

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

# PUBLIC HEARING NOTICE

**REQUEST:** Approval of a Master Environmental Design Concept plan (MEDCP) for the Storyrock residential development.

**CASE#:** 1-MP-2016

**DATE:** November 16, 2017

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

UNLESS OTHERWISE NOTIFIED, ALL  
PUBLIC HEARINGS ARE HELD AT:

SCOTTSDALE CITY HALL  
3929 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.



**480-312-7000**

1:00 P.M.  
PLANNING COMMISSION

POSTING DATE:

Nov 6, 2017

# PUBLIC HEARING NOTICE

**REQUEST:** Approval of a Preliminary Plat for Storyrock Phases 1C consisting of 96 lots on approximately 78.97-acre site.

**CASE#:** 5-PP-2016#3

**DATE:** November 16, 2017

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

UNLESS OTHERWISE NOTIFIED, ALL  
PUBLIC HEARINGS ARE HELD AT:

SCOTTSDALE CITY HALL  
3929 N. DRINKWATER BLVD.

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PUBLIC HEARING  
IF YOU WISH TO SPEAK AT THIS MEETING  
PLEASE ALLOW ENOUGH TIME TO FILL OUT  
A COMMENT CARD.



**480-312-7000**

1:00 P.M.  
PLANNING COMMISSION

POSTING DATE:

Nov 6, 2017

<https://encycscottsdale.gov/26630rcsources/Cases>

# 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

**DATE:** November 8, 2017

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

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  
3929 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

POSTING DATE:

October 23, 2017

<https://encycscottsdale.gov/26630rcsources/Cases>





**CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT**  
**East of 128<sup>th</sup> 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 128<sup>th</sup> 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 29<sup>th</sup>, 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 2<sup>nd</sup> 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:**

1<sup>st</sup> Neighborhood Letter  
2<sup>nd</sup> 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 29<sup>th</sup>, 2014.

If you have any questions, please contact our neighborhood outreach team, Technical Solutions, at 602-957-3434 or [info@technicalsolutionsaz.com](mailto:info@technicalsolutionsaz.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

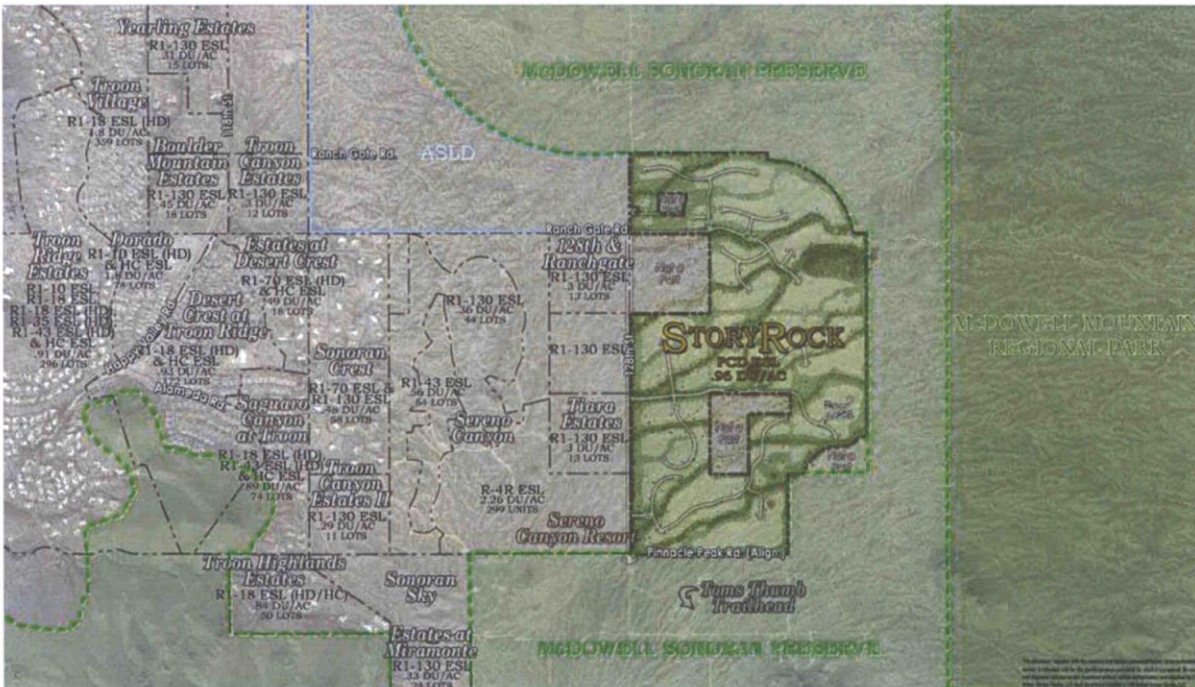
February 29, 2016

Dear Neighbor,

We are representing Taylor Morrison, a Scottsdale based publically 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 128<sup>th</sup> 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](mailto: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 & KRYSZYNA 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



Melba Neal  
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	<del>Swell</del>	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	RUGGERO	30600 N. PIMA Rd. #109	SCOTTSDALE
Joede	BERMAN		
MICHAEL	NOONAN	28150 N. Alma School Pkwy SUITE 103-623	SCOTTSDALE, AZ
PAUL	STAKER	20062 N 102ND PL 500	SCOTTSDALE 85250
Ella Melodie	KOO	6017 E Surrey Ave	Scott 85252
DAVID	HAY	2209 E. McDonald Drive #46	SC 85252
Robert	Cappel	33600 N. 79th Way	Scottsdale 85257
Dina	Smith	10801 E. Happy Valley Rd #82	Scottsdale 85257
JIM	SIMONITSC	10801 E. Happy Valley PL	85257
DAN DUFFY	6445 N. Lone Mountain	→	Care Creek
DAVID <del>SMITH</del>	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
<del>Danna</del>	WOOH	10799 E LA JUNTA RD	Scottsdale
<del>Cynthia</del>	Hell	8414 E Vista Dr.	Scottsdale
<del>Jyane</del>	Russell	30600 N Pima Rd. #109	Scottsdale, AZ
<del>Tom</del>	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 Ct	Scottsdale AZ
ALICE	COLSTON	11722 E WHISPERING WIND	SCOTTSDALE 85
TERI	GACEK	25532 N. 114th St	"
REGINA	KNAPP	8300 E. Dixilete Dr, #295	Scottsdale 85
BIRTE	BRANDT	10452 E HOANING VISTA	SCOTTSDALE
Janice	RUCZYNSKI	11918 E. Mariposa Grande Drive	Scottsdale
Robert & Jerry	Sanchez	29576 N 108th Pl	Scottsdale
THOM & KELLY	MOHR	5546 SHANGRI LA RD	SCOTTSDALE
Bob & Kathy	Littlefield	8926 E. Sheena DR	Scottsdale
Archie	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
HARVEY	GILBERT	28396 N 104th Way	SCOTTDALE
Jim	DAVID	11675 E. CAUGDALE DR	SCOTTSDALE
CAROL	DAVID	"	"
TOM	SHARON TAYLOR	9573 E MITIK LN	"
SHARON	TAYLOR	"	"
Liz	Polasky	11548 Edsart Willowdr	"
Lois	McBINNIS	27222 N. 92nd St	Scottsdale
Jim	McBINNIS	"	"
Dean & Fawn	Anderson	27410 N. 171st St	Ridgeland, MS
Sennie	Kirtley	COGS 8607 E Fryland	SC
Monica - John	Wachman	26902 N. 162nd St	SC
Jan	Horse	28039 N. 95th St	Scottsdale
Cleodia Jordan	Jordana	31604 N. 144th St	Scottsdale
GUAMFRANCO	MOTTI	10434 E. TOMA X RD	SCOTTSDALE
Jake	Johnson	27375 N. Alma School Pkwy	Scottsdale

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

First Name	Last Name	Street Address	City, State & Zip
Ang Berglund		Granite Mountain Ranch	
Jim	Davis	27493 N 103 <sup>rd</sup> Way	SCOTTSDALE
Bob	Vairo	10040 E Nancy Lane Co	SCOTTSDALE
Roxanne	Wheaver	10468 E Quartz Rock Rd	Scottsdale
John	McENROE	7705 E VISTA FONTAINE	SCOTTSDALE
Cris	WILLIAMSON	11860 E Red Bird Rd	Scottsdale
Missy	Tufts	28426 N 114 <sup>th</sup> Pl	Scottsdale
Cheryl	Southard	11412 E Gambel Ln	Scottsdale
Charlyn	Benson	11489 E MARK Lane	Scottsdale
Bonnie	Burke	20630 N. 162 <sup>nd</sup> St	Scott 8526
Liz	Ogden	27802 N. 94 <sup>th</sup> St	Scotts 85
Lynda	Adams	14925 E. Morning Vista Ln	Scottsdale 85
Jack	Bulkin	25889 N 108 <sup>th</sup> Pl	Scottsdale 85
ROBERT GORMAN	Gorman		Scottsdale
JUSTIN JOHN	Johnson	10933 E Pinnacle Vista	SCOTTSDALE AZ 85
Leah	Aristo	11050 E RAJADA DR	Scotts. 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 85256
TRICK	FLINN	25803 N 115 <sup>th</sup> PL	Scottsdale
Karen Bishop	Bishop	24350 N Whispering Ridge	Scottsdale
Phil & Jeni	Pounds	28150 N Alma Sch. Sedl. AZ 85262	Scottsdale
Laura <del>Walker</del>	LUCKY	26499 N. 114 <sup>th</sup> PL, Scottsdale AZ	Scottsdale, AZ 85256
Rudy Dep	DeGale	7509 East Fairview Dr	Scottsdale AZ
Georgia	DeBada	"	"
PAMELA WALKER	WALKER	11267 E TROON MT. DR	SCOTTSDALE 85256
Dustin	Peters	3060 N. Pima	Scottsdale 85261
Steve Rauff		10639 E Main	Scottsdale
Nancy	Godfrey	9222 E. Vista Dr.	Scottsdale
LYNNE	LAGRONE	6190 N. 28 <sup>th</sup> PL	PHX 85016
Lynn	SCOTT	10956 E MARK LN	SCOTTSDALE 85256
ALLEN & SHARON	HUEBNER	27000 N. ALMA SCHOOL	S. D 85256
Ferrill Anderson		27420 N. 176 Street RV	
Lyle <del>Reinsch</del>	Reinsch	24476 N. 117 <sup>th</sup> ST	Scottsdale AZ
HUGA <del>SMITH</del>	SMITH	4112 ELLWOOD CT	WESTEAD SPRING



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

First Name	Last Name	Street Address	City, State & Zip
Linda <sup>SHARPE</sup> TUCKER		10596 E YEARLING DR	SCOTTSDALE
Peggy Moryl		10580 E YEARLING DR	"
BILL + YUMI WAGNER		28364 N 104TH WAY	"
GARY + GAYE GEEGAN		11791 E DESERT VISTA DR	"
BOB + BECKY BRANNON		12123 E Chama Rd	
Jen + Haave Sordeau		TUSAYAN	"
Linda Moses		24664 N 109th Pl	"
Sarat Burt Mohler		Peak	"
Patricia Rae		<del>3511</del> Wandlewood	"
Nancy <sup>Neil + Stacey</sup> Cantor		Yearling Dr	"
Nancy Cantor		7229 E 1st Ave	"
CON EGGLEHORN		ROPING Rd 85255	"
John Naylor		26897 N 132nd	"
Anne Hodgkins		28150 N. Alma School #703-204	"
Don Brachman		6503 E. REDFORD	SCOTTSDALE, AZ
DIANE WOLFF		11943 E. LAPOSTOLLA CIR	Scotts 85255
LINDA	Whitehead	9681 E Chuckwagon Ln	S'dale 85062
George + ANITA	Romanowsky	11096 E HAYSTACK PI	" 85262
RICHARD + LESLIE	BLAIR	11823 E. LAPEL ACRE	" 85255

**Cavalliere Ranch  
Neighborhood Input Card**

PRINT NAME MARIAM  
ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ ZIP \_\_\_\_\_  
PHONE \_\_\_\_\_ EMAIL MARIAMMALEK@AOL.COM

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

MOVE GREASEWOOD 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 annh Hodgkins4@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. Loremount CITY Cave Creek ZIP 85231

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 Greenwood 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. 115<sup>th</sup> 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 85262  
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 La Posada Cir CITY Scotts. ZIP ~~850~~ 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

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 ROBERTA SANCHEZ  
ADDRESS 29516 N 108<sup>th</sup> 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:

Thumber down  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**Cavalliere Ranch  
Neighborhood Input Card**

PRINT NAME ROBERT WOLFF  
ADDRESS 11943 E Le Posado CITY Scottsdale ZIP 85255  
PHONE 480-443-2551 EMAIL bob<sup>W</sup>wolff@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 Jason & Terrell Anderson  
ADDRESS 27420 N 176<sup>th</sup> St CITY Redondo ZIP 85263  
PHONE 602-390-6806 EMAIL redbug@qolvw.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 <sup>Grande Drive</sup> 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. 9<sup>th</sup> 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 \_\_\_\_\_

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 980-607-9993 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 <sup>the</sup> roar of motorcycles. Becker wanted his land

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zoned also & the city wisely said NO, Do not move this  
bar 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!

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**Cavalliere Ranch  
Neighborhood Input Card**

PRINT NAME LAWRENCE + LINDA TUCKER  
ADDRESS 10596 E YEARLING CITY SCOTTSDALE AZ  
PHONE 480585-6816 EMAIL TUCKITA@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 TO GF 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 PROMISED

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, WILDLIFE,  
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) LAW SUITS IN CALIFORNIA & FLORIDA
  - 3) WHAT IS THE ~~PROBLEM~~ CALIFORNIA CONNECTION?

**Cavalliere Ranch  
Neighborhood Input Card**

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

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

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

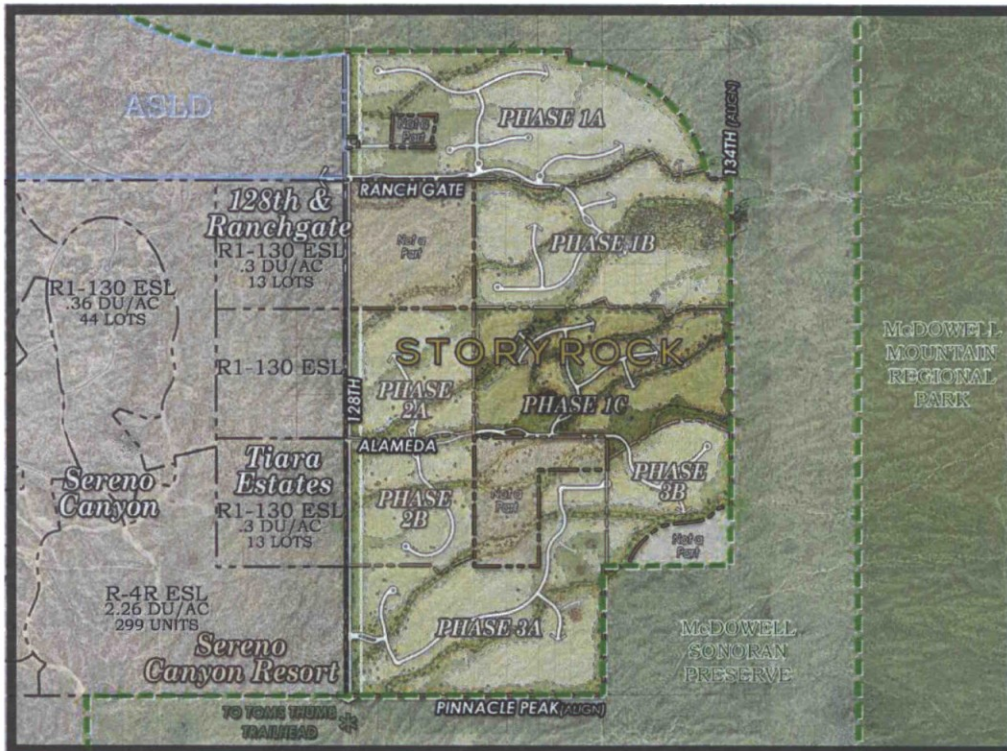
Put Greasewood\*  
in a commercial setting!!!  
We are very much against the moving of Greasewood  
Flat to the prime position of our beloved Sonora  
Desert. Greasewood, although I've like having a  
piece of the old West near us to retain memories of  
the past. Greasewood is ramshackle, rowdy & attracts  
loud motorcyclists & pick up truck drivers. It certainly  
does not fit in to our pristine part of the desert.  
Endangered animals ~~are~~ make their homes in the McDowell  
- thru the valley & into Sonto Forest. Please let us all live here in Pet

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Dear Neighbor,

On behalf of the property owners within STORYROCK – Phase 1C, 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 +/- 79 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](mailto: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  
LVA Urban Design Studio, LLC



## STORYROCK - PHASE 1C

### PRELIMINARY PLAT 750' MAILING LIST

<b>Owner Name</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip Code</b>
CAV-RANCH LLC	14400 N 76TH PL	SCOTTSDALE	AZ	85260
BIXLER DENISE	2770 TETON PINES DR F9	WILSON	WY	83014
HOCHENG INVESTMENT CO	1512 VIA ARCO	PALOS VERDES ESTATES	CA	90274
FAMOUS GEORGE W & KRZSTYNA H ETAL	2805N 58TH ST	SCOTTSDALE	AZ	85257
GEORGE & MARGERY CAVALLIERE REV TRUST/ETAL	14850 N SCOTTDALE RD STE 300	SCOTTSDALE	AZ	85254
BROWN SUMNER W/BROWN EMILENE J TR	2323 N CENTRAL	PHOENIX	AZ	85004
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD 205	SCOTTSDALE	AZ	85251

### City of Scottsdale Interested Parties List

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