

**Correspondence Between
Staff and Applicant
Approval Letter**



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 4/20/17
Contact Name: Stephen Adams
Firm name: Adams Craig
Address: 5805 E. Sundown Rd
City, State Zip: Scottsdale

RE: Application Accepted for Review.
25 - PA- 2016

Dear Stephen:

It has been determined that your Development Application for SIENA ESTATES has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Name: SARA JAVORONOK
Title: Jesus Murillo
SENIOR PLANNER
Phone number: 480 312-7849
Email address: Jmurillo@ScottsdaleAZ.gov

1-GP-2017
4/20/17



**Community & Economic Development Division
Planning, Neighborhood & Transportation**

7447 East Indian School Road
Scottsdale, Arizona 85251

Date _____

Contact Name _____

Firm name _____

Address _____

City, State Zip _____

RE Minimal Submittal Comments

_____ - PA- _____

Dear _____,

It has been determined that your Development Application for _____
does not contain the minimal information, and has not been accepted for review

Please refer to the application checklist and the Minimal Information to be Accepted for Review Checklist, and the Plan & Report Requirements pertaining to the minimal information necessary to be accepted for review

PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT

These **Minimal Submittal Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1 305 of the Zoning Ordinance)

Sincerely,

Name _____

Title _____

Phone number _____

Email address _____

Steinke, Casey

From: Javoronok, Sara
Sent: Monday, October 16, 2017 1:43 PM
To: Steinke, Casey
Subject: FW: 1-GP-2017 and 10-ZN-2017

Hi Casey – Could you add this to the file if it's not in there already? Thanks! Sara

From: Murillo, Jesus
Sent: Monday, October 16, 2017 1:10 PM
To: 'James Hetherington'
Cc: Javoronok, Sara
Subject: 1-GP-2017 and 10-ZN-2017

Hello James and Julie,

Thank you for your comments. I just wanted to be sure to remind you that the October 25, 2017, is an "Action" hearing, in case you would like to attend and present your comments in person.

The Council will later make a determination at the **December 4, 2017** hearing (in case you can't make the October 25, 2017 meeting). I will be placing your comments in the reports to both the Planning Commission and the City Council. So please feel free to continue to provide your comments, via email, and I will be sure that they are included in the reports.

Please feel free to contact me with any further questions or comments.

Sincerely,

Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

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 [follow us on Facebook](#)


Mr. Murillo,

My wife Julie and I have reviewed the plan (packet for 1-GP-2017) and find it to be a major improvement for the area. Many of the homes in that area are in need of major updates, repairs and improvements. This project is a big step forward in improving the whole area.

James & Julie Hetherington.



Troy Jarvis
President/CEO
480-688-8646
troy@jarvisgroup.com

Opinion of Value on 10105 N 116th St Scottsdale AZ 85259

Experience: I have been selling real estate for over 23 years and have an active real estate license in Arizona, Utah and previously in Illinois. During that time, I have sold over \$100,000,000 in real estate and am a Hall of Fame Member of RE/MAX International.

Expert in the area of Subject Property: I have lived a large part of my time here in Arizona along the "Shea Corridor." I have lived in Ancala Country Club (1 half mile from property) and have lived in the Condo's in Mirage Crossing. I had an office at the RE/MAX Affiliates Office at Mirage Crossing and was good friends with the owner/managing partner of the Mirage Crossing and have been familiar with that project for over 15 years.

Proposed Project: There are three major objections to a home's location when selling a house in the Shea Corridor. The first is being close to Shea Blvd due to noise. The second is backing to power lines and the third is backing to open land. I believe it's self explanatory why only 20%-25% of the market will purchase a home that backs to a busy street and power lines, but one of the biggest detriments to selling a house is when it backs to a piece of land where the potential owner does not know what will be built on that piece of property. To my understanding, the parcel 217-33-985 is already zoned for office, residential condo or public charter school. All three of these options present issues with neighboring property values.

An office building would allow 24-hour access 7 days a week with heavy traffic and multiple cars on site for a long period of time. A public charter school would add even greater traffic and more noise from buses and school attendees on a daily basis while a residential multifamily would create traffic at all hours of the day, noise from neighboring property owners and greater potential for privacy issues with smaller units backing to and looking into their neighbor's backyard. All three of these potential uses translate into a scenario with many more people in the area backing to larger residential properties.

Opinion After reviewing the proposed self-storage project, it is my opinion that this project will actually help the value of the only two properties (10520 & 10480 N 117th Pl, Scottsdale AZ 85259) directly impacted by a development to the west I am very impressed with the design and concept of this type of self-storage and believe that this is the HIGHEST AND BEST use of this property

The project design looks just like the office condos to the west but without the parking and heavy traffic concerns The absence of any on-site occupancy of owners, tenants and/or school children will maintain the highest degree of privacy for the neighboring property owners This use will also generate much less traffic, people and noise, especially because the facility will only be open during certain times of the day

Another benefit this project will provide is a nice buffer both physically and visually between the larger residential properties to the east and the power lines Of course, this is perceptual, but it will be an advantage when it comes to property value

With a low traffic count and a potential buyer's knowledge that a self-storage facility with appealing aesthetic value will be completed next door, the neighbor's property values will benefit more than any of the other three options for which this property is already zoned

Sincerely,

Troy Jarvis

10/13/2017

Troy Jarvis

Date



**K.Hovnanian Homes
Summit at Pinnacle Peak**

Pinnacle Peak Pkwy

Jomax Rd

Self Storage

Alma School Pkwy

Google earth

© 2017 Google

N-102nd St

N-Alma School Pkwy

E-Jomax Rd

E-Pinnacle Peak Pkwy

N-104th Way

E-Quartz Rock Rd

Pillito Way

E-Laligo Ln

Larior Ln

N-103rd St



02/22/2017

Mr. Jesus Murillo
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
(VIA U.S. MAIL)

RE: SIENA ESTATES / PRE-APP # 25-PA-2016

Dear Mr. Murillo:

Per your request, attached please find our application to rezone lots 3, 4 and 5 of current Schaffner Estates shown on the attached Plat Map from R1-43 to R1-18. As you are aware, we had our preliminary meeting for the proposed rezoning on December 15, 2016. The meeting went very well, and Mssrs. Benz of lot 7, Pena of lot 9, and Johnson of lot 6 were all in attendance. Response was very positive, and we used the last 60 days to incorporate all their notes into the plan submittal you see today. I also met with the Board of Directors of Privado Village Homeowners Association (notice the 57 homeowners to the south in this master plan) and, likewise, they support our new community.

Mr. & Mrs. Johnson of lot 6 brought up an initial concern of legacy CC&Rs and Association documents from the former Shaffner Estates. I advised them that all private deed restrictions had been terminated under the attached Termination of Declaration in 1990 of over 75% of homeowners, but I opted not to focus on any legal discussion in the meeting in favor of seeing if we could get to an agreement on a layout of our new proposed community (working name "Siena Estates") that him and his wife would approve. I am happy to report that as of our last conversation, he was very much on board with the attached 7 lot plan. He asked if there might be a possibility of rebranding the entire Schaffner Estates community and adding a gate at the entrance of the entire community. As such, I created the attached questionnaire for your review and remain open to this possibility if the City thinks his idea might benefit all stakeholders.

We believe we have a winning plan with overwhelming support from surrounding neighbors and are eager to take the next steps in the rezoning process. Please accept this letter and the attached application documents to begin our formal application. Our Civil Engineer, Carl Bloomfield, with 6K Consulting, is cc'd on this email as well. We would like to request a second meeting with your office the week of February 27th and will bring colored renderings to the meeting. Please feel free to call me at 480.244.2557 with availability and any questions.

Best Regards,



Stephen Adams

cc: Cholla Susini (via email)

Carl Bloomfield (via email)

1-GP-2017
4/20/17

adams craig

address: 7904 E Chaparral Rd., #A110-113, Scottsdale, AZ 85250 **phone:** 480.634.5015
email: info@adamscraigacq.com **web:** www.adamscraigacq.com OR **visit:** www.Saguaro-Place.com

Steinke, Casey

From: Javoronok, Sara
Sent: Thursday, October 05, 2017 1:24 PM
To: Steinke, Casey
Subject: FW: Siena Estates

Could you add this to 1-GP-2017? Thanks!

Sara

From: Stephen Adams [<mailto:sadams@adamscraigacq.com>]
Sent: Thursday, October 05, 2017 9:31 AM
To: Murillo, Jesus; Javoronok, Sara
Cc: Cholla Susini; 'Carl Bloomfield'
Subject: Siena Estates

Thank you very much for your support at the meeting yesterday. All-in-all, I think it was a great meeting. I wanted to follow up and let you know I met with the Postgates after the meeting. They ultimately were very happy to hear I am there new neighbor and building a great new house at 7506 Sundown Circle next door to them. Moreover, what they really wanted to get out of their concerns is a new set of CC&R's for the remaining Schaffner Estates, which I will work with them and our other neighbors separately to create, obviously pending the support of other neighbors. They had no objections to Siena Estates itself. Regarding the debris onsite, we have a problem with vagabond construction companies dumping onsite and I am working on how to solve the problem. In summation, great conversation and I believe I turned them from concerned neighbors to raving fans.

Have a great day. Thanks again for your support.

Best regards,

Stephen Adams
Adams Craig
7904 E. Chaparral Rd.
#A110-113
Scottsdale, AZ 85250
480.634.5015 (O)
480.244.2557 (C)
www.adamscraigacq.com



Javoronok, Sara

From: Javoronok, Sara
Sent: Monday, May 01, 2017 3:20 PM
To: 'jsainz2@cox.net'
Cc: Murillo, Jesus
Subject: FW: City of Scottsdale General Plan 201 : land near Cattletrack / McDonald Dr.

Ms. Sainz,

Thank you for your message about the project 1-GP-2017, Siena Estates. We will add it to the project file. You can find out more about the project here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/47350> and additional information on the project will be posted there as it moves through the process. As you stated in your message, the applicant is requesting a land use change from "Rural" to "Suburban". At this point, he has submitted a General Plan Amendment application and will likely submit a rezoning application in the next month or so. His narrative states that he plans to increase the number of lots from three to seven for single family homes.

Please let me know if you have any additional questions or comments.

Sara

Sara Javoronok
Project Coordination Liaison - Long Range Planning
Planning and Development Services
City of Scottsdale
7447 E. Indian School Rd.
Scottsdale, AZ 85251
480.312.7918
sjavoronok@scottsdaleaz.gov

From: jsainz2@cox.net [<mailto:jsainz2@cox.net>]
Sent: Sunday, April 30, 2017 12:47 AM
To: Acevedo, Alex
Subject: City of Scottsdale General Plan 201 : land near Cattletrack / McDonald Dr.



We have received notification of a request by the land owner to change the property designation. We are

absolutely apposed to changing the property from Rural to Suburban. Please, please do describe what they mean by Suburban. Let us guess..... multi story, condos..... sound familiar !!! This is what this town is turning into. The city is in someone's back pocket again. We are no longer going for the West most Western Town. Strip away all of what was left of natural desert. -- sent by Raina C. Sainz (case# 1-GP-2017)



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Dear Neighbor,

My name is Stephen Adams, and I am a long-time Scottsdale resident and proud owner of Adams Craig Acquisitions. I am a veteran homebuilder in Arizona and Nevada with over 15 years experience. I started Adams Craig in 2010 and began to offer my award winning SUPERIOR ENERGY SYSTEM HOMES! Our homes and communities are always infill properties identified in prime locations. Each property must meet the company's mission to make the world a better place, improve the quality of the future home buyer's life and minimize resource waste.

The purpose of my letter is to introduce you to our newest project, Siena Estates. The projects temporary case file is 391-PA-2016. We have acquired 3.2 acres in the current Schaffner Estates. Our plan is to rezone the property into a 7 lot community that will feature state-of-the-art, semi-custom homes with all of our signature cutting edge, energy efficient technology. We would like to invite you to be a part of the process to make Siena Estates a community we all are proud to create.

Our first public meeting to discuss our plans will be posted at the community site. In the future, you will receive formal invites to planned meetings but please feel free to contact me directly with any questions about our plans. I can be reach by phone at 480-634-5015 or by email at info@adamscraigacq.com. We are working together with the City of Scottsdale to accomplish our goals. The city representative is Brad Carr. He can be reached at 480.312.7713 or by email at bcarr@scottsdaleaz.gov.

Adams Craig continues to push the integration limits between technology and smart building. We hope you will visit our website at www.adamscraigacq.com to learn more about the future of homebuilding!

Sincerely,

Stephen Adams
Adams Craig
7904 E. Chaparral Rd.
#A110-113
Scottsdale, AZ 85250
480.634.5015 (O)
480.244.2557 (C)
www.adamscraigacq.com

1-GP-2017
4/20/17

adams craig

address: 7904 E Chaparral Rd., #A110-113, Scottsdale, AZ 85250 **phone:** 480.634.5015
email: info@adamscraigacq.com **web:** www.adamscraigacq.com OR **visit:** www.Saguaro-Place.com



02/22/2017

Mr. Jesus Murillo
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
(VIA U.S. MAIL)

RE: SIENA ESTATES / PRE-APP # 25-PA-2016

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Best Regards,

Stephen Adams

cc: Cholla Susini (via email)
Carl Bloomfield (via email)

adams craig

address: 7904 E Chaparral Rd., #A110-113, Scottsdale, AZ 85250 **phone:** 480.634.5015
email: info@adamscraigacq.com **web:** www.adamscraigacq.com **OR visit:** www.Saguaro-Place.com

Javoronok, Sara

From: Cholla Susini <csusini@adamsraigacq.com>
Sent: Tuesday, September 19, 2017 12:41 PM
To: Javoronok, Sara
Subject: First meeting attendance for Siena Estates

Hi Sara,

Here is the attendance from the first meeting with the neighbors.

1. Mr. Benz dbenz602@outlook.com
2. Mr. Pena henry25_us@yahoo.com
3. Mr. & Mrs. Johnson dorgjohnson@q.com
4. Mrs. Lopez lopezcy@gmail.com

Cholla Susini
Adams Craig
7904 E. Chaparral Rd.
#A110-113
Scottsdale, AZ 85250
480.634.5015 (O)
480.223.3746 (C)
www.adamsraigacq.com



75-25

State of Arizona }
County of Maricopa } 55

Know all Men By These Presents:

That the Phoenix Title and Trust Company, an Arizona Corporation Trustee, has subdivided under the name SCHAFFNER ESTATES the NE 1/4 NW 1/4 of Section 14, T-2-N-R-4-E G & S.R.B.M. Maricopa County Arizona, and hereby publishes this plat as and for the plat of said SCHAFFNER ESTATES and hereby declares that said plat sets forth the location and gives the measurements and dimensions of the lots and streets constituting same and that each lot and each street shall be known by the number or name that is given to each respectively on said plat, and the Phoenix Title and Trust Company, as Trustee, hereby dedicates to the public for use as such the streets shown on said plat and included in the above described premises. Easements are dedicated to the use shown.

In witness whereof the Phoenix Title and Trust Company, as Trustee, has hereunto caused its corporate name to be signed and its corporate seal to be affixed by the undersigned officers thereunto duly authorized this 7th day of January, 1957.

PHOENIX TITLE AND TRUST COMPANY AS TRUSTEE

BY: Charles D. Covert
Vice President

Attest: [Signature]
Assistant Secretary

State of Arizona }
County of Maricopa }

On this, the 7th day of January, 1957 before me the undersigned officer, personally appeared Charles D. Covert and [Signature] who acknowledged themselves to be Vice President and Assistant Secretary, respectively, of the Phoenix Title and Trust Company a corporation and that they, as such officers, respectively, being duly authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, as Trustee, by themselves as such officers respectively.

In witness whereof I hereunto set my hand and official seal.

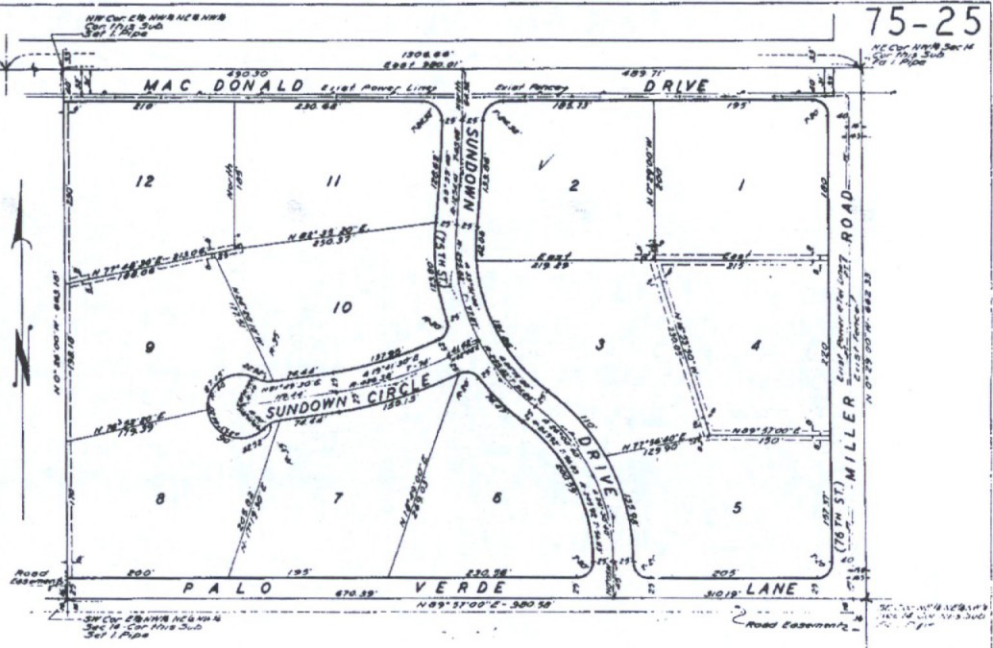
[Signature]
Notary Public

My Commission expires: January 8, 1962

Approved by the Maricopa County Planning and Zoning Commission this 20th day of November, 1957

BY: [Signature]
Acting Director

[Symbol] Indicates easement for Public Utilities



SCHAFFNER ESTATES

A SUBDIVISION OF PART OF THE
NE 1/4 NW 1/4 SECTION 14, T-2-N-R-4-E G & S.R.B.M.
MARICOPA COUNTY ARIZONA
SPARLING ENGINEERING CO.
SCALE 1"=150' = 60 FEET

This is to certify that the survey and subdivision of the premises described and platted hereon were made under my direction during the month of December, 1957.

[Signature]
REGISTERED CIVIL ENGINEER



1-20-45
S-902

JOB NO 4300

1-GP-2017
4/20/17

MURPHY TIMOTHY M	PO BOX 1350	COLLEYVILLE	TX	76034
LAURA K COULTER TRUST	5638 N 75TH PL	SCOTTSDALE	AZ	85250
KANTOR FAMILY TRUST	5644 N 75TH PL	SCOTTSDALE	AZ	85250
DENNISON ROBERT E/PARKER SUSAN D	7904 E CHAPARRAL NO A110 627	SCOTTSDALE	AZ	85250
MURPHY JAMES P/DONNA M	7526 E MONTEBELLO AVE	SCOTTSDALE	AZ	85250
STONE ERIC P	130 S MAIN ST	FOND DU LAC	WI	54936
LIDDY THOMAS P/STACY G	5637 N 75TH PL	SCOTTSDALE	AZ	85250
BUTLER JINX J TR	5631 N 75TH PL	SCOTTSDALE	AZ	85250
PRIVADO VILLAGE HOMEOWNERS ASSOC INC	P O BOX 4484	SCOTTSDALE	AZ	85261
SMALLEY SHARON/ROBERT B	616 SIFTON BLVD SW	CALGARY	AB	T2T 2K7
FURDA LARRY W/MARY R	5950 N 78TH ST UNIT 125	SCOTTSDALE	AZ	85250
FITZSIMMONS THOMAS J/TERESA A/GREGORY T	8518 N TIMBERLANE	SCOTTSDALE	AZ	85258
BRAMER TODD D	5950 N 78TH ST UNIT 127	SCOTTSDALE	AZ	85250
CERRONE MITCHELL	601 W LINDEN PL UNIT 211	EVANSTON	IL	60202
FOCHLER WERNER A/KERBY-FOCHLER MEREDITH A	5950 N 78TH ST UNIT 130	SCOTTSDALE	AZ	85250
DAVIS TIM/KILMARTIN DEBORRAH	2740, R27	PORTLAND	ON	K0G1V0
STERRETT RYAN O	5950 N 78TH ST UNIT 132	SCOTTSDALE	AZ	85250
ZORACK RABIN DECLARATION OF TRUST	5950 N 78TH ST UNIT 133	SCOTTSDALE	AZ	85250
JENNINGS SARAH J	5950 N 78TH ST NO 134	SCOTTSDALE	AZ	85250
NELSON PAUL W/BARBARA J	71 NELSON ST	OAKVILLE		L6L 3H7
PEACOCK LAHKA/DEBRA	207 SPINNING ROCK RD	NOME	AK	99762
MLW INVESTMENT TRUST	5950 N 78TH ST UNIT 137	SCOTTSDALE	AZ	85250
HUMMEL LIONEL D	5950 N 78TH ST UNIT 142	SCOTTSDALE	AZ	85250
SCHULZE HOWARD L/SHARON D	13125 DOUGHERTY RIDGE CT	ST LOUIS	MO	63131
WOODS CLINTON/GILLASPIE CYNTHIA	6216 NW 94TH ST	JOHNSTON	IA	50131
CRAMER GARY A/JENNIFER M	2253 GILMAN DR # 308	SEATTLE	WA	98119
COCHRAN BETH ANN	5950 N 78TH ST UNIT 146	SCOTTSDALE	AZ	85250
KALKMAN DONALD A/ROSEMARY M TR	1510 E ROSE ST	OWATONNA	MN	55060
BENTLER ANTHONY R/EVELYN E	702 E LAUREL DR	MT PLEASANT	IA	52641
DUNWOODY JOAN LOUISE	5950 N 78TH ST UNIT 224	SCOTTSDALE	AZ	85250
HALILCEVIC ALMIR	7575 E INDIAN BEND RD UNIT 206	SCOTTSDALE	AZ	85250
WRIGHT TONI/DALLAS	20100 N 78TH PL UNIT 2013	SCOTTSDALE	AZ	85253
JENVEY ALAN/DONNA	35412 BANBURY RD	LIVONIA	MI	48152
6029779 CANADA INC	1005 KERWIN RD	KANATA	ON	K2K1X7

SPICER SCOTT A/MENG-EE C	5950 N 78TH ST 230	SCOTTSDALE	AZ	85250
STENBACK SCOTT/RORY	5950 N 78TH ST UNIT 231	SCOTTSDALE	AZ	85250
DHP3 LLC	334 E COAST HIGHWAY 162	CORONA DEL MAR	CA	92625
SITEK CHRISTINA L	5950 N 78TH ST UNIT 233	SCOTTSDALE	AZ	85250
ROBERTSON SCOTT R/SUSAN C	7209 E MCDONALD DR 18	SCOTTSDALE	AZ	85250
KAEPLINGER FAMILY TRUST	5950 N 78TH ST UNIT 235	SCOTTSDALE	AZ	85250
MARSHALL ROBERT B	PO BOX 5437	SCOTTSDALE	AZ	85261
6333 N SCOTTSDALE RD NUMBER 1 LLC	5950 N 78TH ST UNIT 237	SCOTTSDALE	AZ	85250
WIENGES MALACHY G/NOREEN F	24 PINON SHADOWS CIR	SEDONA	AZ	86336
JEFFREY D PETERSON LLC	PO BOX 4483	SCOTTSDALE	AZ	85261
VOGEL TARA L	5950 N 78TH ST 244	SCOTTSDALE	AZ	85250
COLLIER TODD ALLAN	5950 N 78TH ST UNIT 245	SCOTTSDALE	AZ	85250
WOOD FAMILY TRUST	307 ESPLANADE	NEWPORT BEACH	CA	92660
MCCULLY BETH-MARIE TR	5950 N 78TH ST UNIT 247	SCOTTSDALE	AZ	85250
MASTROIENI GREGORY K/LEWIS C ARIANNE	7513 E VALLEY VIEW RD	SCOTTSDALE	AZ	85250
CANAL AT CATTLE TRACK LLC	6105 CATTLE TRACK	SCOTTSDALE	AZ	85250
PLATEAU WINDS CORPORATION	7745 E EVANS RD	SCOTTSDALE	AZ	85260
S R P A I & P D	PO BOX 1980	PHOENIX	AZ	85001
GRANT ROGER LEE & STEPHANIE ANNE	6002 N 77TH PL	SCOTTSDALE	AZ	85253
PHOENIX TITLE & TR CO CON	P O BOX 158	SCOTTSDALE	AZ	85251
STUDIO ON CATTLETRACK LTD THE	7550 E MCDONALD DR STE A	SCOTTSDALE	AZ	85250
GRANT HAYZLETT AND ELEANOR HAYZLETT TRUST	7427 E BERRIDGE LN	SCOTTSDALE	AZ	85250
JUPIN HARRY A/SANDRA A TR	7437 E BERRIDGE LN	SCOTTSDALE	AZ	85250
PENKERT MATTHEW T/MELISA L	7501 E BERRIDGE LN	SCOTTSDALE	AZ	85250
ANDRAS JAMES T/CHRISTINE E	7511 E BERRIDGE LN	SCOTTSDALE	AZ	85250
CALLAWAY LARYN E/BLOK CHRISTIAAN J	7523 E BERRIDGE LN	SCOTTSDALE	AZ	85250
ZRAKET GEORGE A & CAROL W	7537 E BERRIDGE LN	SCOTTSDALE	AZ	85253
7522 EAST MCDONALD L L C	7522 E MCDONALD	SCOTTSDALE	AZ	85250
CPJK PROPERTIES L L C	7434 E MCDONALD DR	SCOTTSDALE	AZ	852506018
TRANS CITY LIFE INSURANCE COMPANY	7500 E MCDONALD DR STE 102A	SCOTTSDALE	AZ	85250
TRANS CITY LIFE INSURANCE COMPANY	7500 E MCDONALD DR STE 102A	SCOTTSDALE	AZ	85250
TRANS CITY LIFE INSURANCE COMPANY	7500 E MCDONALD DR STE 102A	SCOTTSDALE	AZ	85250
ANTIPESTO REAL ESTATE HOLDINGS LLC	6006 N KACHINA LN	PARADISE VALLEY	AZ	85233
ADLEMAN BARRIE/BELLARRI TR	9128 N 55TH ST	PARADISE VALLEY	AZ	85253

1-GP-2017
4/20/17

Owner Name	Mailing Address1	Mailing Address City	Mailing Address State	Zip Code
TRUE HOMES LLC	7831 E BUENA TERRA WY	SCOTTSDALE	AZ	85250
MILLER JOHN H/LISA GAMER PAULICK	5715 N CATTLE TRACK RD	SCOTTSDALE	AZ	85250
MILLER JOHN H/LISA GAMER PAULICK	5715 N CATTLE TRACK RD	SCOTTSDALE	AZ	85250
GREEN NEIL L/LAURI A	3240 W WOODMEN RD	COLORADO SPRINGS	CO	80919
CARTER NICHOLAS	156 HOURGLASS DR	VENICE	FL	34293
MOTOROLA SOLUTIONS INC	2900 S DIABLO WY STE 150	TEMPE	AZ	85282
PARADISE VALLEY WATER CO	19820 N 7TH ST STE 201	PHOENIX	AZ	850241694
HAYES MARY/SHAWN	885 OMEONTA DR	S PASADENA	CA	91030
BARTLEY BRANNON	7025 N VIA DE PAESIA	SCOTTSDALE	AZ	85258
KRONENBERG NANCY	7675 E MCDONALD DR 105	SCOTTSDALE	AZ	85250
NOHAVA BARRY L/GREGORY K	7675 E MCDONALD DR UNIT 106	SCOTTSDALE	AZ	85250
CROWLEY ERYNN	3104 E CAMELBACK RD NO 917	PHOENIX	AZ	85016
GIANNINI ROBERT A	7675 E MCDONALD DR UNIT 108	SCOTTSDALE	AZ	85250
LEBEGUE ALEXANDER W	7675 E MCDONALD DR UNIT 109	SCOTTSDALE	AZ	85250
DAVIS NADINE/DOONAN DONALD R/MARIANNE	PO BOX 14112	MESA	AZ	85216
NELSON JACK A TR	PO BOX 1976	FARMINGTON	NM	87499
MOUNT ROBERT C	7752 S HILL DR	LITTLETON	CO	80120
CLOUTHIER CHRISTY A	7675 E MCDONALD DR NO 203	SCOTTSDALE	AZ	85250
HECHT ROBERT ALAN	7805 E JOSHUA TREE LN	SCOTTSDALE	AZ	85250
DECOCKER JULIE	7675 E MCDONALD DR UNIT 20	SCOTTSDALE	AZ	85250
WINTER RICHARD P/PEGGY SEKERA TR	5500 MAIN ST # 210	WILLIAMSVILLE	NY	14221
JOHN G ORLANDO TR/ESPANA A ORLANDO TR	6 MEDFORD LN	EAST NORTHPORT	NY	11731
AMES BRETT	18415 N 45TH ST	PHOENIX	AZ	85032
SCHMALBACH JEFFREY	7675 E MCDONALD DR NO 213	SCOTTSDALE	AZ	85250
KNOX BRAD	8513 E SAN FELIPE DR	SCOTTSDALE	AZ	85258
BEAIRSTO JOSEPH M/POSTAL LINDSEY	2701 E CAMELBACK RD UNIT 185	PHOENIX	AZ	85018
LEVIN JESSICA LYNN	7675 E MCDONALD DR NO 216	SCOTTSDALE	AZ	85250
BELL JANE F TR	900 S HANLEY RD APT 1D	SAINT LOUIS	MO	63105
FUENTES JOAQUIN URQUICO III	7675 E MCDONALD DR UNIT 218	SCOTTSDALE	AZ	85250
SIMON MICHAEL W	7675 E MCDONALD DR 219	SCOTTSDALE	AZ	85250
PURVIS MICHAEL J/KAREN L	7675 E MCDONALD DR UNIT 220	SCOTTSDALE	AZ	85250
POULOS ANDREW G/ANGELA	8684 E TUCKEY LN	SCOTTSDALE	AZ	85250
PALO VERDE LANE LLC	800 MARIQUITA AVE	CORRALES	NM	87048

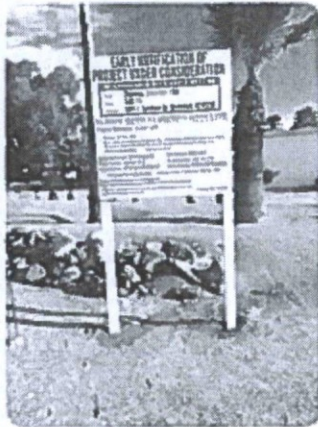
1-GP-2017
4/20/17

ELLENA GREGORY J/BARBARA J	5703 N PARADISE VIEW ST	SCOTTSDALE	AZ	85250
PALO VERDE LANE LLC	800 MARIQUITA AVE	CORRALES	NM	87048
PALO VERDE LANE LLC	800 MARIQUITA AVE	CORRALES	NM	87048
MCDOWELL RALPH J/COLE LEAH F TR	11311 N OCTOBER RD	PRESCOTT	AZ	86305
ARIZONA CHRISTIAN MISSIONARY SOCIETY	7405 E MCDONALD DR	SCOTTSDALE	AZ	852500000
MILLER MCDONALD LLC/MCDONALD BUILDING LLC	7595 E MCDONALD DR 130	SCOTTSDALE	AZ	85250
7537 E MCDONALD LLC	7537 E MCDONALD DR	SCOTTSDALE	AZ	852506062
ACA FUND I LLC	7904 E CHAPARRAL RD SUITE A110 113	SCOTTSDALE	AZ	85250
ACA FUND I LLC	7904 E CHAPARRAL RD SUITE A110 113	SCOTTSDALE	AZ	85250
LOPEZ CYNTHIA	7345 E JACKRABBIT RD	SCOTTSDALE	AZ	85250
JOHNSON DALE C/GALE L TR	5808 N SUNDOWN DR	SCOTTSDALE	AZ	85250
BENZ DAVID	7517 E SUNDOWN CIRCLE	SCOTTSDALE	AZ	85250
POSEGATE ROBERT/CAROL	1905 WIGGINS AVE	SPRINGFIELD	IL	62704
HENRY PENA LIVING TRUST	7506 SUNDOWN CR	SCOTTSDALE	AZ	85250
DOSHI NIKUNJ/CHANDRA MEGHNA R	7516 E SUNDOWN CIR	SCOTTSDALE	AZ	85250
REDS MOVIOLA I LLC	7511 E MCDONALD DR	SCOTTSDALE	AZ	85250
REDS MOVIOLA I LLC	7511 E MCDONALD DR	SCOTTSDALE	AZ	85250
THOMAS LIVING TRUST	7460 E SALANO DR	SCOTTSDALE	AZ	85250
CHAPPELL SUSAN LEE TR	7470 E SOLANO DR	SCOTTSDALE	AZ	85253
WHALLON JAMIE L/EMILY A	7480 E SOLANO DR	SCOTTSDALE	AZ	85250
WILSON DAVID H/BROOKE M TR	5895 N 75TH ST	SCOTTSDALE	AZ	85250
STARK GREGORY K/PATRICIA G TR	5875 N 75TH ST	SCOTTSDALE	AZ	85250
CLOW MICHAEL L/KIRA D	5855 N 75TH ST	SCOTTSDALE	AZ	85250
MESSENGER MICHAEL R/LINDA L	7495 E MONTEBELLO AVE	SCOTTSDALE	AZ	85250
THOMAS AND CHARLOTTE BAKKER FAMILY TRUST	7430 E SOLANO DR	SCOTTSDALE	AZ	852500000
CHAPPELL RICHARD M III/SHANNON L	7465 E SOLANO DR	SCOTTSDALE	AZ	85250
LABENZ CHARLES F/JOANNE TR	7470 E MONTEBELLO AVE	SCOTTSDALE	AZ	85250
WOODLEAF HOMEOWNERS ASSOCIATION INC	P O BOX 2186	SCOTTSDALE	AZ	85252
WOODLEAF HOMEOWNERS ASSOCIATION INC	P O BOX 2186	SCOTTSDALE	AZ	85252
WOODLEAF HOMEOWNERS ASSOCIATION INC	P O BOX 2186	SCOTTSDALE	AZ	85252
RACK WILLIAM A/EVA MARIE	7624 E SOLANO DR	SCOTTSDALE	AZ	85250
KLINE PETER G/LEE ANNE W	7502 E SAN MIGUEL AVE	SCOTTSDALE	AZ	85250
KATHY PARAS REVOCABLE TRUST	7508 E SAN MIGUEL AVE	SCOTTSDALE	AZ	85250
STEWART CHARLES R/PATRICIA N TR	7514 E SAN MIGUEL	SCOTTSDALE	AZ	85253

AFFIDAVIT OF SIGN POSTING

The undersigned representative on behalf of the applicant has complied with the City of Scottsdale notification requirements for the **Early Notification of Project Under Construction Project #:391-PA-2016** located at **5805 E Sundown Rd. Scottsdale AZ 85250** on **12/2/16** at **9:44 am**

← Larry MSI Inst... ▼ CALL MORE
16236286968



MMS
9:44 AM

Motivational Systems Inc.
Sign Company Name

Jennie Avila *Jennie Avila*
Sign Company Representative



Subscribed and sworn to me on this 2 day of December, by 2016

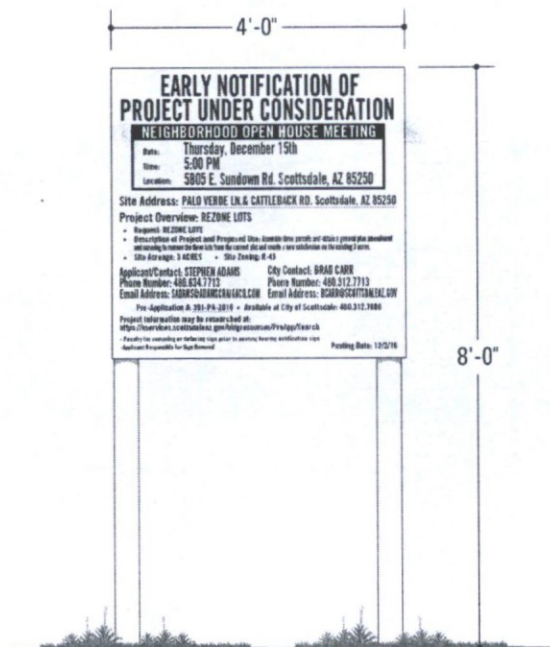
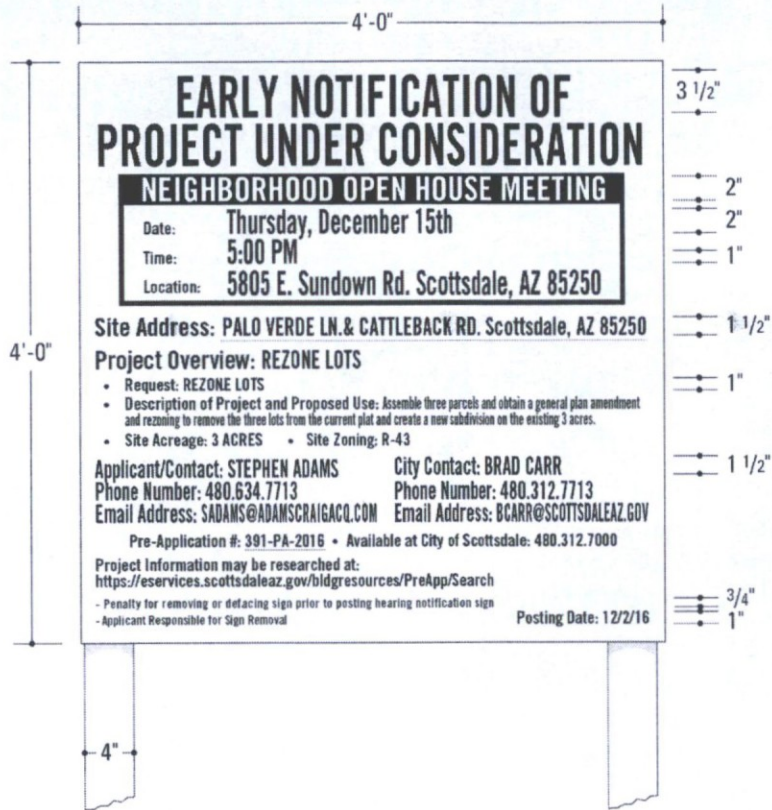
IN WITNESS WHEREOF, I Hereto set my hand and official seal.

[Signature]

Notary Public

My Commission expires: May 10, 2019

1-GP-2017
4/20/17



PROJECT CONSTRUCTION NOTICE

- **SUB** - 1/2" MDO WOOD SUBSTRATE W/ PHOTOVINYL PRINTED GRAPHICS & UV LAMINATE
- **POSTS** - 4"x4"x8' WOOD POSTS PAINTED WHITE
- **COLORS** - WHITE BACKGROUND W/ BLACK COPY/GRAPHICS
- **FONT** - TRADE GOTHIC BOLD CONDENSED

1-GP-2017
4/20/17

MSI Motivational Systems Inc

- Fresno (559) 431-2302
- Las Vegas (702) 253-6470
- Livermore (925) 449-1900
- Phoenix (602) 484-8844
- Sacramento (916) 635-0234
- San Diego (619) 474-8246
- Southern Ca. (651) 328-2637

PROJECT
ADAMS CRAIG ACQ. CORP
CLIENT
ADAMS CRAIG ACQUISITIONS

JDO#/JPO#
460-43679-OGD
MO#
00198306

AE
JENNIE AVILA

DESIGNER
MALLORY POELTLER

ORIGINAL DATE
12-01-16

REVISIONS
0

SCALE
1" = 1' - 0"

MAC FILE NAME (GD-15)
ADAMS CRAIG NOTICE

LOGO IS PROD.-READY

CLIENT APPROVAL
 As is With revision(s)

Signature _____ Date _____
Your signature indicates final approval of this design, releasing MSI from responsibility of incorrect information. This is an original MSI design. All rights to use or reproduce in whole or in part. In any form or to fabricate or produce any likeness thereof shall remain the exclusive right of MSI. Colors shown are not true matches to final product. For exact color match, refer to actual materials being used. ©



Planning & Development Services, Long Range Planning

Sara Javoronok, AICP, Project Coordination Liaison PHONE 480-312-7918

Taylor Reynolds, Senior Planner PHONE 480-312-7924

7447 E. Indian School Rd.

Scottsdale, AZ 85251

WEB ScottsdaleAZ.gov

July 20, 2017

To Whom It May Concern:

Enclosed are documents and web links pertaining to the four major General Plan Amendment Cases for 2017. The cases are scheduled to be heard according to the following schedule:

- City Sponsored Open House
Date: Thursday, September 14
Time: 5 – 7 p.m.
Place: Cocopah Middle School
6615 E. Cholla St.
Scottsdale, AZ 85254

- Planning Commission Remote Site Hearing
Date: Wednesday, October 4
Time: 5 p.m.
Place: Cocopah Middle School
6615 E. Cholla St.
Scottsdale, AZ 85254

- Planning Commission Regular Hearing for Recommendation
Date: Wednesday, October 25
Time: 5 p.m.
Place: Scottsdale City Hall Kiva
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

- City Council Major General Plan Amendments Hearing
Date: Monday & Tuesday, December 4-5
Time: 5 p.m.
Place: Scottsdale City Hall Kiva
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

The case files are located at 7447 E. Indian School Road, Suite 105, and can be reviewed by any interested person. For information on the status of these cases, or to view application materials, call 480-312-7918 or 480-312-7924. Additional information is on the case info sheet at <https://eservices.scottsdaleaz.gov/bldgresources/Cases> under the applicable case number.

Pursuant to Arizona Revised Statutes, the City of Scottsdale is providing you the required minimum sixty (60) day notice prior to notification of hearing by the Scottsdale Planning Commission. Comments and questions can be directed to the Staff Contact(s) shown on the notice enclosed or to Planning's General Line at 480-312-7800 or email at projectinput@ScottsdaleAZ.gov.

We have attempted to send the documents to the appropriate person in your organization. If we have misdirected these documents, please forward them to the person or department who is responsible for such review, and notify us as to whom the documents should be sent in the future.

Thank you,



Sara Javoronok, AICP
Project Coordination Liaison
1-GP-2017 & 4-GP-2017



Taylor Reynolds
Senior Planner
2-GP-2017 & 3-GP-2017

Attachments:

1. 1-GP-2017, Siena Estates
 - a. Notice of Proposed Major General Plan Amendment
 - b. Existing/Proposed General Plan Conceptual Land Use Map
 - c. Context Aerial
 - d. Submitted Zoning Site Plan
2. 2-GP-2017, Solare on McDowell
 - a. Notice of Proposed Major General Plan Amendment
 - b. Existing/Proposed General Plan Conceptual Land Use Map
 - c. Context Aerial
 - d. Submitted Zoning Site Plan
3. 3-GP-2017, 7676 E. Pinnacle Peak
 - a. Notice of Proposed Major General Plan Amendment
 - b. Existing/Proposed General Plan Conceptual Land Use Map
 - c. Context Aerial
 - d. Submitted Zoning Site Plan
4. 4-GP-2017, Bell Group Self Storage
 - a. Notice of Proposed Major General Plan Amendment
 - b. Existing/Proposed General Plan Conceptual Land Use Map
 - c. Context Aerial
 - d. Submitted Zoning Site Plan
5. 2017 Major General Plan Amendments – Location Map

Attachment 1a 1-GP-2017, Siena Estates,
Notice of Proposed Major General Plan Amendment



CITY OF SCOTTSDALE

Proposed Major General Plan Amendment

This Notice of Proposal is being sent, pursuant to A R S Section 9-461 06, to inform you of the request for a major General Plan amendment

Project Name:

1-GP-2017 – Siena Estates

Project Description

Request by owner for a major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Rural Neighborhoods to Suburban Neighborhoods on a +/- 3.2 acre site located at 5814 N Cattletrack Rd , and 5811 and 5805 N Sundown Drive



Staff contacts:

General Plan Case: 1-GP-2017

Sara Javoronok, 480-312-7918
sjavoronok@scottsdaleaz.gov

Associated Zoning Case: 10-ZN-2017

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

Applicant contact:

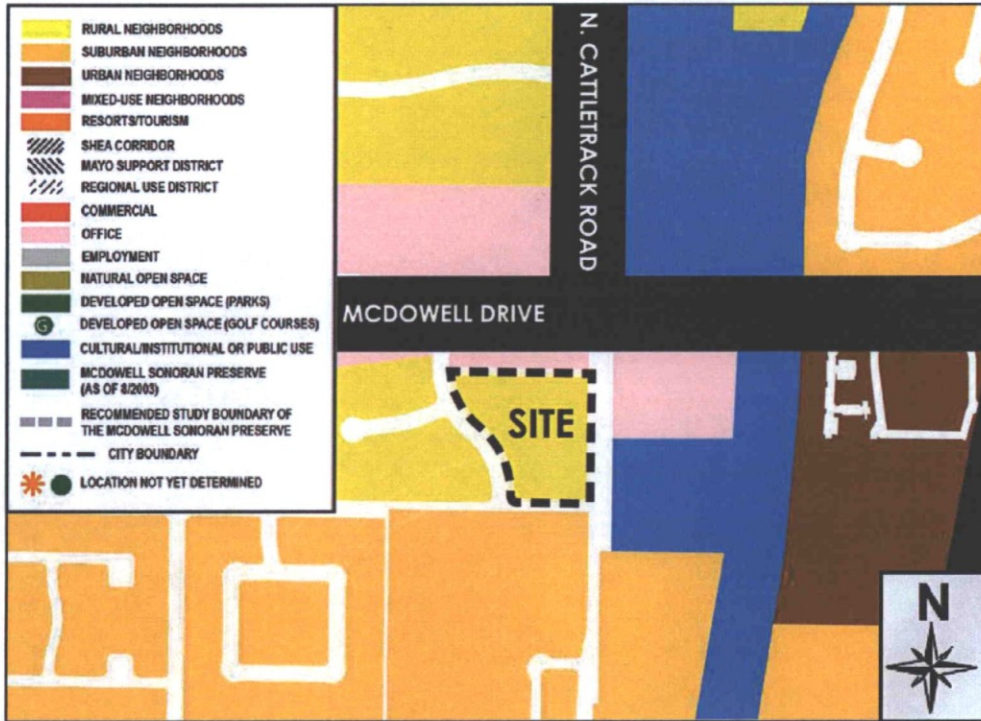
Stephen Adams, 480-244-2557
sadams@adamsraigacq.com

The case file is located at 7447 E Indian School Road, Suite 105, and can be reviewed by any interested person. For information on the status of this case, or to view application materials, call 480-312-7918 or view the case info sheet at

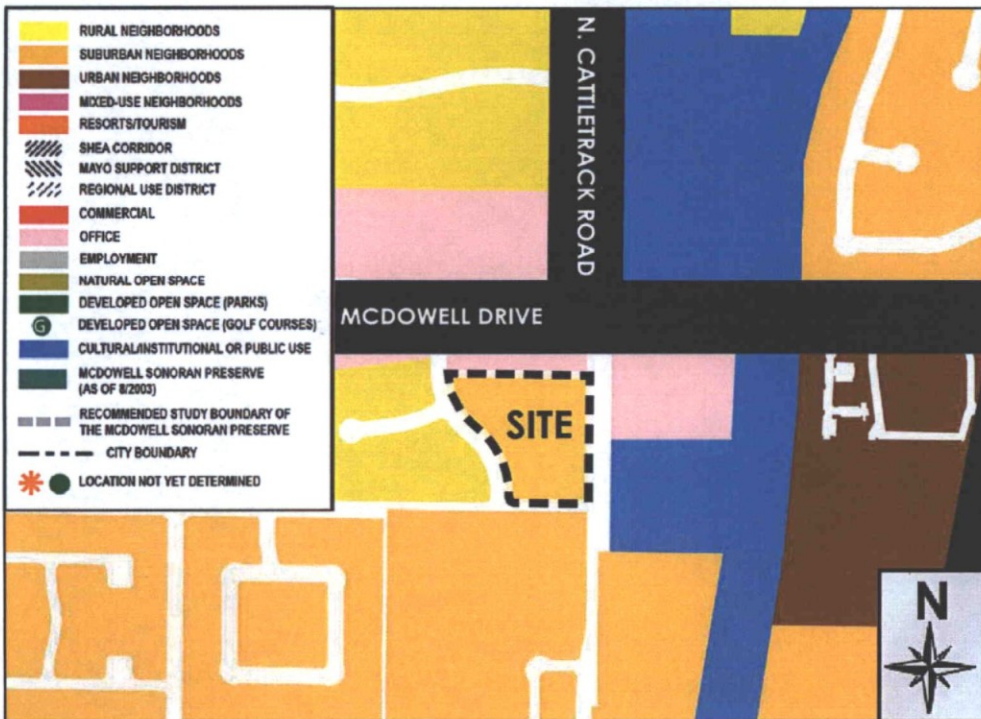
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/47350>

Attachment 1b: 1-GP-2017, Siena Estates,
Existing / Proposed General Plan Conceptual Land Use Map

Existing General Plan Conceptual Land Use Map – Rural Neighborhoods



Proposed General Plan Conceptual Land Use Map – Suburban Neighborhoods



Context Aerial

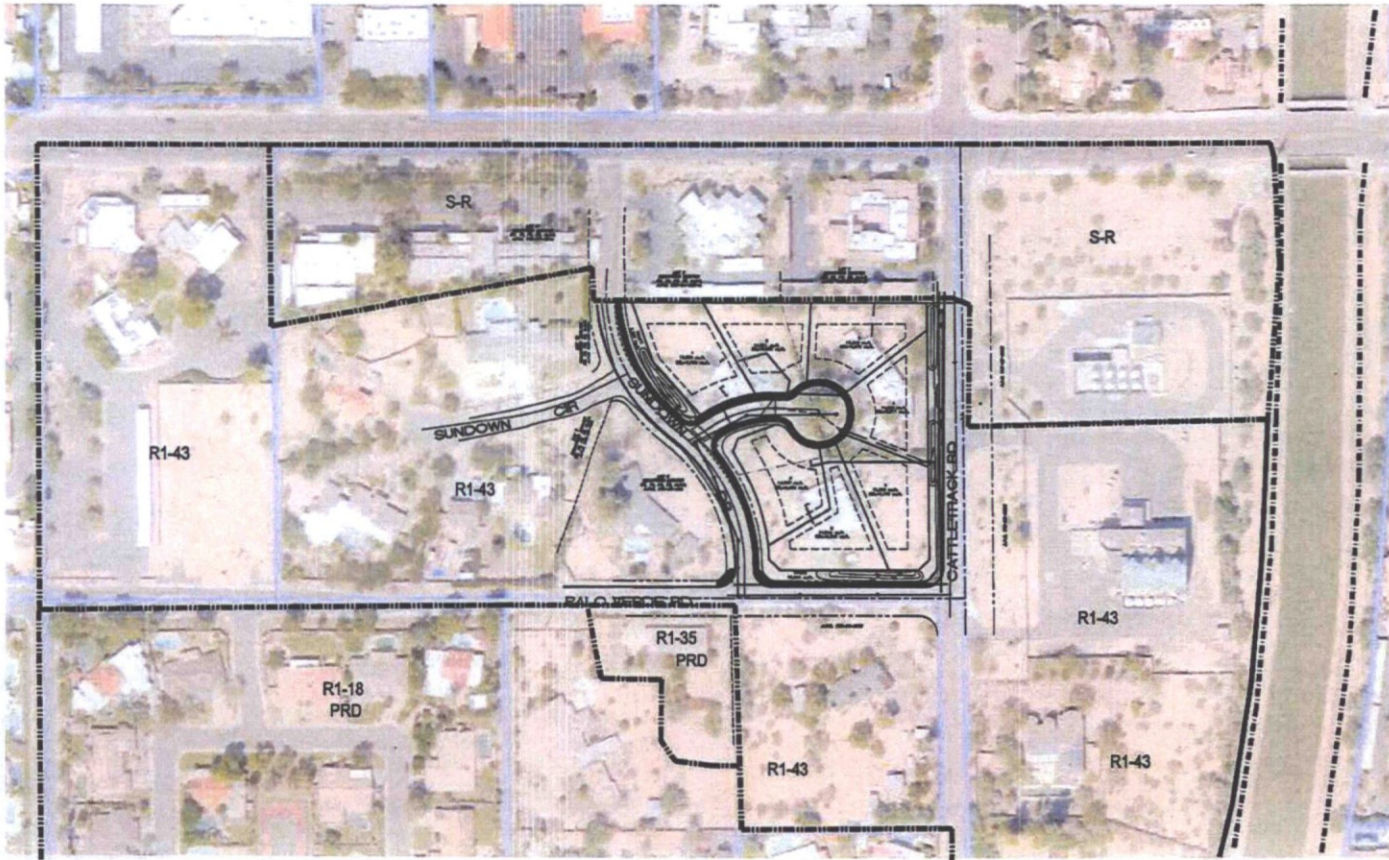


ADAMS CRAIG ACQUISITIONS
REPLAT OF LOTS 3-5 OF SCHAFFNER ESTATES
PALO VERDE LANE AND CATTLETRACK ROAD SCOTTSDALE, AZ 85250
APN's 173-04-016, 173-04-017, 173-04-018



ENGINEER'S NOTES:

1. NO SIDEWALKS EXIST ON ANY PART OF PALO VERDE OR SUNDOWN WITHIN THE AREA OF THE PROJECT
2. SIDEWALKS EXIST ON CATTLETRACK. TRAILS EXIST ALONG THE CANAL AND ARE ACCESSED FROM McDONALD AND THE SOUTH END OF CATTLETRACK.
3. LOTS 1, 2, 11, 12 OF THE SCHAFFNER ESTATES SUBDIVISION HAVE BEEN REZONED TO S-R FROM THE ORIGINAL R1-43
4. AN EMERGENCY ACCESS ONLY GATE EXISTS ACROSS SUNDOWN AT THE BOUNDARY LINE BETWEEN LOTS 1-2 AND 3-4. THIS POINT PROVIDES PEDESTRIAN BUT NOT VEHICULAR ACCESS.
5. THE EXISTING STRUCTURES AND UTILITIES ON LOTS 3-4 WILL BE DECONSTRUCTED AND REMOVED DURING THE COURSE OF CONSTRUCTION OF THE SUBDIVISION.



LEGEND

- BUILDING SETBACK LINE (BSL)
- EXISTING CONCRETE (TO REMAIN)
- PROPOSED CONCRETE
- PROPOSED LOT LINE
- EXISTING WALL (TO REMAIN)
- PROPOSED WALL
- ZONING BOUNDARY
- PATH/TRAIL
- SUBDIVISION BOUNDARY

BUILDER:

ADAMS CRAIG ACQUISITIONS
 7904 E. CHAPARRAL RD.
 SUITE A110-113
 SCOTTSDALE, ARIZONA 85250
 PHONE: (480) 634-5015

ENGINEER:

6K CONSULTING, L.L.C.
 4858 EAST BASELINE ROAD
 SUITE 101
 MESA, ARIZONA 85206
 PHONE: (480) 864-8582
 FAX: (480) 275-5512

PROJECT DATA

EXISTING ZONING: R1-43
 PROPOSED ZONING: R1-18 PRD
 EXISTING GP: RURAL
 PROPOSED GP: SUBURBAN
 GROSS AREA: 3.80 AC
 NET AREA: 2.98 AC

NOTE: GROSS AREA IS CALCULATED AS THE AREA TO THE CL OF THE ADJACENT STREETS (ZONING BOUNDARY)



SIENA ESTATES	
PALO VERDE LANE AND CATTLETRACK ROAD SCOTTSDALE, AZ 85250	
CONTEXT AERIAL EXHIBIT	
PROJ. No.: 3639	6K CONSULTING L.L.C.
DATE: JUNE 2017	
SCALE: 1"=80'	
DESIGNED: BK	APPROVED: CHB
REV.	DRAWING NO.
	1
	SHT. 1 OF 1

Context Aerial



Attachment 4a 4-GP-2017, Bell Group Self Storage,
Notice of Proposed Major General Plan Amendment



CITY OF SCOTTSDALE

Proposed Major General Plan Amendment

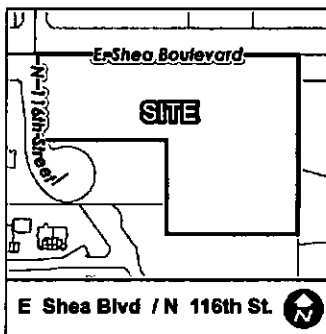
This Notice of Proposal is being sent, pursuant to A R S Section 9-461 06 , to inform you of the request for a major General Plan amendment

Project Name:

4-GP-2017 – Bell Group Self Storage

Project Description

Request by owner for a Major General Plan Amendment to the City of Scottsdale General Plan 2001 to change land use designations from Rural Neighborhoods and Cultural/Institutional or Public Use to Commercial on a +/- 4.6-acre site located at the southeast corner of Shea Blvd and 116th St



Staff contacts:

General Plan Case: 4-GP-2017

Sara Javoronok, 480-312-7918
sjavoronok@scottsdaleaz.gov

Associated Zoning Case: 9-ZN-2017

Bryan Cluff, 480-312-2258
bcluff@scottsdaleaz.gov

Applicant contact.

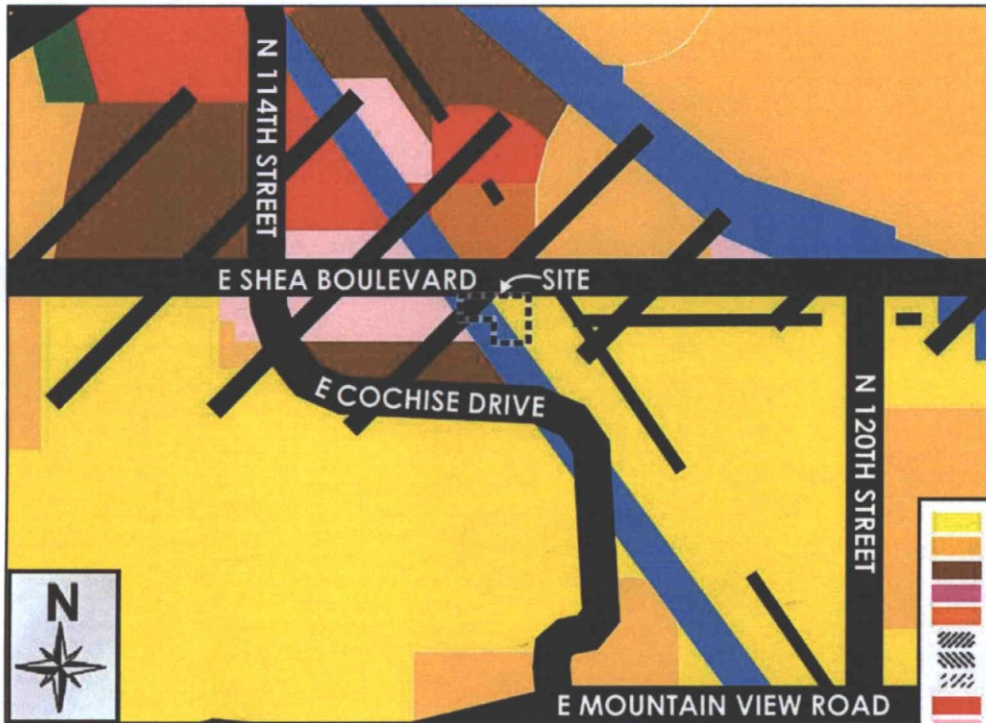
Jennifer Hall, 480-505-3938
jhall@roselawgroup.com

The case file is located at 7447 E Indian School Road, Suite 105, and can be reviewed by any interested person. For information on the status of this case, or to view application materials, call 480-312-7918 or view the case info sheet at

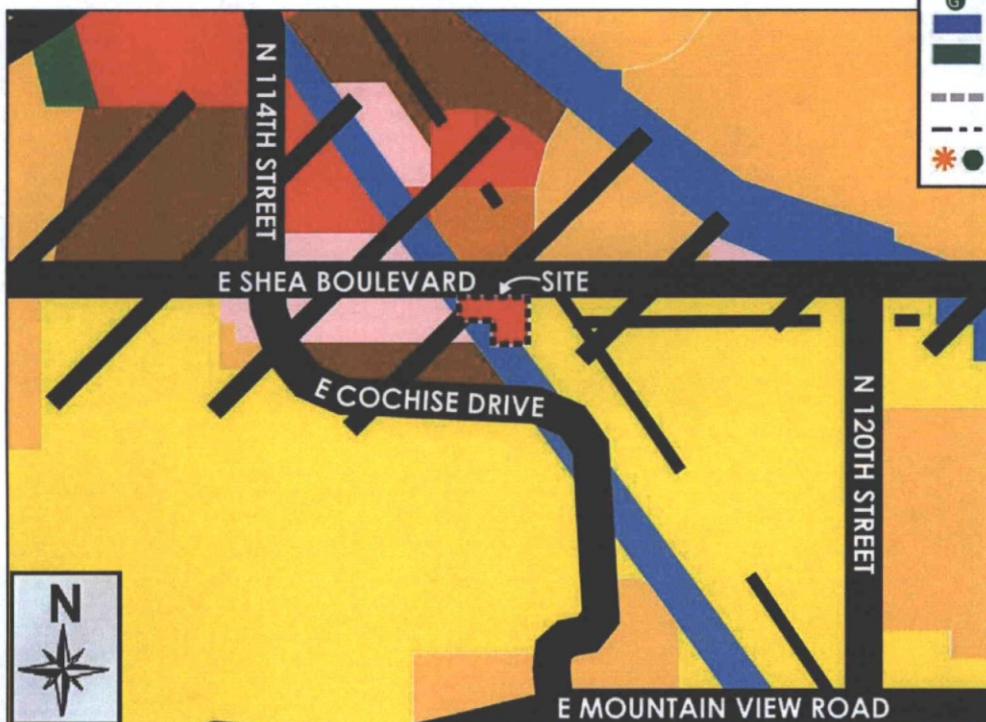
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/47448>

Attachment 4b: 4-GP-2017, Bell Group Self Storage, Existing/Proposed General Plan Conceptual Land Use Map

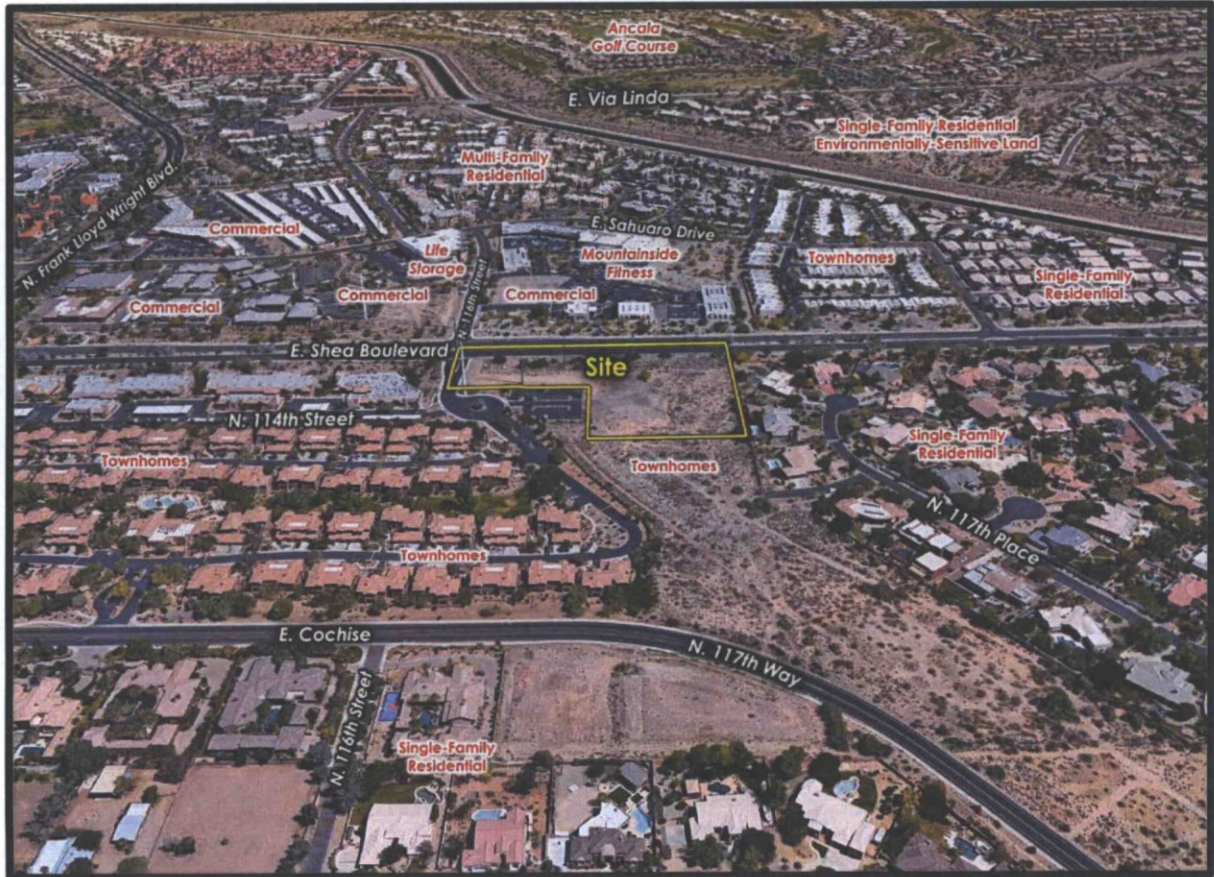
Existing General Plan Conceptual Land Use Map –
Rural Neighborhoods & Cultural/Institutional or Public Use

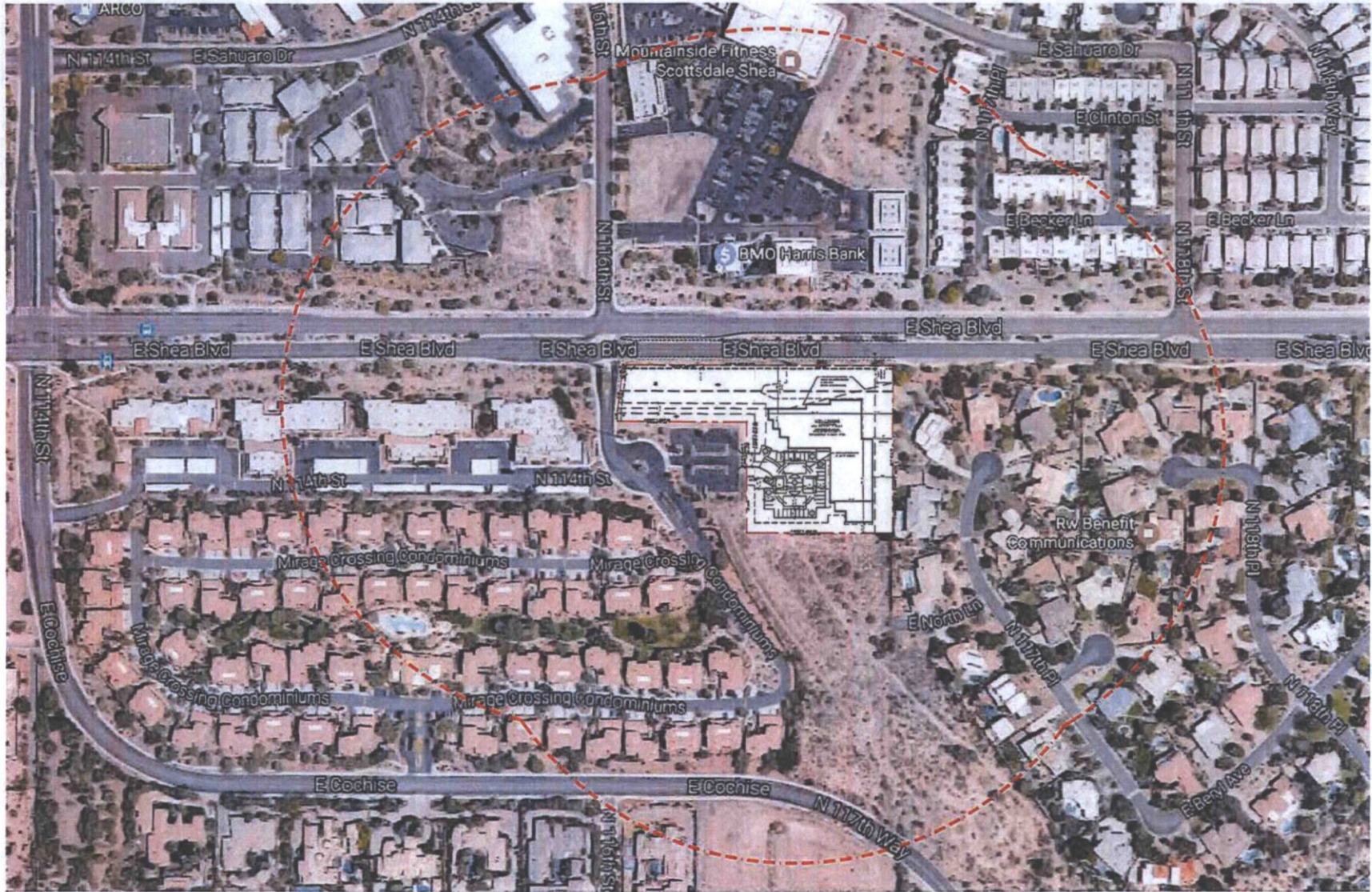


Proposed General Plan Conceptual Land Use Map –
Commercial



Context Aerial





AERIAL: RADIUS 750'

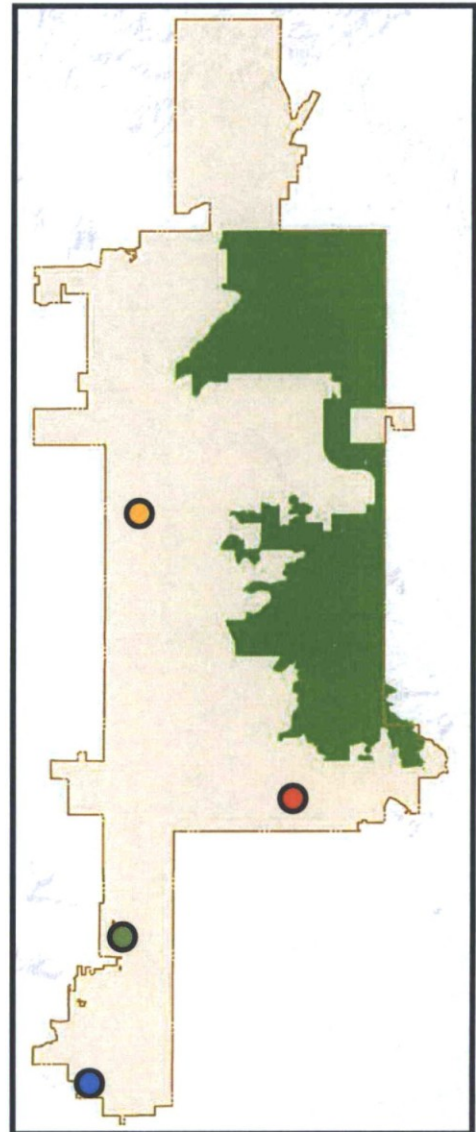
STORAGE AT SHEA
 SEC 116TH STREET AND SHEA BOULEVARD
 SCOTTSDALE, AZ
 DATE: 06-06-2017 (PRELIMINARY)

AERIAL
 RKA# 17120.5



Attachment 5: 2017 Major General Plan Amendments – Location Map

- 1-GP-2017, Siena Estates
Northwest corner of Palo Verde Drive and Cattletrack Road
- 2-GP-2017, Solare on McDowell
6601 E. McDowell Road
- 3-GP-2017, 7676 E Pinnacle Peak
7676 E. Pinnacle Peak Road
- 4-GP-2017, Bell Group Self Storage
Southeast corner of Shea Boulevard and 116th Street



Attachment 2a 2-GP-2017, Solare on McDowell,
Notice of Proposed Major General Plan Amendment



CITY OF SCOTTSDALE

Proposed Major General Plan Amendment

This Notice of Proposal is being sent, pursuant to A R S Section 9-461 06 , to inform you of the request for a major General Plan amendment

Project Name:

2-GP-2017 - Solare on McDowell

Project Description

Request for a major General Plan amendment to change the land use designation from Mixed-Use Neighborhoods to Urban Neighborhoods on a 12.3 +/- acre site located at 6601 E McDowell Rd



Staff contacts:

General Plan Case: 2-GP-2017

Taylor Reynolds, 480-312-7924
treynolds@scottsdaleaz.gov

Associated Zoning Case: 8-ZN-2017

Greg Bloemberg, 480-312-4306
gblo@scottsdaleaz.gov

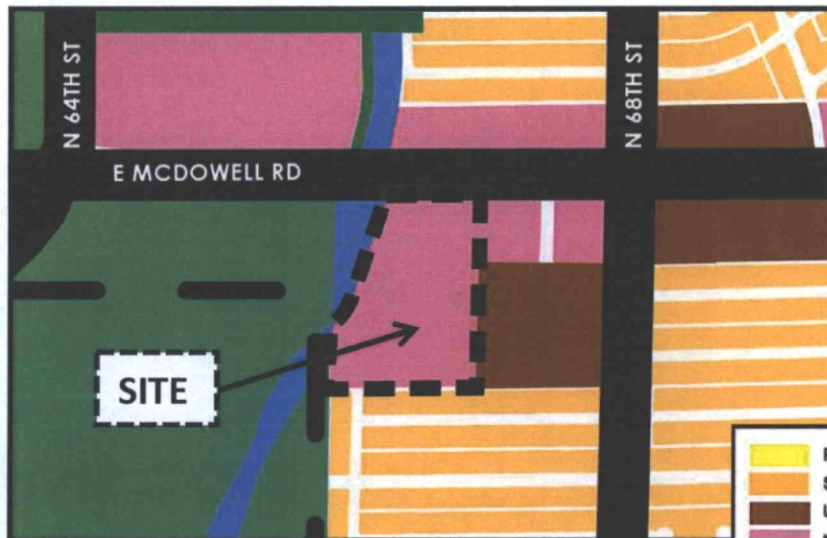
Applicant contact: John Berry, 480-385-2727

The case file is located at 7447 E Indian School Road, Suite 105, and can be reviewed by any interested person. For information on the status of this case, or to view application materials, call 480-312-7924 or view the case info sheet at

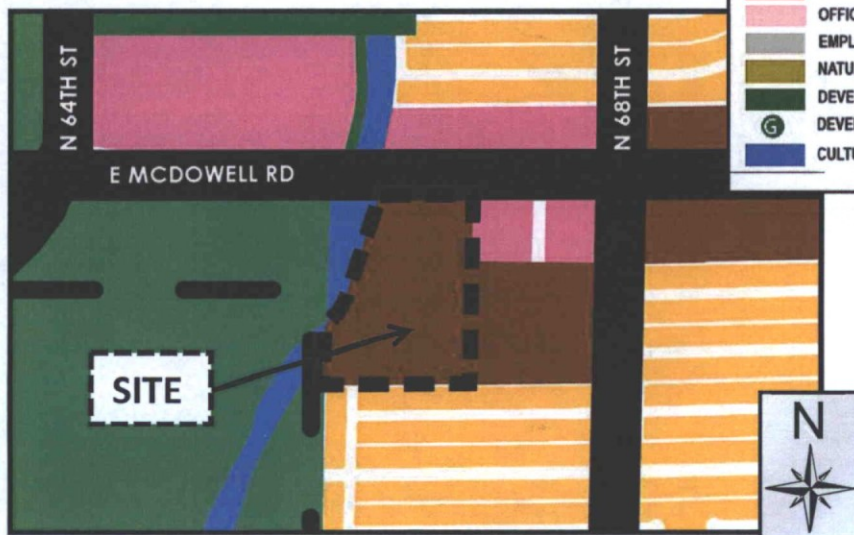
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/47393>

Attachment 2b: 2-GP-2017, Solare on McDowell, Existing/Proposed General Plan Conceptual Land Use Map

Existing General Plan Conceptual Land Use Map –
Mixed-Use Neighborhoods



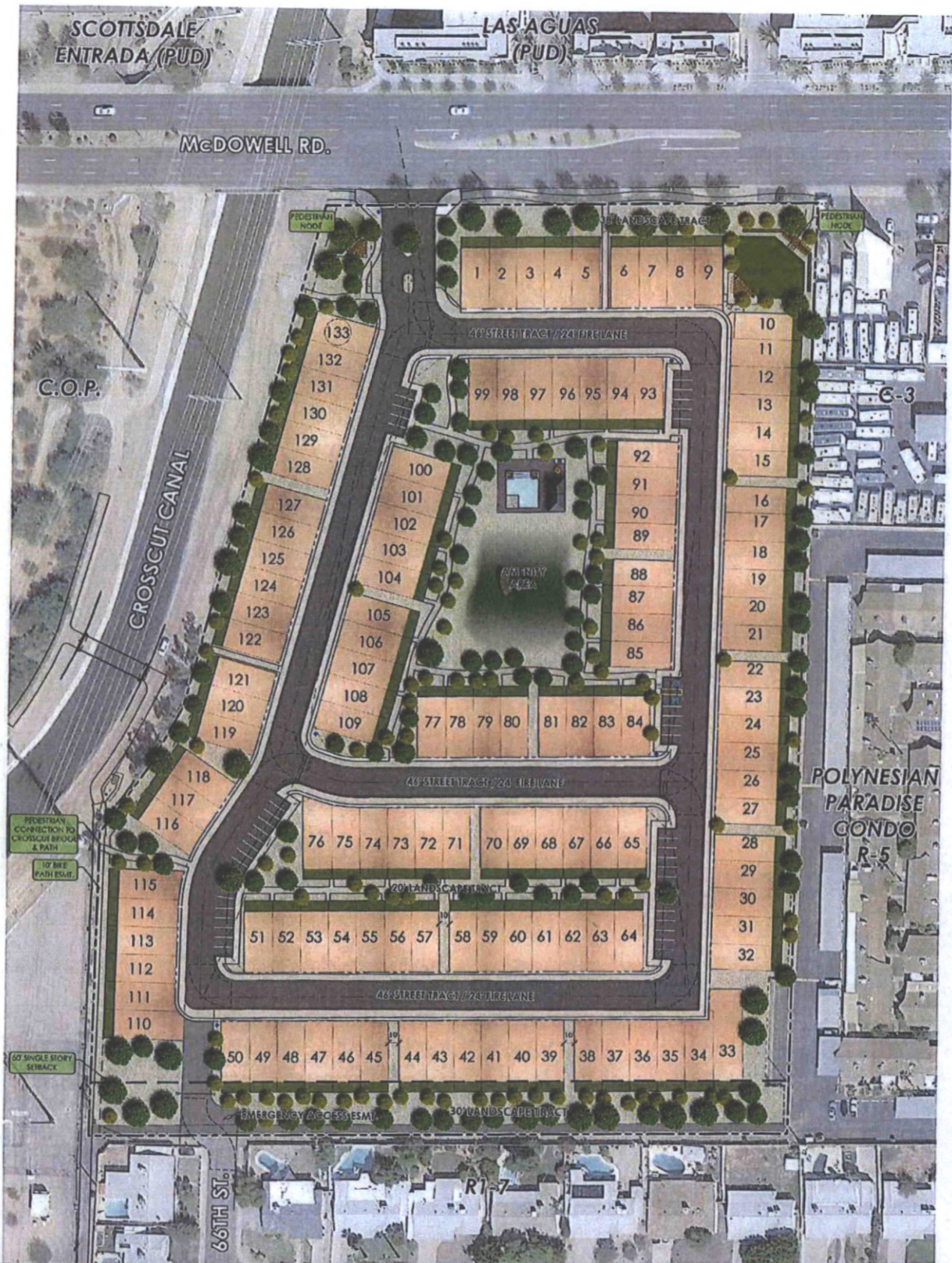
Proposed General Plan Conceptual Land Use Map –
Urban Neighborhoods



- | | |
|--|--------------------------------------|
| | RURAL NEIGHBORHOODS |
| | SUBURBAN NEIGHBORHOODS |
| | URBAN NEIGHBORHOODS |
| | MIXED-USE NEIGHBORHOODS |
| | RESORTS/TOURISM |
| | SHEA CORRIDOR |
| | MAYO SUPPORT DISTRICT |
| | REGIONAL USE DISTRICT |
| | COMMERCIAL |
| | OFFICE |
| | EMPLOYMENT |
| | NATURAL OPEN SPACE |
| | DEVELOPED OPEN SPACE (PARKS) |
| | DEVELOPED OPEN SPACE (GOLF COURSES) |
| | CULTURAL/INSTITUTIONAL OR PUBLIC USE |

Context Aerial





SITE DATA		OPEN SPACE		LEGEND	
ADDRESS:	4601 E. McDowell Rd.	FRONTAGE O/S		---	SITE BOUNDARY
SITE AREA (NET):	903,112 SF (11.8 AC)	REQUIRED:	23,150 SF	■	DWELLING UNITS
SITE AREA (GROSS):	535,639 SF (12.3 AC)	PROVIDED:	32,000 SF	■	PRIVATE REAR YARD
PROPOSED # OF LOTS:	133	COMMON O/S			
GROSS DENSITY:	10.8 DU/AC	REQUIRED:	110,695 SF		
CURRENT ZONING:	C-3	PROVIDED:	115,000 SF		
PROPOSED ZONING:	R-5	PRIVATE OUTDOOR LIVING SPACE			
RESIDENT PARKING:	264 (2 GARAGE SPACES/UNIT)	REQUIRED:	148 SF/UNIT		
GUEST PARKING:	45 SPACES (INCLUDES 2 ACCESSIBLE SPACES)	PROVIDED:	240 SF/UNIT		
MAX. BUILDING HEIGHT:	35' (2-STORY)				
TYPICAL LOT DIMENSIONS:	26'x67'				
*REFUSE COLLECTION TO BE PROVIDED VIA INDIVIDUAL WASTE BINS.					

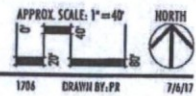


8-ZN-2017
 07/11/2017
 2-GP-2017
 07/11/2017

LVA urban design studio
 land planning • development entitlements • landscape architecture
 120 south 48th avenue • tempe, arizona 85281 • 480.994.0994

SOLARE ON McDOWELL

CONCEPTUAL SITE PLAN



Attachment 3a 3-GP-2017, 7676 E Pinnacle Peak,
Notice of Proposed Major General Plan Amendment



CITY OF SCOTTSDALE

Proposed Major General Plan Amendment

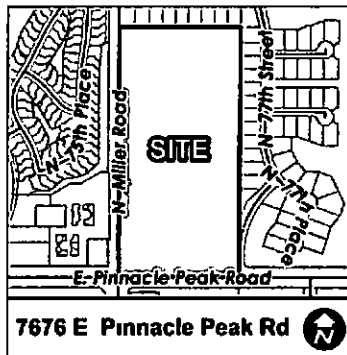
This Notice of Proposal is being sent, pursuant to A R S Section 9-461 06 , to inform you of the request for a major General Plan amendment

Project Name:

3-GP-2017 - 7676 E Pinnacle Peak

Project Description

Request for a major General Plan amendment to change the land use designation from Office to Suburban Neighborhoods on a 19.7 +/- acre site located at 7676 E Pinnacle Peak Rd



Staff contacts.

General Plan Case: 3-GP-2017

Taylor Reynolds, 480-312-7924
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Associated Zoning Case: 11-ZN-2017

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

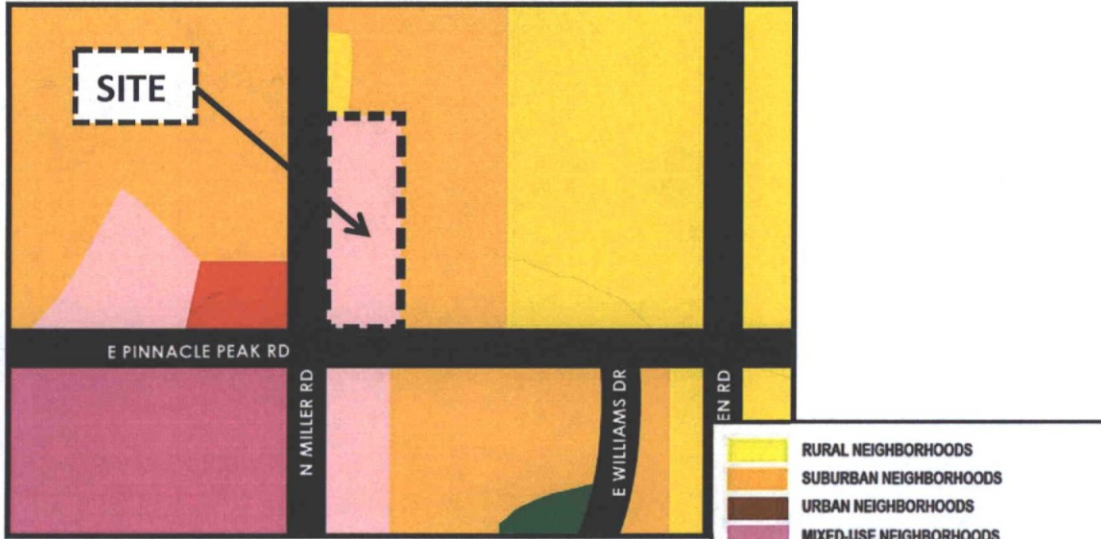
Applicant contact: Nick Wood, 602-382-6269

The case file is located at 7447 E Indian School Road, Suite 105, and can be reviewed by any interested person. For information on the status of this case, or to view application materials, call 480-312-7924 or view the case info sheet at

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/47447>

Attachment 3b: 3-GP-2017, 7676 E Pinnacle Peak,
Existing/Proposed General Plan Conceptual Land Use Map

Existing General Plan Conceptual Land Use Map
Office



Proposed General Plan Conceptual Land Use Map
Suburban Neighborhoods

