



Correspondence Between Staff and Applicant

Approval Letter

Denial Letter



Douglas A. Ducey  
Governor

Lisa A. Atkins  
Commissioner

## Arizona State Land Department

September 10, 2020

1616 West Adams, Phoenix, Arizona 85007  
(602) 542-4631

RE: State Trust land located in in Maricopa County  
ASLD Commercial Sale No. 53-121327 (the "Parcel")

The Arizona State Land Department (the "Department" or "ASLD") has received a request from Charles Huellmantel, Huellmantel & Affiliates, representing Axon, for permission to act as authorized agent for the Department to apply to the City of Scottsdale (the "Jurisdiction") to amend the Crossroads East Planned Community comparable I-1 zoning district standards related to height, and for permission to make application to the Development Review Board for approval (collectively, the "Entitlements") for the Parcel .

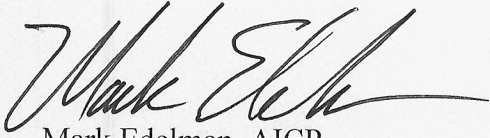
**Axon, its employees, representatives, agents, and/or consultants (hereinafter "Applicant") therefore, has the Department's consent to file for the Entitlements as required by the Jurisdiction, subject to the following conditions and understandings.**

1. Applicant shall pay all costs associated with the Entitlements and shall not be reimbursed by the Department or by any subsequent purchaser at auction.
2. Applicant, their employees, representatives, agents, and/or consultants shall be permitted to act as the Department's agents to procure the Entitlements and any related permits or approvals which may be required (the "Entitlement Process").
3. Applicant shall diligently pursue the satisfaction of all Entitlements. Further, it shall respond to all inquiries by the Department as to the status of the Entitlement Process.
4. As additional consideration for the grant of this permission, all Entitlements and/or rights and permits obtained pursuant to the described applications are the property of the Department and maybe transferred by the Department at any time.
5. The Jurisdiction is authorized to enter and inspect the subject property.
6. This authorization may be revoked at any time without notice and in no way creates an obligation on the part of the Department of any kind.

All information will be provided to Joe Charles, Sales and Commercial Leasing with a copy to me.

The Department appreciates your consideration in this matter and looks forward to working with you through this process. Please contact Joe Charles at 602-542-2558 or [jcharles@azland.gov](mailto:jcharles@azland.gov) if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Edelman". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Mark Edelman, AICP  
Director  
Planning and Engineering Division

cc: Joe Charles, ASLD Sales & Commercial Leasing

Douglas A. Ducey  
Governor



Lisa A. Atkins  
Commissioner

## Arizona State Land Department

1616 West Adams, Phoenix, Arizona 85007  
(602) 542-4631

January 21, 2020

Joe Charles  
Land Disposition Project Leader II  
Arizona State Land Department  
1616 W. Adams  
Phoenix, Arizona 85007

RE: Cultural Review for Application 053-121237-00-100 (PCI Sales)

Dear Mr. Charles:

PCI Sales filed a Land Purchase application (053-121237-00-100) with the Arizona State Land Department (ASLD) for office and industrial use on State Trust Land in Maricopa County (T4N, R4E, Section 36), encompassing 120 acres. Therefore, per the 2016 Interagency Service Agreement (ISA) between the ASLD, the State Historic Preservation Office (SHPO), and the Arizona State Museum (ASM), the area cited in the above-captioned application has been reviewed in comparison to ASLD's cultural resource records. This review is undertaken to make a recommendation to ASLD's Real Estate Division regarding any properties which may be eligible for the Arizona Register of Historic Places that are known to be located within or nearby the requested Land Purchase. In addition, to make a recommendation to ASLD's Real Estate Division of any efforts ASLD should ask the applicant to undertake to identify currently unknown Register eligible properties potentially affected by ASLD granting a Land Purchase Application (053-121237-00-100).

The results of this research revealed that two cultural resources inspection's (1990-125.ASM and 1986-46.ASM) have been completed within or intersected the area cited in the application and no cultural resources were observed. Although this survey is over 10 years old, it meets current standards and does not need to be updated. Therefore, the ASLD Cultural Resources Section recommends that ASLD Real Estate Division grant Land Purchase application 053-121237-00-100 with the following conditions:

**Prior to any ground disturbance in areas not previously subject to a cultural resources survey, Grantee shall arrange for a permittee of the Arizona State Museum to inspect the area for cultural, historical, and paleontological remains and submit two copies and a PDF copy of the inspection report to the Arizona State Land Department Cultural Resources Section for review and approval.**

**If, following receipt of ASLD Cultural Resources Section approval to proceed, any additional archaeological, paleontological, or historical site or object, or Human remains or funerary object that is at least fifty years old is discovered during the course of ground disturbing activities, all work shall cease and the grantee shall notify the Director of the Arizona State Museum pursuant to A.R.S. §41-844, and Arizona State Land Department Cultural Resources Section Manager.**

Your continued cooperation with this office in considering the potential for impacts to Arizona's cultural resources is appreciated. If you have any comments or concerns, please contact Michael O'Hara at 602-542-2679 or by email at [mohara@azland.gov](mailto:mohara@azland.gov).

Sincerely,



Tiffany L. Grew  
Archaeological Compliance Specialist

CC: Erin Davis, SHPO  
Ray Moore, PCI Sales

Enclosure: Tribal Consultation List

**From:** [PlanningCommission@ScottsdaleAZ.gov](mailto:PlanningCommission@ScottsdaleAZ.gov)  
**To:** [Castro, Lorraine](#)  
**Subject:** Planning Commission Public Comment (response #192)  
**Date:** Wednesday, October 28, 2020 12:16:26 PM

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## Planning Commission Public Comment (response #192)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	<a href="https://www.scottsdaleaz.gov/boards/planning-commission/public-comment">https://www.scottsdaleaz.gov/boards/planning-commission/public-comment</a>
Submission Time/Date:	10/28/2020 12:16:08 PM

### Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	13-ZN-2020
COMMENT	
Comment:	All buildings in the Perimeter Center are three floors or less. There is no need for Axon to build five levels and/or up to 82' in this area. If finish floor is raised above existing grade like Nationwide did, then Axon's new HQ will appear even higher than the 82', towering above all other development (other than Nationwide) in this area. Axon purchased 60+ acres, build lower and use more land. If approved for 82', then this means at some point, there will be a building on west end of their site most likely at same height, towering over the Stonebrook neighborhood.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Christopher & Erin Harper
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	<a href="mailto:harper.cs@gmail.com">harper.cs@gmail.com</a>

Phone:	(480) 502-3325
Address:	8104 East Maria Drive, Scottsdale, AZ 85255
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

**From:** [PlanningCommission@ScottsdaleAZ.gov](mailto:PlanningCommission@ScottsdaleAZ.gov)  
**To:** [Castro, Lorraine](#)  
**Subject:** Planning Commission Public Comment (response #193)  
**Date:** Wednesday, October 28, 2020 3:49:51 PM

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## Planning Commission Public Comment (response #193)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	<a href="https://www.scottsdaleaz.gov/boards/planning-commission/public-comment">https://www.scottsdaleaz.gov/boards/planning-commission/public-comment</a>
Submission Time/Date:	10/28/2020 3:48:54 PM

### Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	CASE 5-AB-2020
COMMENT	
Comment:	<p>Concerned with the request to abandon easement on Southern Boundary. From what we can see, the request is made on this side so that the WASH may be redirected to flow along the property line (abutting our property line/privacy wall). There have been occasions where White Water has flowed in the WASH. Redirecting the WASH along the property line, we believe, may put our property wall at risk (underground erosion / base erosion) from severe whitewater flow through a new WASH.</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Susan Houde and Andre Lamarre
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	<a href="mailto:susanhoude@live.ca">susanhoude@live.ca</a>
Phone:	(480) 878-8866



Address:

9970 N 126th Street, Scottsdale, AZ  
85259

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

**From:** [PlanningCommission@ScottsdaleAZ.gov](mailto:PlanningCommission@ScottsdaleAZ.gov)  
**To:** [Castro, Lorraine](#)  
**Subject:** Planning Commission Public Comment (response #196)  
**Date:** Monday, November 02, 2020 2:39:00 PM

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## Planning Commission Public Comment (response #196)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	<a href="https://www.scottsdaleaz.gov/boards/planning-commission/public-comment">https://www.scottsdaleaz.gov/boards/planning-commission/public-comment</a>
Submission Time/Date:	11/2/2020 2:38:06 PM

### Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	#8
COMMENT	
Comment:	<p>Airgain has worked with Axon for several years on essential fleet products for connected public safety technologies. As a locally established and growing company, Axon's headquarters location has been important in building our business partnership and developing high tech wireless products together. This is because Airgain has an office located at 8350 E. Evans Road, Suite D-2, Scottsdale, AZ 85260 and the two office locations have been beneficial for business while being within close proximity. Airgain fully supports Axon's expansion to the new proposed campus location because we believe that Axon has and will continue to provide a significant contribution to the diverse local economy by scaling tourism and hospitality, and providing employment opportunities. Not only do local Airgain employees frequently visit Axon's headquarters in Arizona, but many employees travel from all over the U.S. to specifically visit Axon, and we plan to continue to do so. We have also participated in Axon's partner summit</p>

(located in Phoenix) and have brought business, travel, entertainment, and food/beverage revenue to Scottsdale and Phoenix because of Axon's partner summit. We plan to participate in this event in future years, once in-person events are allowed to happen after the covid-19 situation settles.

Comments are limited to 8,000 characters and may be cut and pasted from another source.

**PLEASE PROVIDE YOUR NAME:**

First & Last Name: Ricky Chair

**AND ONE OR MORE OF THE FOLLOWING ITEMS:**

Email: [rchair@airgain.com](mailto:rchair@airgain.com)

Phone: (760) 444-6022

Address: 8350 E. Evans Rd. Suite D-2, Scottsdale, AZ 85260

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

## Zimmer, Christopher

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**From:** Rosemary Catroppa <cafeforte.az@gmail.com>  
**Sent:** Wednesday, October 7, 2020 9:37 AM  
**To:** Bloemberg, Greg  
**Subject:** Proposed plans and the impact on the Stonebrook 2 community

**⚠ External Email: Please use caution if opening links or attachments!**

Hello this is regarding my opposition to any changes regarding case #'s 716-PA-2020 / 13-ZN-2020 / 28-DR-2020.

I am a resident of the Stonebrook 2 community that will be directly impacted by the future plans regarding the case #'s above. I would like to formally note my opposition to these changes.

I would like to know why the developer is requesting a rezoning from P-C to P-CL-1. Which I believe would allow for a height increase from a 5 story to a 7 story building of which I am completely opposed.

Please inform me of what steps, aside from the virtual open house, I can take in order for my opinion to be heard.

I have resided in my home in Stonebrook 2 since its inception in 1996 and have enjoyed the majestic view of the mountains from my backyard, these buildings will ruin the view which I have enjoyed for the last 24 years.

I am also concerned about the impact of traffic & the future of Mayo Blvd being rerouted. Can someone please explain to me the exact plans for the roads behind and around our development, and the forecasted impact of the traffic from these changes.

Thank You,

Rosemary Catroppa & Grace Rubel  
Stonebrook 2 residents since 1996