLONDE DEVELOPMENT LLC	10025 E DYNAMITE BLVD UNIT 101	SCOTTSDALE	AZ	85262	21704495
LESLIE RICHARD E/ELEANOR C	601 WEST END AVE	NEW YORK	NY	100240000	21702022B
LETTIVILLE PARK PARTNERS LLC	10801 E HAPPY VALLEY RD LOT 133	SCOTTSDALE	AZ	85255	21679005
LINDA ODESKY REVOCABLE LIVING TRUST	11646 E CAVEDALE DR	SCOTTSDALE	AZ	85262	21679222
LOCHER MICHAEL L/MARIA J	2319 E MOUNTAIN VIEW RD	PHOENIX	AZ	85028	21679326
MIKKELSON EUGENE S/MARGARET R TR	26893 N 116TH WY	SCOTTSDALE	AZ	85262	21679184
MINERT DOUGLAS J/SUZANNE A TR	26868 N 117TH PL	SCOTTSDALE	AZ	85262	21679186
NIEMYJSKI ANDRZEJ/NIEMYJSKA ELZBIETA	7540 W SEQUOIA DR	GLENDALE	AZ	85308	21678003V
REINIGER PETER/PATRICIA	33175 N 81ST ST	SCOTTSDALE	AZ	85262	21678003P
ROSS LANCE C TR/BROWN CURTIS WAYNE	8098 N VIA DE NEGOCIO	SCOTTSDALE	AZ	85258	21678003A
RUBIN J PAUL/KRISTAL MARY TR	11627 N CAVEDALE DR	SCOTTSDALE	AZ	85262	21679194
RUSSO BRIAN F/LISA R	12050 E REDBIRD RD	SCOTTSDALE	AZ	85255	21678003W
SACKETT DAVID H/GAIL S TR	11643 E CAVEDALE DR	SCOTTSDALE	AZ	85262	21679193
SAVAGE FAMILY REVOCABLE TRUST	PO BOX 1698	PARK CITY	UT	84060	21679187
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 300	SCOTTSDALE	AZ	85251	21678023
STANKEVYCH LYDIA S TR	3711 W LEE ST	MCHENRY	IL	60050	21678003G
THORP TIMOTHY J/PHYLLIS A	921 TIMBERLINE LN	DULUTH	MN	55811	21679220

### Toll Brothers - 118th Street and Jomax

750 ft list

TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA STE-390	SCOTTSDALE	AZ	85258	21679351
WATT ARTHUR/JUDY	11659 E CAVEDALE DR	SCOTTSDALE	AZ	85262	21679192
WHITE MICHELE M/STEVEN E	40109 E CANDLEWCK LN	ANTHEM	AZ	85086	21679190
WIKA GARRETT S	11428 E WHITE THORN DR	SCOTTSDALE	AZ	85262	21679006G
ZARRABI ABTIN/CHERYL D	17991 N 95TH ST	SCOTTSDALE	AZ	85255	21704509





**CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT**  
**118<sup>th</sup> and Jomax- Toll Brothers**  
January 26, 2017

### **Overview**

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment to rezone from Residential (R1-190 ESL & R1-130 ESL) to Residential (R1-70 ESL & R1-43 ESL) while maintaining the R1-190 ESL and R1-130 ESL zoning along most of the northern and some of the eastern edge of an approximately 80 +/- acres property located at the northeast corner of 118<sup>th</sup> Street and Jomax Road. The proposed project would result in a residential community of 51 luxury, single-family homes. This Citizen Review Report will be updated throughout the process. An Abandonment request is also included as part of the request.

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

### **Community Involvement**

The outreach team has been communicating with neighboring property owners, HOA's, and community members by telephone, one-on-one meetings and small group meetings. Early meetings were held with the Desert Summit HOA and existing neighbors on Redbird Road. Those meetings led to several site plan adjustments that accommodated issues raised by those neighbors. Members of the outreach team will continue to be available to meet with any neighbors who wish to discuss the project. Additionally, they will be contactable via telephone and/or e-mail to answer any questions relating to the project.

**2-AB-2017**  
**2/10/2017**

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of this notification met the City's requirements as specified in the Citizen Review Checklist. This notification contained information about the project, as well as contact information. This contact person will continue to provide, as needed, additional information and the opportunity to give feedback. The notification also contained information regarding a neighborhood Open House that was held on October 17, 2016 at the Talon Ranch model home for those who wished to learn more about the project. The location and time were posted on the Early Notification Sign.

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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. Again, the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.