

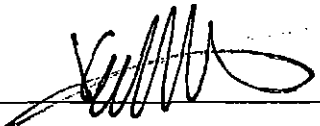
Neighborhood Notification
Open House Information
Citizen Comments
Affidavit of Posting
Site Sign
Legal Protest



Preliminary Plat Notification Affidavit

I, Keith Nichter, acting on behalf of
the STORYROCK Ownership Group, hereby affirm that a copy of the
preliminary plat of STORYROCK - Phase 1A, 1B, 1C, 2A&B, & 3A
subdivision has been delivered to the following agencies for their review.

<u>AGENCY</u>	<u>DATE NOTIFIED</u>
X SALT RIVER PROJECT...(2).....	11/16/16
X ARIZONA PUBLIC SERVICE	11/16/16
X SOUTHWEST GAS CORPORATION.....	11/16/16
X ARIZONA DEPARTMENT OF TRANSPORTATION.....	11/16/16
X MARICOPA COUNTY ENVIRONMENTAL SERVICES.....	11/16/16
X MARICOPA COUNTY PLANNING DEPARTMENT.....	11/16/16
X MARICOPA COUNTY FLOOD CONTROL DISTRICT.....	11/16/16
X SCOTTSDALE POSTMASTER.....	11/16/16
X SCOTTSDALE SCHOOL DISTRICT.....	11/16/16
X CAVE CREEK SCHOOL DISTRICT.....	11/16/16
X PARADISE VALLEY SCHOOL DISTRICT.....	11/16/16
X CENTRAL ARIZONA WATER CONSERVATION DISTRICT...	11/16/16
X CENTURY LINK.....	11/16/16
OTHER	

Signature 

Date 11/16/16

120 S Ash Ave, Tempe, AZ 85282
Address

(480) 994-0994
Phone

Planning, Neighborhood & Transportation Division

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



Affidavit of Posting

Office of the City Clerk

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

I, WILLIAM BARTON, being first duly sworn, depose and say:

That on November 6, 2017 I posted notification poster(s) for the properties indicated below.

Site(s) must be posted on or before: November 6, 2017

Case No.	Description and Location of Project	No. of Signs	Date Posted
1-MP-2016	Storyrock, E RANCH GATE RD / N 128TH ST (NE Corner)	1	11-6-17
5-PP-2016	Storyrock Phase 1A, E RANCH GATE RD / N 128TH ST (NE Corner)	1	11-6-17
	Storyrock Phase 1B, E RANCH GATE RD / N 128TH ST (NE Corner)	1	11-6-17
5-PP-2016#2	Storyrock Phase 1C, E RANCH GATE RD / N 128TH ST (NE Corner)	1	11-6-17
5-PP-2016#3	Storyrock Phase 2A & B, E RANCH GATE RD / N 128TH ST (NE Corner)	1	11-6-17
5-PP-2016#4	Storyrock Phase 3A, E RANCH GATE RD / N 128TH ST (NE Corner)	1	11-6-17
5-PP-2016#5		1	11-6-17

Date of Development Review Board Public Meeting: November 16, 2017, AT 1:00 P.M. IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.

[Signature]
(Signature)

Acknowledged this 17th day of November 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

REQUEST: Approval of a Preliminary Plat for Storyrock Phases 1B, consisting of 93 lots on approximately 82.30-acre.

CASE#: 5-PP-2016#2

DATE: November 16, 2017

UNLESS OTHERWISE NOTIFIED, ALL PUBLIC HEARINGS ARE HELD AT:

SCOTTSDALE CITY HALL
3939 N. DRINKWATER BLVD.

YOUR COMMENTS ABOUT THIS REQUEST CAN BE MADE PRIOR TO OR AT THE ABOVE PUBLIC HEARING. IF YOU WISH TO SPEAK AT THIS MEETING PLEASE ALLOW ENOUGH TIME TO FILL OUT A COMMENT CARD.

HEARING DATE SUBJECT TO CHANGE
PLEASE CHECK OUR WEBSITE FOR LATEST INFORMATION



480-312-7000

1:00 P.M.
DEVELOPMENT REVIEW BOARD

PUBLIC HEARING NOTICE

REQUEST: To abandon portions of right-of-way located on N. 128th Street north and south of E. Ranch Gate Road and to abandon portions of right-of-way located on E. Happy Valley Road, E. Juan Tabo alignment, N. 130th Street, N. 132nd Street and N. 134th Street within the proposed Storyrock subdivision.

CASE#: 4-AB-2017

ADDRESS/APN: E RANCH GATE RD / N 128TH ST

DATE: November 8, 2017

HEARING DATE SUBJECT TO CHANGE
PLEASE CHECK OUR WEBSITE FOR LATEST INFORMATION

LEGAL DESCRIPTION IS AVAILABLE BY
REVIEWING THE CASE FILE

UNLESS OTHERWISE NOTIFIED, ALL PUBLIC HEARINGS ARE HELD AT:

SCOTTSDALE CITY HALL
3939 N. DRINKWATER BLVD.

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



480-312-7000

5:00 P.M.
PLANNING COMMISSION

October 23, 2017

<https://eservices.scottsdale.gov/bidorsources/Case>



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT
East of 128th Street and Ranch Gate
STORYROCK 462 Acres
November 16, 2016

Overview

This citizen outreach and neighborhood involvement report is being performed in association with a Master Environmental Design Concept Plan (MEDCP) and Preliminary Plat requests for the development of approximately 462+/- gross acres located at 128th Street and Ranch Gate. The request is for a rezoning from R1-130 ESL to PCD ESL for the purpose of creating a residential master plan. As part of the request, this citizen review and neighborhood involvement report has been prepared and will be updated throughout the process.

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 will be 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.

Community Involvement

The project team began in November of 2013 with outreach into the community focusing on the surrounding property owners and area HOAs, larger neighborhood advocacy groups such as COGS, Preserve interest groups such as the McDowell Sonoran Preserve Commission and the McDowell Sonoran Conservancy, and other interested stakeholders in Scottsdale. The phone calls, emails, and meetings with property owners and community leaders that began in November, have continued throughout the process. Members of the outreach team have been available to meet with any neighbors who wished to discuss the request. Additionally, they were and will continue to be contactable via telephone and email to answer any questions relating to the request.

Surrounding property owners and other interested parties were noticed via first class mail regarding the zoning request. This notification contained information about the

request, contact information to receive additional information, and the opportunity to give feedback. The notification also contained information regarding a Neighborhood Open House that took place on Thursday, May 29th, 2014 for anyone who wished to learn more about the request. This Open House was held at the Four Seasons Resort (10600 E. Crescent Moon Drive) from 5:00 p.m. to 6:00 p.m. 144 interested parties attended the Open House. Many attendees were confused regarding the total number of residential units and thought this application was directly connected to the adjacent General Plan Amendment request, but most were relieved after the facts of the request were clarified.

On December 2, 2014 zoning application 13-ZN-2014 was approved by the City of Scottsdale. Subsequent to this approval, the development team initiated MEDCP phase of the development proposal. This phase requires additional outreach to neighbors and interested parties as well as continued availability on the part of the development team to accept and respond to any feedback regarding the proposal.

On February 29, 2016, a 2nd letter was mailed via first class post to the property owners living within 750' of the project boundary as well as to various interested parties. This letter informed recipients that zoning case 13-ZN-2014 had been approved and that the applicant was moving forward with the MEDCP process.

On November 11, 2016 a set of letters was mailed via first class post to the property owners living within 750' of the project boundary as well as to various interested parties. These letters informed recipients of the Preliminary Plat applications for Phases 1A, 1B, 1C, 2 A&B, and 3A of STORYROCK. The letter provided information concerning the project status, a context map, and contact information for the project team and city staff in order to allow residents to offer feedback.

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 request.

ATTACHMENTS:

1st Neighborhood Letter
2nd Neighborhood Letter
Neighborhood List
Affidavit of Posting
Sign-In Sheets

Comment Cards
Preliminary Plat Neighborhood Letter
Preliminary Plat Neighborhood Lists

TaylorMorrison

May 18, 2014

Dear Neighbor:

Taylor Morrison is a Scottsdale based publically traded homebuilder and we, along with several of your neighboring property owners, are working together to submit to the City a proposal on approximately 472+/- acres to develop an environmentally sensitive master planned low-density, residential community along with a 7+/- acres parcel to accommodate a potential relocation of Greasewood Flat.

The rezoning request for the residential master plan is from R1-130 ESL to PCD (Planned Community District) with comparable R1-18 development standards. The overall density will not exceed 1 dwelling unit per acre, which is consistent with the existing General Plan. The proposed site plan will be designed in an environmentally sensitive manner to provide undisturbed desert buffers to the surrounding properties, as well as the McDowell Sonoran Preserve, clustering lots to preserve view corridors, wildlife corridors and natural washes. A separate Major General Plan Amendment on 7+/- acres from Rural Residential to Cultural/Institutional along with a separate rezoning request from R1-130 ESL to C-2 ESL will also be filed with the City to accommodate the potential relocation of Greasewood Flat.

We are pleased to invite you to attend an open house to discuss our proposal. The open house will be held at The Four Seasons Resort in the Camelback Room located at 10600 E. Crescent Moon Drive, from 5:00 p.m. to 6:00 p.m. on Thursday, May 29th, 2014.

If you have any questions, please contact our neighborhood outreach team, Technical Solutions, at 602-957-3434 or info@technicalolutionsaz.com. The City of Scottsdale Project Coordinator for this project is Jesus Murillo, who can be reached at 480-312-7849. Thank you.

Sincerely,



Jeff Deason
Planning & Development Manager

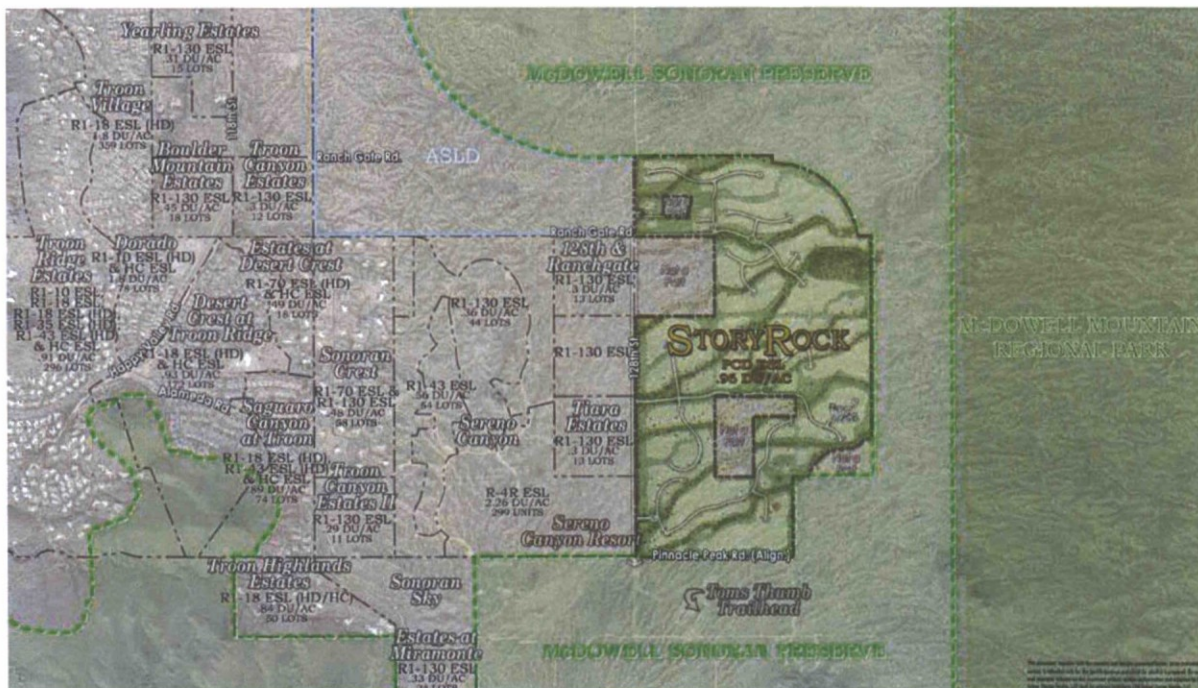
February 29, 2016

Dear Neighbor,

We are representing Taylor Morrison, a Scottsdale based publicly traded homebuilder, along with several of your neighboring property owners in taking the next step in the City of Scottsdale development process for the +/-462 acre StoryRock project (previously Cavalliere Ranch), located East of the intersection of 128th Street and Ranchgate Road bounded by the McDowell Sonoran Preserve on the North, East and South (see below). The rezoning request for the PCD (Planned Community District) residential master plan was approved by City Council in December 2014. Per the approval, the overall density will not exceed .96 dwelling units per acre, which is consistent with the General Plan.

We wanted to let you know that we plan to submit our set of Master Plans associated with the Master Environmental Design Concept Plan (MEDCP) for Development Review in the next few weeks. Following City review(s), there will be a Development Review Board Hearing to review this submittal at some point in the near future. The City will notify you of this exact meeting date.

In the meantime we would be happy to answer any questions or comments you may have regarding this project. Please feel free to contact me by email (knichter@lvadesign.com) or by phone 480-994-0994. You may also contact Doris McClay with the City of Scottsdale at 480-312-7000 and reference case 286-PA-2015.



Thank you!

Keith Nichter
Sr. Planner, Project Manager

750' NOTIFICATION LIST

Owner	ADDRESS	CITY	STATE	ZIP	COUNTRY
ALVARO C CORRAL LIMITED PARTNERSHIP	15544 N PIMA RD	SCOTTSDALE	AZ	85260	USA
BIXLER DENISE	2770 TETON PINES DR F9	WILSON	WY	83014	USA
BROWN SUMNER W/BROWN EMILENE J TR	2323 N CENTRAL PENTHOUSE C	PHOENIX	AZ	85004	USA
CITY OF SCOTTSDALE	3939 CIVIC CENTER PLAZA	SCOTTSDALE	AZ	85251	USA
DITOLA GEORGE D	465 W DOMINION DR	WOODALL	IL	60191	USA
DOCKS INVESTMENT GROUP LLC	14400 N 76TH PL	SCOTTSDALE	AZ	85260	USA
EMMERSON ENTERPRISES INC PROFIT SHARING PLAN	14400 N 76TH PL	SCOTTSDALE	AZ	85260	USA
FAMOUS GEORGE W & KRISTYNA H ETAL	2805N 58TH ST	SCOTTSDALE	AZ	85257	USA
GBD 40 LLC	1722 W MCKINLEY	PHOENIX	AZ	85007	USA
GEM DEVELOPMENT LLC	5689 E QUARTZ MOUNTAIN RD	PARADISE VALLEY	AZ	85253	USA
GEORGE & MARGERY CAVALLIERE REV TRUST/ETAL	14850 N SCOTTDALE RD STE 300	SCOTTSDALE	AZ	85254	USA
GILLINGWATER DENIS C & STEPHANIE A	6701 E CLINTON ST	SCOTTSDALE	AZ	85254	USA
HHL LAND LLC	3003 N CENTRAL AVE UITE 2600	PHOENIX	AZ	8.5E+08	USA
HIGH DESERT PROPERTIES INC	P O BOX 357 MILL COURT	ST PETER PORT GUERNSEY		GY1 3XH	CHANNEL ISLANDS
HOCHENG INVESTMENT CO	1512 VIA ARCO	PALOS VERDES ESTATES	CA	90274	USA
KAHN STANLEY J/MARLENA R TR	11401 E DIAMOND CHOLLA DR	SCOTTSDALE	AZ	85255	USA
KOE EDWARD ARTHUR/MELODIE MARIE TR	6017 E SURREY AVE	SCOTTSDALE	AZ	85254	USA
MCDOWELL MOUNTAIN BACK BOWL LLC	1751A W DIEHL RD	NAPERVILLE	IL	60563	USA
MOHR FAMILY REVOCABLE LIVING TRUST	5546 E SHANGRILA RD	SCOTTSDALE	AZ	85254	USA
PALMER AUGUST V/CARL E	1113 N HWY 101 UNIT 21	DEPOE BAY	OR	97341	USA
PRESERVE INVESTMENTS I LLC	14400 N 76TH PL	SCOTTSDALE	AZ	85260	USA
PRESERVE INVESTMENTS II LLC	14400 N 76TH PL	SCOTTSDALE	AZ	85260	USA
PRESERVE INVESTMENTS III LLC	14400 N 76TH PL	SCOTTSDALE	AZ	85260	USA
PRESTYNE LIMITED	P O BOX 357 MILL COURT	ST PETER PORT GUERNSEY		GY1 3XH	CHANNEL ISLANDS
RANCH GATE PARTNERS LLC	14400 N 76TH PL	SCOTTSDALE	AZ	85260	USA
ROTHWELL DONALD EARL/BARBARA ANN TR	9856 N 67TH ST	SCOTTSDALE	AZ	85253	USA
SAGE CREEK SCOTTSDALE 128 LLC	6040 E CORTEZ DR	SCOTTSDALE	AZ	85254	USA
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD 205	SCOTTSDALE	AZ	85251	USA
SCOTTSDALE CITY OF	3939 N DRINKWATER BLVD	SCOTTSDALE	AZ	85251	USA
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 100	SCOTTSDALE	AZ	85251	USA
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 300	SCOTTSDALE	AZ	85251	USA
SCOTTSDALE CITY OF	3939 CIVIC CENTER BLVD	SCOTTSDALE	AZ	85251	USA
STANTON MARTA T TR	9747 E BALANCING ROCK RD	SCOTTSDALE	AZ	85262	USA
WILLIAMSON RICK A/CHRISTINE L	11860 E REDBIRD	SCOTTSDALE	AZ	85262	USA



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: 455-PA-2014

Project Name: Cavalliere Ranch

Location: East of 128th Street & Ranch Gate Road

Site Posting Date: 5/16/2014

Applicant Name: John Berry

Sign Company Name: Scottsdale Sign A Rama

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.

Stephanie Fisher
Applicant Signature

5-16-14
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 16th day of May 2014



Milica Mallabum
Notary Public

My commission expires: 05/07/2017

City of Scottsdale -- Current Planning Division

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

Cavalliere Ranch
 Neighborhood Meeting Sign-In Sheet
 Thursday, May 29, 2014

First Name	Last Name	Street Address	City, State & Zip
Jerry Swell	Swell	2805 H. 58 ST	SCOTTSDALE 85257
JAMES	Hauswirth	25875 N. 115th Way	Scottsdale
Bonnie	Hall	24001 N 112 Way	Scottsdale
MATT	Lucky	26499 N 114th PL	SCOTTSDALE
Anastasia	Debono		
THOMAS	RUSSELL	30600 N. PIMA Rd. #109	SCOTTSDALE
Joede	Berman		
MICHAEL	NOONAN	28150 N. Alma School Pkwy SUITE 103-623	SCOTTSDALE, AZ
PAUL	STAKER	80062 N 102ND PL 520	SCOTTSDALE 85257
Els Melodie	KOO	6017 E Surrey Ave	Scott 85252
DAVID	HAY	9209 E. McDonald Drive #46	SC 85252
Robert	Cappel	33600 N. 79th Way	Scottsdale 85257
Diana	Smith	10801 E. Happy Valley Rd #82	Scottsdale 85257
SIM	SIMONITZKI	10801 E. Happy Valley PL	85257
DAN DUFFY	6445 W. Camelback	→	Care Creek
DAVID SMITH	SMITH	10801 E. Happy Valley Rd #82	Scottsdale, AZ

Cavalliere Ranch
 Neighborhood Meeting Sign-In Sheet
 Thursday, May 29, 2014

First Name	Last Name	Street Address	City, State & Zip
Danna	Wooch	10799 E LA JUNTA RD	Scottsdale,
Cynthia	Hell	8414 E Vista Dr.	Scottsdale,
Joyce	Russell	30600 N Pima Rd. #109	Scottsdale, AZ
Tom	Thompson	10222 E S'WIND LANE #1055	—
KEN	DIRKS	11962 E LA POSADA Cn	Scottsdale, AZ
ROBERT	WALKER	11267 E. TROON MTN. DR.	"
ROBERT	WOLFF	11943 E La Posada Cir	Scottsdale AZ
ALICE	COLSTON	11722 E WHISPERING WIND	SCOTTSDALE AZ
TERI	GACEK	25532 N. 114th St	"
REGINA	KNAPP	8300 E. Dixie Ln Dr. #295	Scottsdale AZ
BIBIZ	BRANDT	10452 E HOANING VISTA	SCOTTSDALE
NANICE	KUCZYNSKI	11918 E. Mariposa Grande Drive	Scottsdale
Roberta & Jerry	Sanchez	29576 N 108th PL	Scottsdale
THOM & KELLY	MOHR	5546 SHANGRI LA RD	SCOTTSDALE
Bob & Kathy	Littlefield	8926 E. Sheena DR	Scottsdale
ARLENE	Downing	10967 E. MARK LANE	Scottsdale

Cavalliere Ranch
 Neighborhood Meeting Sign-In Sheet
 Thursday, May 29, 2014

First Name	Last Name	Street Address	City, State & Zip
Philip	TROJANOWSKI	35330 N 93rd Way	Scottsdale
LANE	BABINEAUX	27820 N. 108th Way	SCOTTDALE
HANUEL	GILBERT	28396 N 104th Way	SCOTTDALE
Jim	DAVID	11675 E. CALEDON DR	SCOTTSDALE
CAROL	DAVID	"	"
TOM	SHARON TAYLOR	9573 E MURK LN	"
SHARON	TAYLOR	"	"
Liz	Polaski	11548 E Desert Willow Dr	"
Lois	McBINNIS	27222 N 92nd St	Scottsdale
Jim	McBINNS	" "	" "
Dean & Fawn	Anderson	27420 N. 176th St.	Phoenix
Sonnie	Kirtley	COGS 8607 E Highland	SC
Monica & John	Wachman	26902 N. 162nd St	SC
Jan	House	28039 N. 95th St	Scottsdale
Claudia Jordan	Jordan	31604 N. 144th St	Scottsdale
GIAMFRANCO	MOTTI	10434 E. TOMA X RD	Scottsdale
Fake	Johnson	27375 N. Alma School Pkwy	Scottsdale

1
 Cavalliere Ranch
 Neighborhood Meeting Sign-In Sheet
 Thursday, May 29, 2014

First Name	Last Name	Street Address	City, State & Zip
Ang Berglund		Crane Mountain Ranch	
Jim	Davis	27493 N 103 rd Court	SCOTTSDALE
Bob	Vairo	10040 E Harry Vairo Ln	SCOTTSDALE
Roxanne	Weaver	10468 E. Quartz Rock Rd	Scottsdale
John	McENROE	7705 E VISTA FONTANA DRIVE	SCOTTSDALE
Cris	WILLIAMSON	11860 E Red Bird Rd	Scottsdale
Missy	Tufts	28406 N 114 th Pl	Scottsdale
Cheryl	Southard	11412 E Gemble Ln	Scottsdale
Carolyn	Bronson	11489 E MARK Lane	Scottsdale
Bonnie	Burke	20630 N. 162 nd St	Scott 85267
Liz	Ogden	27802 N. 94 th St	Scotts 85
Lynda	Adams	14925 E. Morning Vista Ln	Scottsdale 85
Jack	Bulkin	25889 N 108 th Pl	Scottsdale 85
ROBERT GORMAN	GORMAN		SCOTTSDALE
JUSTIN JOHN	Johnson	10933 E Pinnacle VISTA	SCOTTSDALE AZ 85
Leah	Aristo	11050 E RAJADA DR	SCOTTSDALE AZ 85
Elizabeth Cavalliere	Cavalliere	10933 E Pinnacle Vista	Scottsdale AZ 852
George	Cavalliere	''	''

Cavalliere Ranch
 Neighborhood Meeting Sign-In Sheet
 Thursday, May 29, 2014

First Name	Last Name	Street Address	City, State & Zip
Michael McFerrin	McFERRIN	10805 E. CANDLEWOOD DRIVE	Scottsdale 85258
TRICK	FLINN	2580 E N 115 th PL	Scottsdale
HAREN Bishop	Bishop	24350 N Whispering Ridge	Scottsdale
Phil & Jeni	Pounds	28650 N Alma St, Sd, AZ 85262	Scottsdale
Laura Walker	LUCKY	26499 N. 114 th PL, Scottsdale AZ	Scottsdale, AZ
Rudy Dep Georgia	DePaula DeBada	7599 East Hill Feathers Dr "	Scottsdale AZ "
PAMELA WALKER	WALKER	11267 E TROON MT. DR	SCOTTSDALE 85258
Dustin	Wagner	30600 N. Lima	Scottsdale 85266
Steve Kaye		10639 E Mark	Scottsdale
Nancy LYNNE	Godfrey LAGAROE	9222 E. Vista Dr. 6190 N. 28 th PL	Scottsdale PHX 85010
Lynn ALLEN & SHARON	SCOTT HUEBNER	10956 E. MARK LN 27000 N. ALMA SCHOOL	SCOTTSDALE 85258 S.D 85258
Forrell Anderson		27430 N. 176 Street RV	
Lyle Rosen	Reinsch	24476 N. 117 th St	Scottsdale AZ
HUGA Smith	SMITH	4112 ELLINGTON	WESTEAD SPRING

Cavalliere Ranch
 Neighborhood Meeting Sign-In Sheet
 Thursday, May 29, 2014

First Name	Last Name	Street Address	City, State & Zip
Linda ^{Stapp} Tucker		10596 E YEARLING DR	SCOTTSDALE
Peggy Moran		10580 E YEARLING DR	"
Bill + Yum Wagner		28364 N 104TH WAY	"
GARY + GAYE GERGAN		11791 E DESERT VISTA DR	"
Bob + Kelley Brannen		12123 E Chama Rd	
Jan + Anne Sorstean		TUSAYAN	"
Linda Moses		24664 N 109th Pl	"
Sara + Bert Mohr		Peak	"
Patricia Rae		755 Wandlewood	"
Nancy + Stacey		Yearling Dr	"
Nancy Cantor		7229 E 1st Ave	"
CON EUGENE HORN		ROPING Rd 85255	"
John Naylor		26897 N 132nd	"
Anne Hodgkins		28150 N. Alma School #703	204 "
Don Brackman		6503 E REDRIVER RD	Scottsdale AZ
DIANE WOLFF		11943 E LA POSADA CIR	Scotts 85255
LINDA	Whitehead	9681 E Chuckwagon Ln	S'dale 85062
GEORGE + ANITA	ROMANOWSKY	11096 E HAYHOLE PL	" 85262
RICHARD + LESLIE	BLAIR	11823 E LA POSADA CIR	" 85255

**Cavalliere Ranch
Neighborhood Input Card**

PRINT NAME MARION

ADDRESS _____ CITY _____ ZIP _____

PHONE _____ EMAIL MARIONMOLEK@AOL.COM

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

MOVE GREYSWOOD JUST TO A LOCATION
~~THAT IS~~ ALONG DYNAMITE. DO NOT
RELOCATE IT BETWEEN TOMORROW AND HAPPY
VALLEY DUE TO THE DISTURBANCE OF PEACE!

Technical Solutions • 4350 E. Camelback Rd., Suite G-200 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505

**Cavalliere Ranch
Neighborhood Input Card**

PRINT NAME Annie Hodgkins

ADDRESS _____ CITY _____ ZIP _____

PHONE _____ EMAIL annhodgkins4@aol.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Not a fan of this part of Scottsdale's General Plan.
Impact on our beautiful Sonoran desert, traffic, lights,
pollution, noise, etc. Don't believe how I feel about
it makes any difference. Developer always wins.
Expected something more than a developer's pitch

Technical Solutions • 4350 E. Camelback Rd., Suite G-200 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505

**Cavalliere Ranch
Neighborhood Input Card**

PRINT NAME Nancy Cantor

ADDRESS _____ CITY _____ ZIP _____

PHONE 480-516-4666 EMAIL nancycantor5@gmail

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Need more info.

Technical Solutions • 4350 E Camelback Rd, Suite G-200 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505



**Cavalliere Ranch
Neighborhood Input Card**

PRINT NAME DAN DUFFY

ADDRESS 6449 E. Loremant CITY Cave Creek ZIP 85731

PHONE 480-540-2502 EMAIL dan-duffy@yahoo.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

To much High density - open (space yes)
lot sizes ? not answered
I feel this is all about money and greed
not our Quality of life
I support Gineswood flat - somewhere

Technical Solutions • 4350 E Camelback Rd, Suite G-200 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505

**Cavalliere Ranch
Neighborhood Input Card**

PRINT NAME Laura Lucky
ADDRESS 25742 N. 115th Place CITY Scottsdale ZIP 85255
PHONE 480-390-5044 EMAIL laura.lucky@russlyon.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Glad there will be a lot of NAOS!! Look forward
to new home development - our Buyers are
craving it. Look forward to seeing your
progress.

Technical Solutions • 4350 E Camelback Rd, Suite G-200 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505

**Cavalliere Ranch
Neighborhood Input Card**

PRINT NAME Rand Hubbell
ADDRESS 9011 E Sutton Dr CITY Scottsdale ZIP 85260
PHONE _____ EMAIL _____

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

I think this is a slight of hand trick to fool
those not paying attention. The pollution of
sound into the Preserve and Park is abhorant.

Technical Solutions • 4350 E Camelback Rd, Suite G-200 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505

**Cavalliere Ranch
Neighborhood Input Card**

PRINT NAME DIANE P. Wolff
ADDRESS 11943 E. LATOSADA CIR CITY SCOTTSDALE ZIP 85255
PHONE 480-443-2551 EMAIL BobWolff@yahoo.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

I AM MOST CONCERNED ABOUT
THE NOISE COMING FROM THE MOTORCYCLES
(ALSO TRAFFIC) THE DESERT FOLIAGE IS
SUCH THICK IT WILL NOT BLOCK THE NOISE
MOTORCYCLE NOISE WILL HAVE FREE
ACCESS FOR MILES AROUND

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**Cavalliere Ranch
Neighborhood Input Card**

PRINT NAME ROBERTA SANCHEZ
ADDRESS 29516 N 108TH PL CITY SCOTTSDALE ZIP 85262
PHONE 480-473-4704 EMAIL roberta_sanchez@yahoo.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

- Traffic ingress/egress on Dynamite - not Happy Valley.
- limit to single story homes
- minimum structure size should be 2,500 sq ft
and larger
- no condos / townhomes / patio homes - single
family only
- no short term rentals - amend code for this
project to 90 day min rentals

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**Cavalliere Ranch
Neighborhood Input Card**

PRINT NAME Jack Bulk
ADDRESS 25889 N 105th Pl CITY Scottsdale ZIP 85255
PHONE 480-585-9374 EMAIL _____

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Thumbs down

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**Cavalliere Ranch
Neighborhood Input Card**

PRINT NAME ROBERT WOLFF
ADDRESS 11943 E La Posada CITY Scottsdale ZIP 85254
PHONE 480-443-2551 EMAIL bob^Wwolff@yahoo.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

We are very concerned about the added
traffic & noise that will be added to
Happy Valley Dr

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**Cavalliere Ranch
Neighborhood Input Card**

PRINT NAME Jean & Tyrrell Anderson
ADDRESS 27420 N 176th St CITY Pea Verde ZIP 85263
PHONE 602-390 6806 EMAIL redbug@qorvw.net

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

This is a terrible idea

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**Cavalliere Ranch
Neighborhood Input Card**

PRINT NAME Janice & Steve Kuczyński
ADDRESS 11918 E. Mariposa ^{Grande Drive} CITY Scottsdale ZIP 85255
PHONE unlisted EMAIL JKuczyński@msa.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

We adamantly oppose Grease Wood Flats
AND this development. This is a quiet
neighborhood & we want to keep it this
way.

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Cavalliere Ranch
Neighborhood Input Card

PRINT NAME Philip Trojanowski
ADDRESS 35338 N. 93rd Way CITY Scottsdale ZIP 85262
PHONE 480/595-3195 EMAIL philtrojanowski@gmail.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

I am totally against any change to existing zoning,
regardless of density parity.

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Cavalliere Ranch
Neighborhood Input Card

PRINT NAME Inge Vairo
ADDRESS 10040 E. Happy Valley Rd CITY Scottsdale ZIP 85255
PHONE _____ EMAIL Scottsdale, AZ

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

No up zoning.

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**Cavalliere Ranch
Neighborhood Input Card**

PRINT NAME Denise J Lockwood
ADDRESS 10835 E. LaJunta Rd CITY Scottsdale ZIP 85255
PHONE 480-607-9993 EMAIL djlockwood7@yahoo.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Land should not be rezoned for Greenwood Flats relocation next to Tom Thumb's Preserve. It will destroy the beautiful, tranquil desert causing those who have invested millions of dollars in homes to lose their value & disturbing quiet neighborhoods with ^{the} roar of motorcycles. Becker wanted his land

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zoned also & the city wisely said NO, do not move this
car to Tom Thumb. Maybe Dynamite but not our beautiful desert
@Happy Valley a Pima

**Cavalliere Ranch
Neighborhood Input Card**

PRINT NAME ROBERT VAICO
ADDRESS 10040 E HAPPY VALLEY RD CITY SCOTTSDALE ZIP 85258
PHONE _____ EMAIL SCOTTSDALE, NJ

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

NO APPROVING!

Cavalliere Ranch
Neighborhood Input Card

PRINT NAME LAWRENCE + LINDA TUCKER
ADDRESS 10596 E YEARLING CITY SCOTTSDALE AZ
PHONE 480585-6816 EMAIL TUCKLITA@COX.NET

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

ABSOLUTELY NOT! HAPPY VALLEY ROAD
CANNOT HANDLE ANY MORE TRAFFIC +
PEOPLE WILL TAKE IT AS A SHORTCUT TO
JOMAX. THEY WILL NOT DRIVE OUT OF THEIR WAY
TO GO OF ANY MORE THAN THEY DO TO GO TO
THE 4 SEASONS HOTEL AS PROMISED EARLIER!

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NO

NO

NO

NO

NO

**Cavalliere Ranch
Neighborhood Input Card**

PRINT NAME Nancy Godfrey
ADDRESS 9222 E. Vista Dr. CITY Scottsdale ZIP 85262
PHONE 480-575-0011 EMAIL ntgodfrey@msn.com
5-29-14

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

This certainly appears to be an ill-conceived
development — one that will adversely impact
the Sonoran Preserve, traffic configurations
& what is left of the pristine beauty of
this part of the world. Unfortunately, there was
no forum for group Q & A + discussion at the
presentation.

**Cavalliere Ranch
Neighborhood Input Card**

PRINT NAME CANDACE BALDWIN

ADDRESS 9911 E HIDDEN GREEN DR CITY SCOTTSDALE ZIP 85262

PHONE 480-264-7164 EMAIL thebaldwins@mac.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

= POORLY EXECUTED =

"GREASWOOD FLAT RELOCATION" - OPEN HOUSE, WAS BEYOND DISAPPOINTING, AND
CONFUSING. NOT SURE WHAT THE OBJECTIVE WAS - BUT IT WAS NOT INFORMATIVE
* WAS PREMAN

IF THIS IS GOING TO BE A LEGITIMATE PRESENTATION:

- 1) A PANEL - WITH PRESENTATION BOARDS
- 2) SEATED AUDIENCE WITH (TIMED) QUESTION & ANSWER PERIOD WHERE ALL CAN BE HEARD
- 3) ALL BUILDER & PARCEL OWNERS PRESENT - NOT JUST ONE.
- 4) CITY ENGINEERS PRESENT TO DISCUSS TRAFFIC & SAFETY MEASURES FOR TRON-TRON NORTH COMMUNITIES & BEYOND.
- 5) HIGH DENSITY POPULATION RISK WILL AFFECT THE PRESERVE, WILD LIFE, AND AFFECT NIGHT SKY COMPLIANCE.

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I DID A LITTLE RESEARCH ON TAYLOR MORRISON.

- 1) REVIEWS (TEXAS - ESPECIALLY) NOT GOOD - QUALITY AN ISSUE.
- 2) LAWSUITS IN CALIFORNIA & FLORIDA
- 3) WHAT IS THE ~~CAUSE~~ CANADIAN CONNECTION?

**Cavalliere Ranch
Neighborhood Input Card**

PRINT NAME Sharon & Dennis Galino
ADDRESS 24698 N. 108th CITY Scottsdale ZIP 85255
PHONE 480-292-7694 EMAIL Way sdgalino@cox.net

* This peaceful & "protected" part of the desert is not zoned commercial
enclave which WILL disrupt with loud music, etc - high property homes.

Put Greasewood *
in a commercial setting!!!
PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

We are very much against the moving of Greasewood
Flat to the prime position of our beloved Sonora
Desert. Greasewood, although I've like having a
piece of the old West near us to retain memories of
the past -- Greasewood is ramshackle, rowdy & attracts
loud motorcyclists & pick up truck drivers. It certainly
does not fit in to our pristine part of the desert.

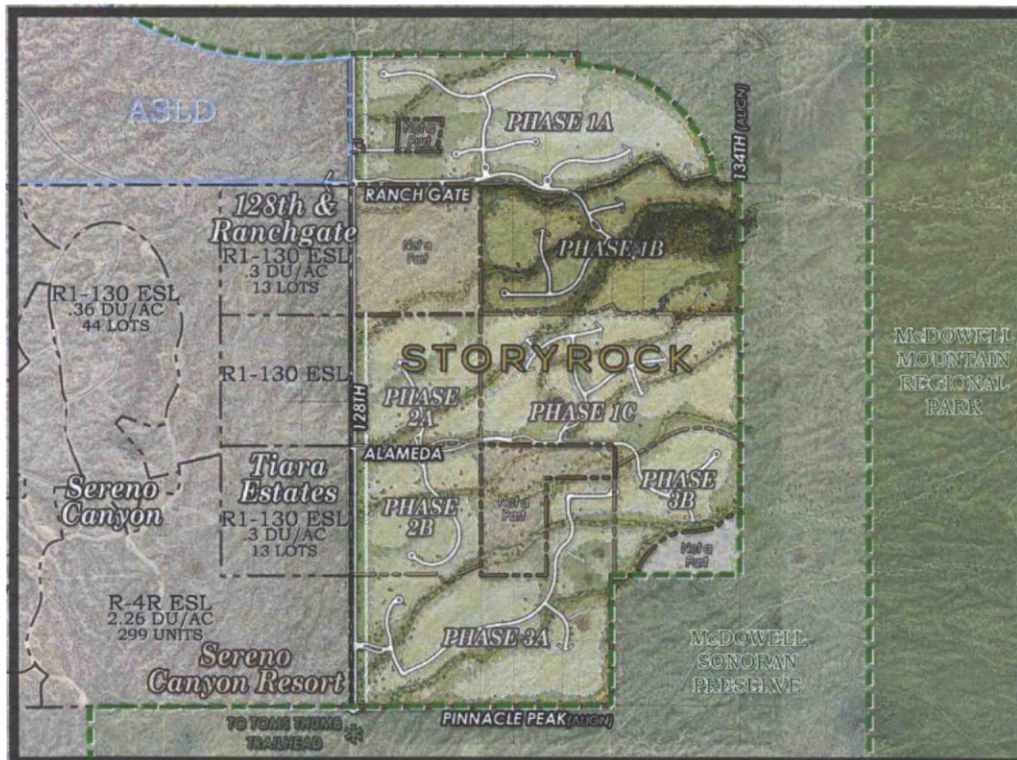
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Endangered animals ~~make~~ make their homes in the McDowell
- thru the valley & into Sonto Forest. Please let us all live here in Pet

Dear Neighbor,

On behalf of the property owners within STORYROCK – Phase 1B, located east of the intersection of 128th Street and Ranch Gate Road (see context aerial below), LVA Urban Design Studio will be submitting the Preliminary Plat application for Development Review for the +/-82 acre residential project within the STORYROCK Master Plan. The Rezoning for STORYROCK (formerly Cavalliere Ranch) was approved by the City Council in December 2014, and the subsequent Master Plans were submitted to the City earlier this year (currently under review). Following the City review(s), there will be a Development Review Board Hearing to review this submittal at some point in the near future. When that time comes you will be notified, by the City, of the exact meeting date.

In the meantime, we would be happy to answer any questions or hear any comments you may have regarding this project. Please feel free to contact me by email (knichter@lvadesign.com) or by phone [\(480\) 994-0994](tel:4809940994). You may also contact Doris McClay with the City of Scottsdale at [\(480\) 312-7000](tel:4803127000) and reference case 286-PA-2015.



Thank you!

Keith Nichter
Sr. Planner, Project Manager
LVA Urban Design Studio, LLC

STORYROCK - PHASE 1B

PRELIMINARY PLAT 750' MAILING LIST

Owner Name	Address	City	State	Zip Code
DITOLA GEORGE D	465 W DOMINION DR	WOODALL	IL	60191
BIXLER DENISE	2770 TETON PINES DR F9	WILSON	WY	83014
SCOTTSDALE CITY OF	3939 DRINKWATER BLVD	SCOTTSDALE	AZ	85251
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 100	SCOTTSDALE	AZ	85251
CITY OF SCOTTSDALE	3939 CIVIC CENTER PLAZA	SCOTTSDALE	AZ	85251
GEORGE & MARGERY CAVALLIERE REV TRUST/ETAL	14850 N SCOTTDALE RD STE 300	SCOTTSDALE	AZ	85254
WILLIAMSON RICK A/CHRISTINE L	PO BOX 27542	SCOTTSDALE	AZ	85255
CAV-RANCH LLC	14400 N 76TH PL	SCOTTSDALE	AZ	85260

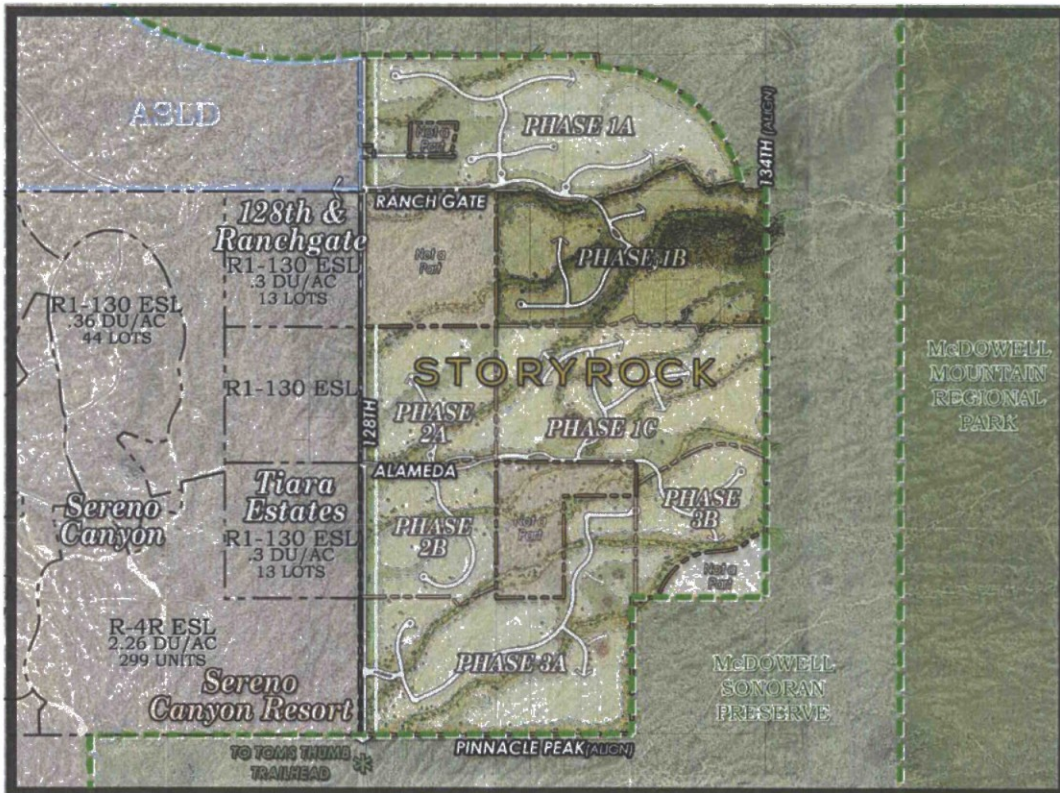
City of Scottsdale Interested Parties List

Scottsdale School District		3811 N. 44th Street	Phoenix	AZ	85018
Paradise Valley School District		15002 N. 32nd Street	Phoenix	AZ	85032
Scottsdale Postmaster		1776 N. Scottsdale Road	Scottsdale	AZ	85257
Salt River Project	Attn: Susana Ortega, Mail Stop PAB106	P.O. Box 52025	Phoenix	AZ	85072
Salt River Project	Attn: Bill Santisteven, Mail Stop XCT330	P.O. Box 52025	Phoenix	AZ	85072
Arizona Public Service		P.O. Box 53933	Phoenix	AZ	85072
Cave Creek School District		P.O. Box 426	Cave Creek	AZ	85327
Southwest Gas Corporation		10851 N. Black Canyon Highway	Phoenix	AZ	85029
AZ Department of ADOT Transportation	Right-of-Way Group	205 S. 17th Avenue	Phoenix	AZ	85007
Maricopa County Environmental Services		1001 N. Central Avenue, Suite 201	Phoenix	AZ	85007
Maricopa County Planning & Development		501 N. 44th Street #200	Phoenix	AZ	85008
Maricopa County Flood Control		2801 W. Durango Street	Phoenix	AZ	85009
Central AZ Water Conservation District	Bureau of Reclamation	P.O. Box 43020	Phoenix	AZ	85080
Century Link		135 W. Orion Street	Tempe	AZ	85283

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Thank you!

Keith Nichter
Sr. Planner, Project Manager
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