DEVELOPMENT REVIEW BOARD REPORT

Meeting Date: *January 9, 2025*
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Papago Village **16-DR-2024**	Request for approval of a site plan, landscape plan, and building elevations for a new residential community comprised of ninety-four (94) 1-story dwelling units, a 2-story clubhouse with outdoor amenity features, and an existing building converted to a co-work community space all on +/- 9.4-acre site.

SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- Consistency with the Southern Scottsdale Character Area Plan – staff confirms
- Preservation of the existing Nemtin building (design by Taliesin Architect Stephen Nemtin)
- Community input received in both support and opposition of the project proposal

BACKGROUND

Location: 6200 & 6300 E. Oak Street (+/- 630 feet west of the intersection of E. Oak Street and N. 64th Street

Zoning: Service Residential (S-R) and Single-family Residential (R1-10) zoning.

Adjacent Uses

North: Valley Field Riding & Polo Club; zoned Single-family Residential (R-10) and Multi-family Residential (R-5)
East: The Elks Lodge; zoned Multi-family Residential (R-5)
South: US Army Reserve Center within Phoenix City limits
West: Heritage East 1-story duplexes; zoned Townhouse Residential (R-4)

Property Owner

Papago Village, LLC.

Applicant

Chris Frettoloso, Modus Companies
(602) 793-8778

Architect/Designer

David Dick Architect, Inc.

Engineer

Wood Patel

DEVELOPMENT PROPOSAL

The project proposal consists of ninety-four (94) single-story dwelling units comprised of 1 and 2-bedroom floor plans with a 2-story clubhouse and accompanying outdoor amenity features all on a +/-9.4-acre property. Additionally, the project proposal aims to retain a historically significant building on the site constructed in 1972 by Taliesin Architect Stephen Nemtin to be incorporated into the development as a co-workspace for the residents. The new buildings will be compatible with the surrounding area highlighted by mid-century modern design principles. The architectural design emphasizes low-profile massing with horizontally extended rooflines and low eaves that blend with the desert environment preserving the nearby views of Papago Park and Camelback Mountain. The style is compatible with typical single-story residential homes developed in the area from the late 1960s to early 1970s that exhibited low flat rooflines, covered patios with decorative wall/fence enclosures, and traditional stucco painted finishes. Site ingress/egress is served by three (3) driveways with the main gated driveway entrance occurring at the westernmost edge of the subject site. Pedestrian paths are implemented throughout the community connecting each unit to the internal drive aisles and outdoor amenity areas. Enhanced frontage landscaping and interior landscaped areas aim to a accentuate a desert palette appropriate for the region providing a sense of contextual relevance to the nearby Papago Park.

Significant Updates to Development Proposal Since Initial Submittal

During staff review of the development proposal, comments were provided to the applicant to update the development proposal which resulted in the following updates:

- Re-location of driveways to satisfy driveway separation requirements
- Change of materials and colors to more closely align with the City's design policies.
- Incorporation of street lighting updates to pre-existing luminaires.

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #4.

Sustainability

The City of Scottsdale promotes the goal of sustainability through the incorporation of appropriate design considerations in the development of the built environment. This development proposal incorporates several design elements that align with the City's goal of sustainability including recessed windows, deep roof overhangs, use of low water use plant species, and use of low energy consumption LED lighting. In addition, the project narrative indicates that the homes will be designed to meet the Department of Ecology Zero Energy Ready Homes program (ZERH) resulting in a product that is 50-70% more efficient than the typical home. Every unit will incorporate energy efficient technologies like low e-glass, high efficiency insulation, energy star appliances, solar panels, and sustainable building materials.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Papago Village development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan, Southern Scottsdale Character Area Plan and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS	STAFF CONTACTS
Planning and Development Services Current Planning Services	Casey Steinke Planner 480-312-2611 csteinke@ScottsdaleAZ.gov

APPROVED BY

12/27/24

Wayland Barton, Report Author — Date

1/2/2025

Brad Carr, AICP, LEED-AP, Planning & Development Area Manager — Date
Development Review Board Liaison
Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Site Plan
8. Open Space Plan
9. Landscape Plan
10. Building Elevations
11. Perspectives
12. Materials and Colors Board
13. Exterior Lighting Photometrics Plan
14. Exterior Lighting Cutsheets
15. Zoning Map
16. Applicant's Neighborhood Outreach and Responses
17. Community Input

Context Aerial

16-DR-2024

ATTACHMENT #1

Close-up Aerial

16-DR-2024

ATTACHMENT #2

Papago Village Narrative

PAPAGO VILLAGE is a luxury single-family community that consists of one- and two-bedroom homes for rent. The community benefits from 360-degree mountain views and is located on site of the former Vitalant Blood Bank facility.

Situated near the intersection of 64th Street and Oak Street this location offers easy access to many prominent attractions, including Papago Park, the Papago Golf Club, Desert Botanical Gardens, and the Phoenix Zoo. The 202 Freeway, Old Town Scottsdale, Sky Harbor Airport, and shopping are all minutes away.

PAPAGO VILLAGE will provide a solution to the housing challenge and provide an attainable option for people that live in Scottsdale. The homes feature the latest in technology and security, private backyards, and patios.

PAPAGO VILLAGE will have a community center with a fitness center, pool, spa and outdoor entertainment and gathering areas and will be one of the most technologically advanced communities in the country.

Architectural Character, Landscaping, and Site Design

The project takes its cues from the Mid-Century Modern architecture of the neighboring homes and the existing office building that will be retained. The architecture features similar articulations and shade elements that not only respect the neighborhood but respect the desert environment. MODUS uses the latest in energy efficient technology in all its homes. The homes will be designed to meet the Department of Energy (DOE) Zero Energy Ready Home (ZERH) program, which will result in homes that are more comfortable and 50-70% more energy efficient than code build homes.

Inspired by the Mid-Century character of the adjacent neighborhood, this project emphasizes modern design elements that specifically accommodate a desert life style. Horizontal planes and simple massing combine to create contemporary residences that complement the design trends unique to the area. Architectural decisions considered the low profile nature of these nearby homes, and aimed to create consistency in terms of proportion, size, mass, and height.
These design choices also addressed some of the unique challenges posed by the intensity of the Summer climate. Horizontally extended rooflines with low eaves provide for natural shade and add visual texture to the design. The shade and shadow that is created is beneficial because it punctuates the simple massing of the homes and can be further softened by the landscape. In addition to being aesthetically relevant, this feature encourages inside out living by ensuring covered patios are accessible to all residents. Consistent with Mid-Century design principles, the horizontal roof planes played both an artistic and practical role in the way they employed shadow and mitigated the effects of the sun.

At the center of this community, MODUS has created a signature clubhouse intended to bring residents together. This lofted, two story building will serve as a visual centerpiece that frames the view corridors of Camelback and Papago mountain. Designed as a communal living room, the location of this building provides for ideal views of the iconic land forms that are visible from this site. The views unique to this building can be compared to those that would typically be reserved for the central gathering space in a large-scale custom home. Since there was only one place

where these opportunities were present, it was important to ensure that it was utilized in a way that would promote community. The site's existing office building will also be retained in acknowledgement of the way Taliesin design has influenced the community.
MODUS is committed to using the latest in energy efficient technology in all of its projects, and these homes have been designed to meet the Department of Energy's requirements for their Zero Energy Ready Home (ZERH) program. This results in residences that will be more comfortable and 50-70% more energy efficient than typical homes built today. Every unit will incorporate the following energy efficient technologies which include low e-glass, high efficiency insulation, energy star appliances, solar panels, and many other sustainable building materials.

The proposed development will incorporate design elements that respect human-scale, providing shade and refuge through building, site and landscaping with the design of the homes. Connectivity will be provided via sidewalk connections along Oak Street well as internal to the community. To the extent feasible, shade trees will be provided along these connection points. The landscape plant palette is consistent with the City's guidelines and incorporates predominately low water use plant materials appropriate for this suburban/urban desert setting.

Historic Property

The property includes an office building that was built in 1972 and design by Taliesin Architects. Although the historic Documentation Report concludes a Determination of No Adverse Effect, the project intends to retain the office building and renovate the interior as a community center for the project. In addition, the report concludes that there is No Adverse Effect on the adjacent Valley Field and Polo Club, which is on the National Historic Register.

There is a complete set of original architectural drawings of the building located at Organic Architecture and Design Archives, Inc. (OAD) in Chandler, Arizona. A full set of the drawings (hard copy or electronic) can be filed with the City of Scottsdale Historic Preservation Office or refence made to the originals that are available at OAD.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.
   - *The applicant states that the project proposal will be compatible with the design and character components associated with the area and will provide consistency with the City's adopted guidelines while preserving the site's historically significant Nemtin building.*
   - *Staff finds that the proposed development is generally consistent with the Zoning Ordinance as well as the Character and Design element of the General Plan, and the Southern Scottsdale Character Area Plan, which designates the site as Suburban. Additionally, Staff finds the project to be designed in conformance with the Design Standards & Policies Manual.*
2. The architectural character, landscaping and site design of the proposed development shall:
   a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
   b. Avoid excessive variety and monotonous repetition;
   c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
   d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
   e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
   - *The applicant states that the proposed development will incorporate the distinctive qualities of the surrounding area. The design of the new residential units will be compatible to the other single-story buildings in the area that utilize mid-century modern design principles. The architectural character of the development proposal will also be influenced by the unique climate of the desert environment with the application of earth-tone finishes, and adequate shade elements on the buildings. The overall landscaping will further reflect the unique qualities of the Sonoran Desert environment and the adjacent Papago Park. A diverse palette of desert native plant materials will be installed along the site's frontage and within the overall development site consistent with the overall region and open space requirements. Site storm drainage will use surface retention along the perimeter open space areas of the site.*
   - *Staff finds that the proposed development promotes a desirable relationship with the surrounding character of the site situated near Papago Park within the Southern Scottsdale Character Area. The proposed buildings have a mid-century modern design emphasizing low flat rooflines, extended roof overhangs, moderate building articulation, and traditional earth-tone stucco finishes commonly associated with the surrounding neighborhoods. Shading is provided above the covered patios with energy efficient glazing to mitigate solar heat gain. The proposed landscape palette is appropriate for the region and contributes to the enhanced open space areas along the site's frontage and within the site itself. The site is not located within the ESL Overlay District nor the Historic Preservation Overlay District, however, aims to preserve the historically significant Nemtin building.*
3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.

- *The applicant states that the project proposal will provide adequate site connectivity via enhanced sidewalk connections to Oak Street as well as multiple internal paths within the community itself. An internal drive aisle will loop the interior of the site with parking spaces lined evenly on both sides of the looping drive aisle and extending up to the community club house parking area. A total of three (3) driveways will be provided along the site's frontage with the main gated driveway entry located at the western edge of the site's frontage. The third driveway will be located near the middle for direct access to the Nemtin Building.*
- *Staff finds that the ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways have been designed to promote safety and convenience. The proposed parking layout provides fully accessible parking along the internal drive aisle, with additional parking available near the clubhouse.*

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
   - *The applicant states that all mechanical equipment will be fully screened by decorative screen walls and landscaping.*
   - *Staff finds that the proposed building design accounts for integrated screening of associated mechanical equipment including screen walls for ground-mounted equipment.*
5. Within the Downtown Area, building and site design shall:
   a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
   b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
   c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
   d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
   e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
   - *This criterion is not applicable.*
6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
   a. Accessibility to the public;
   b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
   c. Location near the primary pedestrian or vehicular entrance of a development;
   d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
   e. Location in conformance to standards for public safety.
   - *This criterion is not applicable.*

DEVELOPMENT INFORMATION

Zoning History

The subject site was previously comprised of multiple parcels belonging to the Blood Bank site and the Valley Field Riding Club all annexed into the City in 1956 (Ord. #30). The Blood Bank parcel was zoned to the Multiple-family Residential (R-5) zoning district and the Valley Field Riding Club parcel was zoned to the Single-family Residential (R1-10) zoning district. In 1969, the Blood Bank parcel was rezoned from Multiple-family Residential (R-5) to Service Residential (S-R) under case 3-Z-69. In 1989, a portion of the overall Valley Field Riding Club parcel was acquired by the Blood Bank and re-zoned to Service Residential (S-R) under case 31-Z-89, excluding the western 60-foot-wide parcel zoned R1-10. The 60-foot-wide R1-10 parcel was later platted into the overall Blood Bank site in 2007 resulting in the subject site's current zoning designation of Service Residential (S-R) and Single-family Residential (R1-10). Please see the attached zoning map for more information.

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant held an open house meeting for the surrounding neighbors and has been in communication with property owners surrounding the site. As of the publishing of this report, staff have received multiple comments both in support and opposition of the project proposal. Please see the attachments for more information.

Context

Located on the north side of Oak Street, approximately 630 feet west of N. 64th Street in southern Scottsdale, the site is situated in an area devoted almost exclusively to residential and low-intensity commercial uses. The site remained vacant up until 1972 when the Nemtin building was originally constructed followed by the additional Blood Bank buildings constructed up until 1984. The parcel is bounded on three sides by parcels with varying uses. To the north is the Valley Field Riding & Polo Club. Towards the west is the Heritage East Unit III & IV subdivisions comprised of single-story duplexes. The parcel to the east is occupied by the Elks Lodge, and directly south of the subject site across Oak Street is the Phoenix City limits containing the US Army Reserve Center and Papago Sports Complex.

Project Data

• Existing Use:	Vacant offices
• Proposed Use:	Residential community
• Parcel Size:	+/- 409,028 square feet / 10.1-acres (gross) +/- 436,036 square feet / 9.4-acres (net)
• Residential Building Area:	+/- 95,156 square feet (1 & 2 bedroom units)
• Other Building Area:	+/- 4,875 square feet (pre-existing Nemtin Building) +/- 5,993 (clubhouse)
• Total Building Area:	+/- 106,024 square feet
• Building Height Allowed:	18 feet (exclusive of rooftop appurtenances)
• Building Height Proposed:	18 feet (as measured from mean curb height, Article III)
• Parking Required:	157 spaces
• Parking Provided:	168 spaces
• Open Space Required:	+/- 113,269 square feet / 2.6-acres
• Open Space Provided:	+/- 195,982 square feet /4.5-acres
• Frontage Open Space Required:	+/- 23,050 sf
• Frontage Open Space Provided:	+/- 33,981 sf / 0.78-acre

- Private Open Space Required: +/- 11,959 square feet
- Private Open Space Provided: +/- 44,813 square feet
- Number of Dwelling Units Allowed: 121 units (per S-R zoning district)
  1 single-family residence (per R1-10 district)
- Number of Dwelling Units Proposed: 94 units (S-R district)
  0 units (R1-10 district)
- Density Allowed: 12 dwelling units per acre (S-R district)
  1 single-family residence per R1-10 district
- Density Proposed: 9.3 dwelling units per acre (S-R district)
  0 dwelling units (R1-10 district)

Stipulations for the
Development Review Board Application:
Papago Village
Case Number: 16-DR-2024

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:

   a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by David Dick Architecture, with a city staff date of 11/27/24.

   b. The location and configuration of all site improvements shall be consistent with the site plan submitted by ABLA, with a city staff date of 11/27/24.

   c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by ABLA, with a city staff date of 11/27/24.

   d. The case drainage report submitted by WOODPATEL and accepted in concept by the Stormwater Management Department of the Planning and Development Services.

   e. The water and sewer basis of design report submitted by Wood Patel and approved as noted by the Water Resources Department, with owner addressing said Water Resources notes within permit plans.

   f. The location, configuration and site refuse servicing shall be consistent with the refuse plan submitted by ABLA, with a city staff approval date of 12/09/2024.

RELEVANT CASES:

Ordinance

A. At the time of review, the applicable Zoning case for the subject site was: 31-Z-89.

ARCHAEOLOGICAL RESOURCES:

Ordinance

B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

SITE DESIGN:

Ordinance

C. Platting will be required for parcel creation prior to permit issuance. Easement dedications, via plat, will be required for any public infrastructure running through private parcels. Non-ROW easements in conflict with proposed development will need to be abandoned via Map Of Release. The exception area as noted on the ALTA will need to be clarified on the Final Plat.

D. Covenant to construct and assurances for public infrastructure will be required prior to final plat recordation. Dollar value will be based on city costs to complete infrastructure.

DRB Stipulations

4. All drive aisles shall have a width of twenty-four (24) feet.

STREET INFRASTRUCTURE:

Ordinance

E. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

DRB Stipulations

5. All public sidewalks shall be six (6) feet wide and of integral colored concrete to match Davis, San Diego Buff, along project's Oak Street frontage.

WATER AND WASTEWATER:

Ordinance

F. All water and wastewater infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

DRB Stipulations

6. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Department requirements.

DRAINAGE AND FLOOD CONTROL:

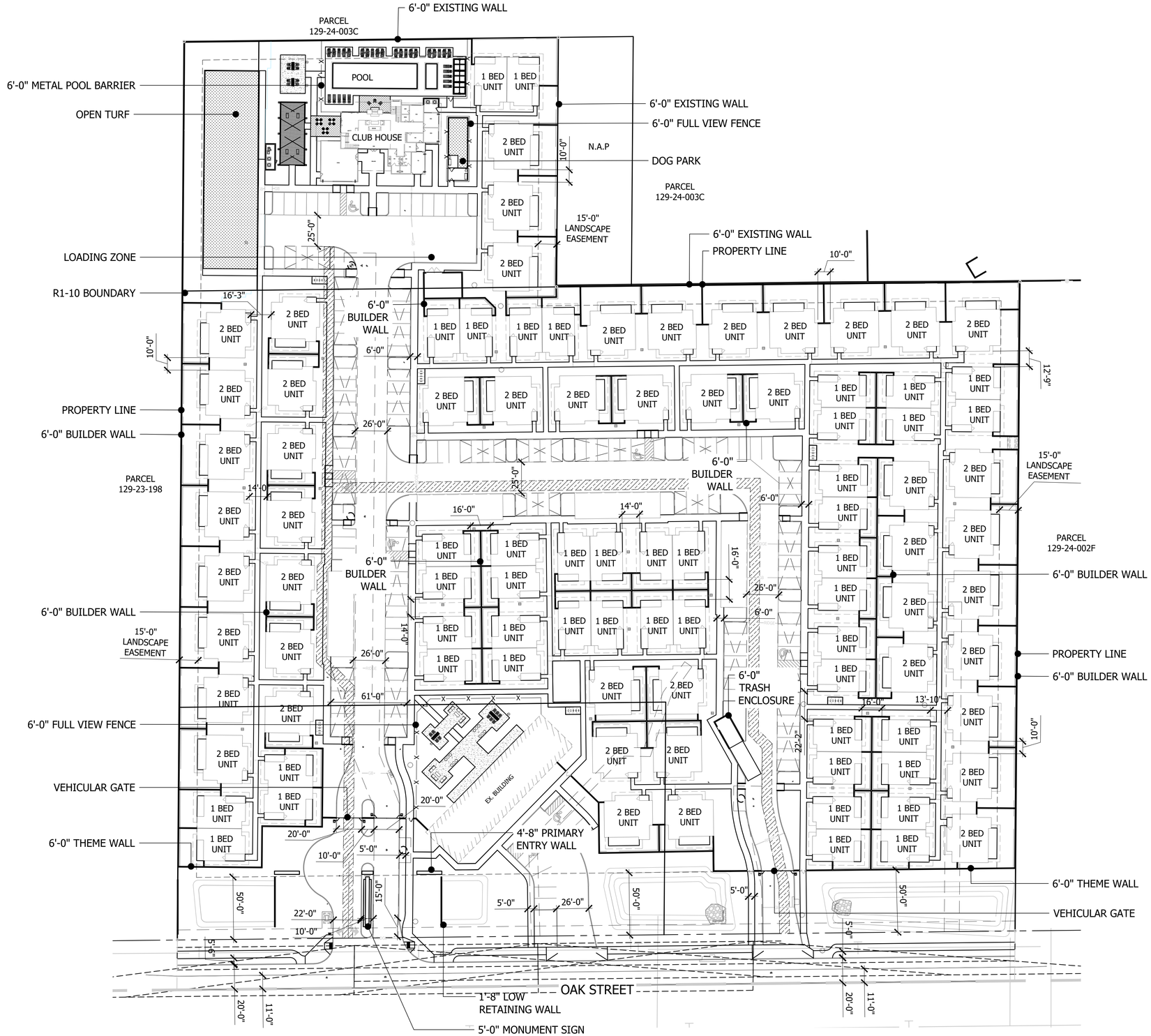
DRB Stipulations

7. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.
8. All drainage features and access easements must be shown on the plan. On-site storage basins (both surface and underground) must be dedicated as Drainage Easements (DE) on the final plat and final construction plans (Grading and Drainage plan and report) for Q100 > 25 cfs. Additionally, all basin design parameters must comply with the city's minimum requirements, including side slopes, basin depth, access points, emergency outfall, and the ability to drain within 36 hours following a rainfall event. An addendum generated by the final drainage analysis for the on-site storm drain system must be addressed and included in the appendix of the final drainage report.
9. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

EASEMENTS DEDICATIONS:

DRB Stipulations

10. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
    a. A sight distance easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property.
    b. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain any portion of the public sidewalk in locations where the sidewalk crosses on to the lot.
    c. A minimum twenty (20) foot wide Water + Sewer Facilities Easement to contain public water and sewer infrastructure located outside public right-of-way.
    d. A minimum fifteen (15) foot wide Landscape Easement abutting any single-family residential district, per Z.O. 10.600.A., with language prohibiting encroachments.



SITE DATA

ZONING

S-R ZONING

NET LOT AREA	9.39 AC (409,028 S.F)
GROSS LOT AREA	10.1 AC (436,036 S.F)
DENSITY ALLOWED	12 DU/AC (121 DU MAX)
DENSITY PROPOSED	9.3 DU/AC (94 PROPOSED)

R1-10 ZONING

NET LOT AREA	0.28 AC (12,021 S.F)
DENSITY ALLOWED	1 SFR UNIT PER ANY 1 LOT
DENSITY PROPOSED	0 DU/AC (0 PROPOSED)

OPEN SPACE

REQUIRED S-F OPEN SPACE	147,250 S.F
PROVIDED OPEN SPACE	±195,982 S.F.

PRODUCT	**UNITS**
1 BED/1 STORY	46 DU/48.94%
2 BED/1 STORY	48 DU/51.06%
TOTAL	**94 DU/100%**

BUILDING HEIGHT

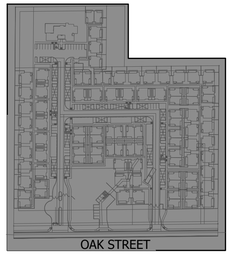
MAXIMUM	18 FT
PROPOSED	10 FT

PARKING REQUIRED

1 BED/1 STORY	60 SPACES
2 BED/2 STORY	82 SPACES
GUEST SPACES	15 SPACES
TOTAL	**157 SPACES**

PARKING PROVIDED

ADA ACCESSIBLE (COVERED)	4 SPACES
ADA ACCESSIBLE (UNCOVERED)	3 SPACES
COVERED	101 SPACES
UNCOVERED	36 SPACES
GARAGE (ENCLOSED)	24 SPACES
TOTAL	**168 SPACES**



KEY MAP NOT TO SCALE

MODUS DEVELOPMENT

PAPAGO VILLAGE

Site Plan

Plan Scale 1:40' 40' 80' 120' Date:10-09-2024

ABLASTUDIO.COM

ABLA

ATTACHMENT #7

SITE AREA

NET 9.39 ac (409,028 S.F)

REQUIRED OPEN SPACE

MINIMUM = 0.36 × NET LOT AREA
0.36 × 409,028 = 147,250 S.F.
147,250 S.F. - 33,981 S.F. = 113,269 S.F.

TOTAL REQUIRED OPEN SPACE **113,269 S.F.**

PROVIDED OPEN SPACE: **±195,982 S.F. (±47.9 %)**

REQUIRED FRONTAGE OPEN SPACE

REQUIRED OPEN SPACE 12% OF NET (49,083 S.F)

EXCEPTION (i):
NOT REQUIRED TO EXCEED 50 S.F. PER L.F OF FRONTAGE =
50 S.F. × 671 L.F = 33,550 S.F

PROVIDED FRONTAGE OPEN SPACE: **±33,981 S.F**

REQUIRED PRIVATE OPEN SPACE

MINIMUM = 0.1 × GROSS FLOOR AREA OF UNITS =
0.1 × 119,592 S.F. = 11,959 S.F

TOTAL REQUIRED PRIVATE OPEN SPACE **11,959 S.F.**

PROVIDED PRIVATE OPEN SPACE: **±44,813 S.F**

REQUIRED PARKING LOT LANDSCAPING

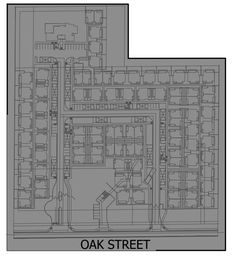
PARKING LOT AREA REQUIRED:
PARKING LOT AREA × 15 % =
23,732 × 15 % = 3,560 S.F.

TOTAL REQUIRED PARKING LOT LANDSCAPING **3,560 S.F.**

PROVIDED PARKING LOT LANDSCAPING: **±6,527 S.F.**

LEGEND

- COMMON OPEN SPACE
- FRONTAGE OPEN SPACE
- PARKING LOT LANDSCAPING
- PRIVATE OPEN SPACE



KEY MAP NOT TO SCALE

MODUS DEVELOPMENT

PAPAGO VILLAGE

Open Space Plan

Plan Scale 1:40' 40' 80' 120' Date:10-09-2024

ABLASTUDIO.COM

ABLA

ATTACHMENT #8

Plant Materials Legend

Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)	Qty
Acacia aneura Mulga Acacia	3"	9 Ft.	6 Ft.	36"	42
Bauhinia x blakeana Hong Kong Orchid	2"	11 Ft.	6 Ft.	36"	7
Caeselpinia cacalaco Cascalote	2"	8 Ft.	5 Ft.	36"	46
Olea europaea 'Wilsonii' Wilsonii Olive	Multi	7 Ft.	4 Ft.	36"	27
Olneya tesota Desert Ironwood	Multi	5 Ft.	3 Ft.	36"	10
Phoenix dactylifera Date Palm	N/A	16' to bottom of pineapple	N/A		16
Prosopis hybrid Thornless Mesquite	2"	8 Ft.	7 Ft.	36"	32
Quercus virginiana 'Joan Lionetti' 'Joan Lionetti' Live Oak	3"	13 Ft.	7 Ft.	48"	23
Sophora secundiflora Texas Mountain Laurel	2"	5 Ft.	3 Ft.	36"	9
Thevetia peruviana Yellow Oleander	2"	9 Ft.	4 Ft.	36"	24
Ulmus parvifolia 'Allee' Allee Elm	3"	13 Ft.	8 Ft.	48"	6

Salvage Tree	Qty
Salvage - Blue Palo Verde	6
Salvage - Desert Fern	1
Salvage - Ironwood	2
Salvage - Palo Blanco	2
Salvage - Mesquite	1

Extra Large Shrubs	Size	Qty
Bougainvillea 'Rosenka' Bougainvillea	5 gal.	48
Caesalpinia gilliesii Yellow Bird of Paradise	5 gal.	31
Cordia parvifolia Little Leaf Cordia	5 gal.	7
Dodonaea viscosa Green Hopseed Bush	5 gal.	63
Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.	12
Tecoma 'Sparky' Sparky Bells	5 gal.	3
Tecomaria capensis Red Cape Honeysuckle	5 gal.	2

Large Shrubs	Size	Qty
Calliandra californica Red Fairy Duster	5 gal.	20
Cassia artemisioides 'Silver' Silver Cassia	5 gal.	24
Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	174
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	74
Simmondsia Chinensis Jojoba	5 gal.	10

Medium Shrubs	Size	Qty
Bougainvillea 'Torch Glow' Torch Glow Bougainvillea	5 gal.	90
Eremophila glabra spp. carnosa Winter Blaze	5 gal.	173
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	285
Justicia spicigera Mexican Honeysuckle	5 gal.	108
Nandina domestica Heavenly Bamboo	15 gal.	32
Nerium oleander 'Petite Pink' Oleander 'Petite Pink'	5 gal.	34
Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary	5 gal.	130
Ruellia brittoniana Purple Ruellia	5 gal.	76
Teucrium fruticans Bush Germander	5 gal.	126

Small Shrubs	Size	Qty
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.	416
Convolvulus cneorum Bush Morning Glory	1 gal.	57
Myrtus communis 'compacta' Dwarf Myrtle	5 gal.	48
Teucrium chamaedrys Germander	1 gal.	53

Groundcovers	Size	Qty
Lantana montevidensis Purple Trailing Lantana	1 gal.	154
Lantana sp. 'New Gold' Lantana	1 gal.	495
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	96
Ruellia 'Katie' Dwarf Ruellia 'Katie'	1 gal.	18
Teucrium chamaedrys 'prostratum' Prostrate Germander	1 gal.	299
Wedelia trilobata Wedelia	1 gal.	7

Cacti/ Accents	Size	Qty
Agave americana 'Marginata' Century Plant	5 gal.	18
Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.	178
Bouteloua gracilis Blonde Ambition	1 gal.	328
Cycas revoluta Sago Palm	5 gal.	4
Dasylirion wheeleri Desert Spoon	5 gal.	120
Echinocactus grusonii Golden Barrel Cactus	5 gal.	14
Hesperaloe funifera Giant Hesperaloe	5 gal.	60
Hesperaloe parviflora 'Stoplights' Stoplights Red Yucca	3 gal.	351
Hesperaloe parviflora 'Yellow' Yellow Yucca	5 gal.	16
Muhlenbergia capillaris 'Regal Mist'	5 gal.	132
Opuntia santa-rita Purple Prickly Pear	5 gal.	30
Pedilanthus macrocarpus Slipper Plant	5 gal.	20
Yucca pallida Pale Leaf Yucca	5 gal.	98

Salvage	Qty
Echinocactus grusonii Golden Barrel Cactus	2
Fouquieria splendens Ocotillo	7

Inerts	Qty
Decomposed Granite; Size No Symbol Color	
Midiron Sod	
See Detail X, Sheet LA7.X	

MODUS DEVELOPMENT

PAPAGO VILLAGE

Conceptual Landscape Plan

Plan Scale 1:40' Date:10-09-2024

40' 80' 120'

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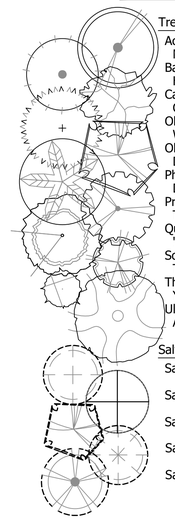
ATTACHMENT #9

Plant Materials Legend



Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)	Qty
Acacia aneura Mulga Acacia	3"	9 Ft.	6 Ft.	36"	42
Bauhinia x blakeana Hong Kong Orchid	2"	11 Ft.	6 Ft.	36"	7
Caeselpinia cacalaco Cascalote	2"	8 Ft.	5 Ft.	36"	46
Olea europaea 'Wilsonii' Wilsonii Olive	Multi	7 Ft.	4 Ft.	36"	27
Olneya tesota Desert Ironwood	Multi	5 Ft.	3 Ft.	36"	10
Phoenix dactylifera Date Palm	N/A	16' to bottom of pineapple	N/A		16
Prosopis hybrid Thornless Mesquite	2"	8 Ft.	7 Ft.	36"	32
Quercus virginiana 'Joan Lionetti' 'Joan Lionetti' Live Oak	3"	13 Ft.	7 Ft.	48"	23
Sophora secundiflora Texas Mountain Laurel	2"	5 Ft.	3 Ft.	36"	9
Thevetia peruviana Yellow Oleander	2"	9 Ft.	4 Ft.	36"	24
Ulmus parvifolia 'Allee' Allee Elm	3"	13 Ft.	8 Ft.	48"	6

Salvage Tree	Qty
Salavage - Blue Palo Verde	6
Salavage - Desert Fern	1
Salavage - Ironwood	2
Salavage - Palo Blanco	2
Salavage - Mesquite	1

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Simmondsia Chinensis Jojoba	5 gal.	10

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Opuntia santa rita Purple Prickly Pear	5 gal.	30
Pedilanthus macrocarpus Slipper Plant	5 gal.	20
Yucca pallida Pale Leaf Yucca	5 gal.	98

Salvage	Qty
Echinocactus grusonii Golden Barrel Cactus	2
Fouquieria splendens Ocotillo	7

Inerts	Qty
No Symbol — Decomposed Granite; Size Color	
Midiron Sod See Detail X, Sheet LA7.X	

MODUS DEVELOPMENT

PAPAGO VILLAGE

LA3.0 - Planting Legend

N

20' 40' 60'

Plan Scale 1:20' Date:10-09-2024

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MATCHLINE - SEE SHEET LA3.2

MATCHLINE - SEE SHEET LA3.3 LEFT

MATCHLINE - SEE SHEET LA3.3 RIGHT

UNIT 013
UNIT 012
UNIT 011
UNIT 010
UNIT 009
UNIT 008
UNIT 007
UNIT 006
UNIT 005
UNIT 004
UNIT 003
UNIT 002
UNIT 001
GARAGE 001
GARAGE 002
GARAGE 003
GARAGE 004
UNIT 087
UNIT 088
UNIT 089
UNIT 090
UNIT 091
UNIT 092
UNIT 093
UNIT 094
UNIT 085
UNIT 083
UNIT 081
UNIT 079
UNIT 086
UNIT 084
UNIT 082
UNIT 080
UNIT 078
UNIT 077
UNIT 076
UNIT 075
UNIT 074
UNIT 073
EX. BUILDING

6'-0" SW
4'-0" SW
6'-0" SW
6'-0" SW
5'-0" SW

26'-0" BOC
62'-0" BOC

BUILDING SETBACK LINE
15'-0" SETBACK

UNDERGROUND STORM STRUCTURE PER CIVIL
BACK OF CURB

CARPORT PER ARCHITECTURE
TRASH COMPACTOR
ADA RAMP PER CIVIL
FIRE HYDRANT - 3'-0" CLEARANCE TYP.
BACK OF CURB
SIDEWALK PER CIVIL
LANDSCAPE SETBACK LINE
LANDSCAPE AREA

FIRE HYDRANT - 3'-0" CLEARANCE TYP.
8'-0" DRY UTILITY CORRIDOR

PROPERTY LINE

40'-0" ROW
8'-0" PUE
50'-0" SETBACK
6'-0" SW
PUE
RIGHT OF WAY
SIDEWALK PER CIVIL (TYP.)
BACK OF CURB
SDL
OAK STREET
SDL
CITY LIMIT
36" IRR

Plant Materials Legend

Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)	Qty
Acacia aneura Mulga Acacia	3"	9 Ft.	6 Ft.	36"	42
Bauhinia x blakeana Hong Kong Orchid	2"	11 Ft.	6 Ft.	36"	7
Caeselpinia cacalaco Cascalote	2"	8 Ft.	5 Ft.	36"	46
Olea europaea 'Wilsonii' Wilsonii Olive	Multi	7 Ft.	4 Ft.	36"	27
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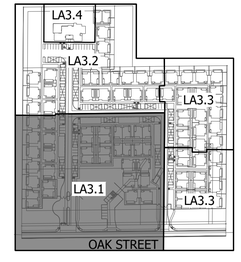
Phoenix dactylifera Date Palm	N/A	16' to bottom of pineapple	N/A		16
Prosopis hybrid Thornless Mesquite	2"	8 Ft.	7 Ft.	36"	32
Quercus virginiana 'Joan Lionetti' 'Joan Lionetti' Live Oak	3"	13 Ft.	7 Ft.	48"	23
Sophora secundiflora Texas Mountain Laurel	2"	5 Ft.	3 Ft.	36"	9
Thevetia peruviana Yellow Oleander	2"	9 Ft.	4 Ft.	36"	24
Ulmus parvifolia 'Allee' Allee Elm	3"	13 Ft.	8 Ft.	48"	6

Salvage Tree	Qty
Salvage - Blue Palo Verde	6
Salvage - Desert Fern	1
Salvage - Ironwood	2
Salvage - Palo Blanco	2
Salvage - Mesquite	1



KEY MAP NOT TO SCALE

MODUS DEVELOPMENT

PAPAGO VILLAGE

LA3.1 - Landscape Plan

Plan Scale 1:20' Date:10-09-2024

20' 40' 60'

ABLASTUDIO.COM

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SEE ENLARGEMENT ON LA3.4

15'-0" SETBACK

UNIT 020 UNIT 021

LANDSCAPE AREA

CLUBHOUSE

UNIT 022

PARCEL 129-23-198

15'-0" SETBACK

UNIT 023

PROPERTY LINE

PROPERTY LINE

BUILDING SETBACK LINE

FIRE HYDRANT - 3'-0" CLEARANCE TYP.

UNIT 024

PARCEL 129-24-003C

15'-0" SETBACK

PUMP STATION

15'-0" SETBACK

SIDEWALK PER CIVIL

UNIT 019

UNIT 018

UNIT 026 UNIT 027 UNIT 029 UNIT 030 UNIT 032 UNIT 034 UNIT 036

6'-0" SW

UNDERGROUND STORM STRUCTURE PER CIVIL

MATCHLINE - SEE SHEET LA3.3 LEFT

UNIT 016

UNIT 017

62'-0" BOC

UNIT 025 UNIT 028 UNIT 031 UNIT 033 UNIT 035

4'-0" SW

BACK OF CURB

UNIT 014

4'-0" SW

UNIT 015

ADA RAMP PER CIVIL

MATCHLINE - SEE SHEET LA3.1

UNDERGROUND STORM STRUCTURE PER CIVIL

CARPORT PER ARCHITECTURE

Plant Materials Legend

Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)	Qty
Acacia aneura Mulga Acacia	3"	9 Ft.	6 Ft.	36"	42
Bauhinia x blakeana Hong Kong Orchid	2"	11 Ft.	6 Ft.	36"	7
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Olea europaea 'Wilsonii' Wilsonii Olive	Multi	7 Ft.	4 Ft.	36"	27
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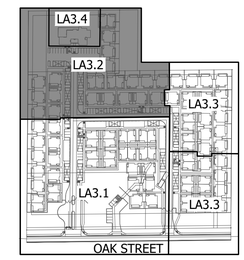
Sophora secundiflora Texas Mountain Laurel	2"	5 Ft.	3 Ft.	36"	9
Thevetia peruviana Yellow Oleander	2"	9 Ft.	4 Ft.	36"	24
Ulmus parvifolia 'Allee' Allee Elm	3"	13 Ft.	8 Ft.	48"	6

Salvage Tree	Qty
Salvage - Blue Palo Verde	6
Salvage - Desert Fern	1
Salvage - Ironwood	2
Salvage - Palo Blanco	2
Salvage - Mesquite	1



KEY MAP NOT TO SCALE

MODUS DEVELOPMENT

PAPAGO VILLAGE

LA3.2 - Landscape Plan

N 20' 40' 60'

Plan Scale 1:20' Date:10-09-2024

ABLASTUDIO.COM

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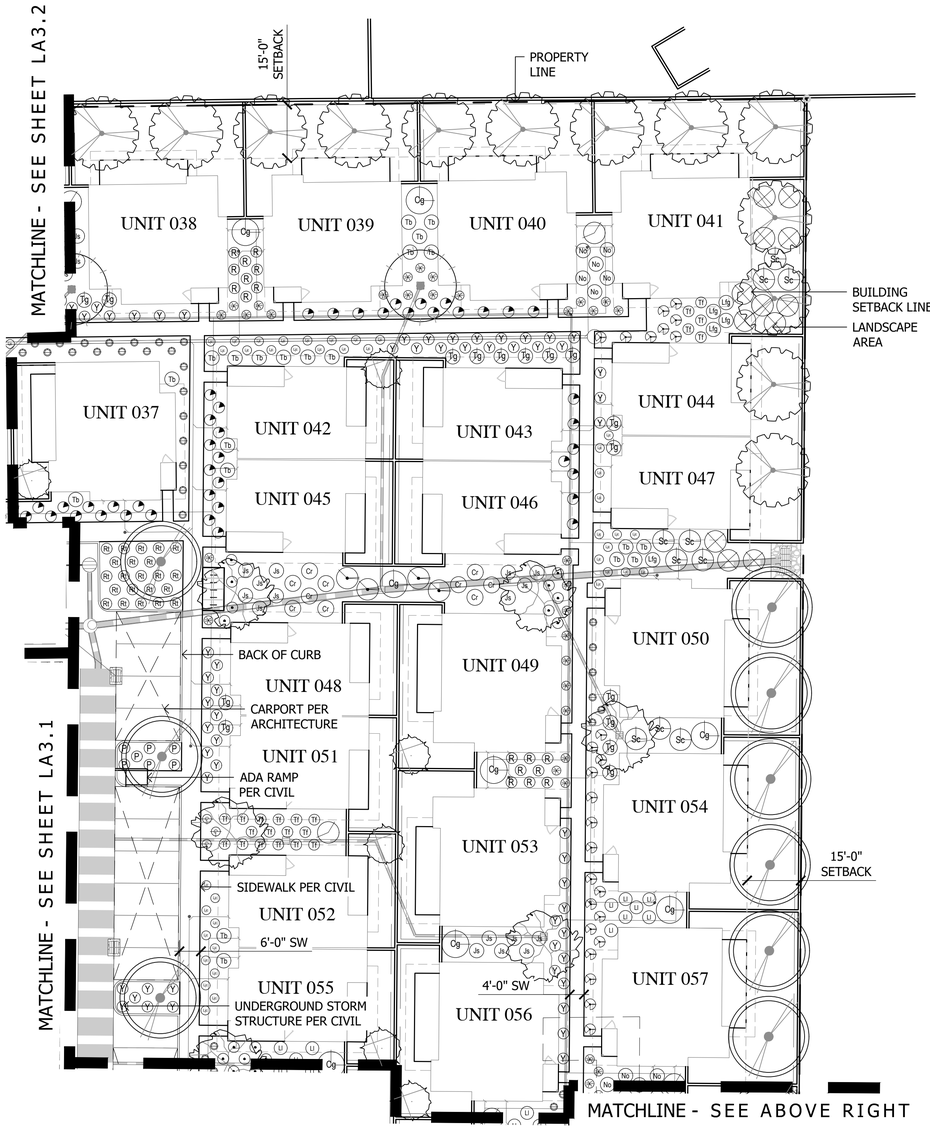

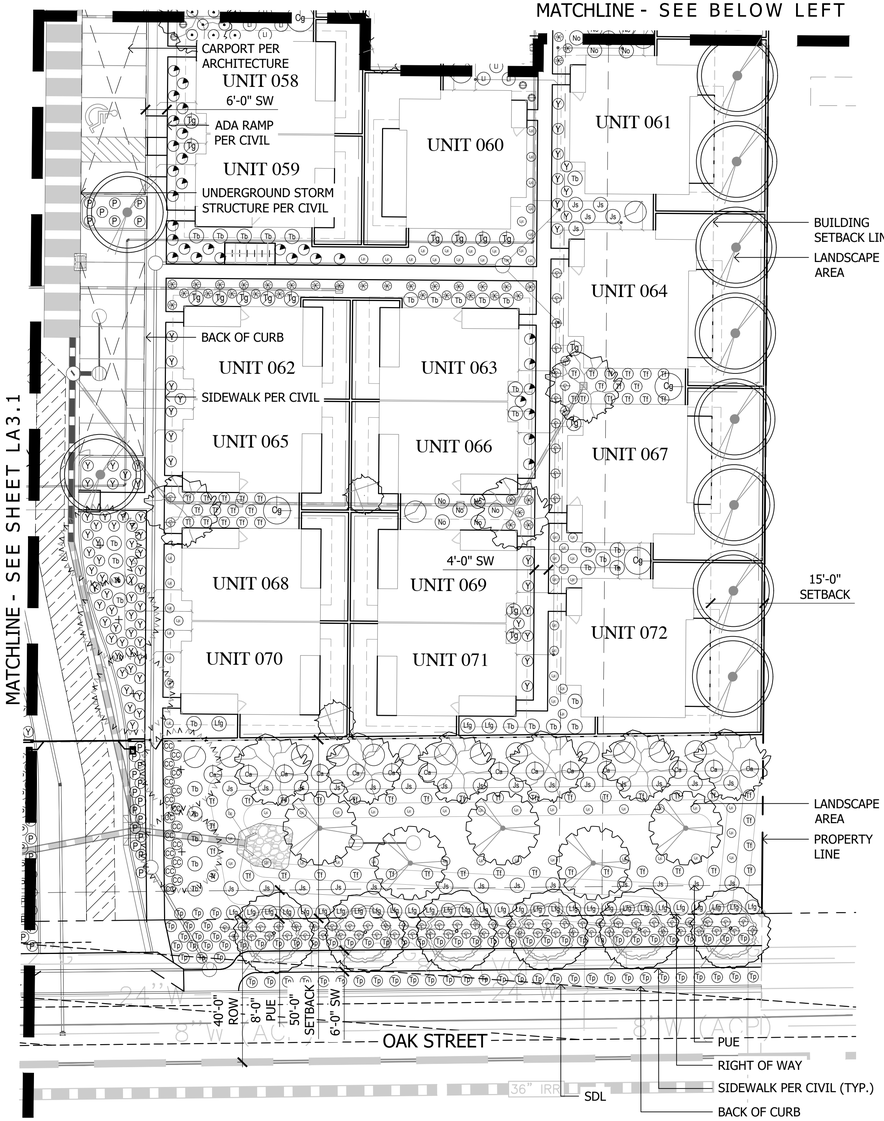

Plant Materials Legend

Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)	Qty
Acacia aneura Mulga Acacia	3"	9 Ft.	6 Ft.	36"	42
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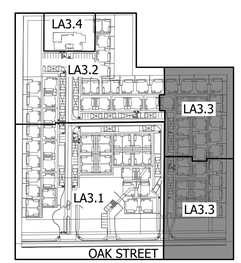
Sophora secundiflora Texas Mountain Laurel	2"	5 Ft.	3 Ft.	36"	9
Thevetia peruviana Yellow Oleander	2"	9 Ft.	4 Ft.	36"	24
Ulmus parvifolia 'Allee' Allee Elm	3"	13 Ft.	8 Ft.	48"	6

Salvage Tree	Qty
Salavage - Blue Palo Verde	6
Salavage - Desert Fern	1
Salavage - Ironwood	2
Salavage - Palo Blanco	2
Salavage - Mesquite	1



KEY MAP NOT TO SCALE

MODUS DEVELOPMENT

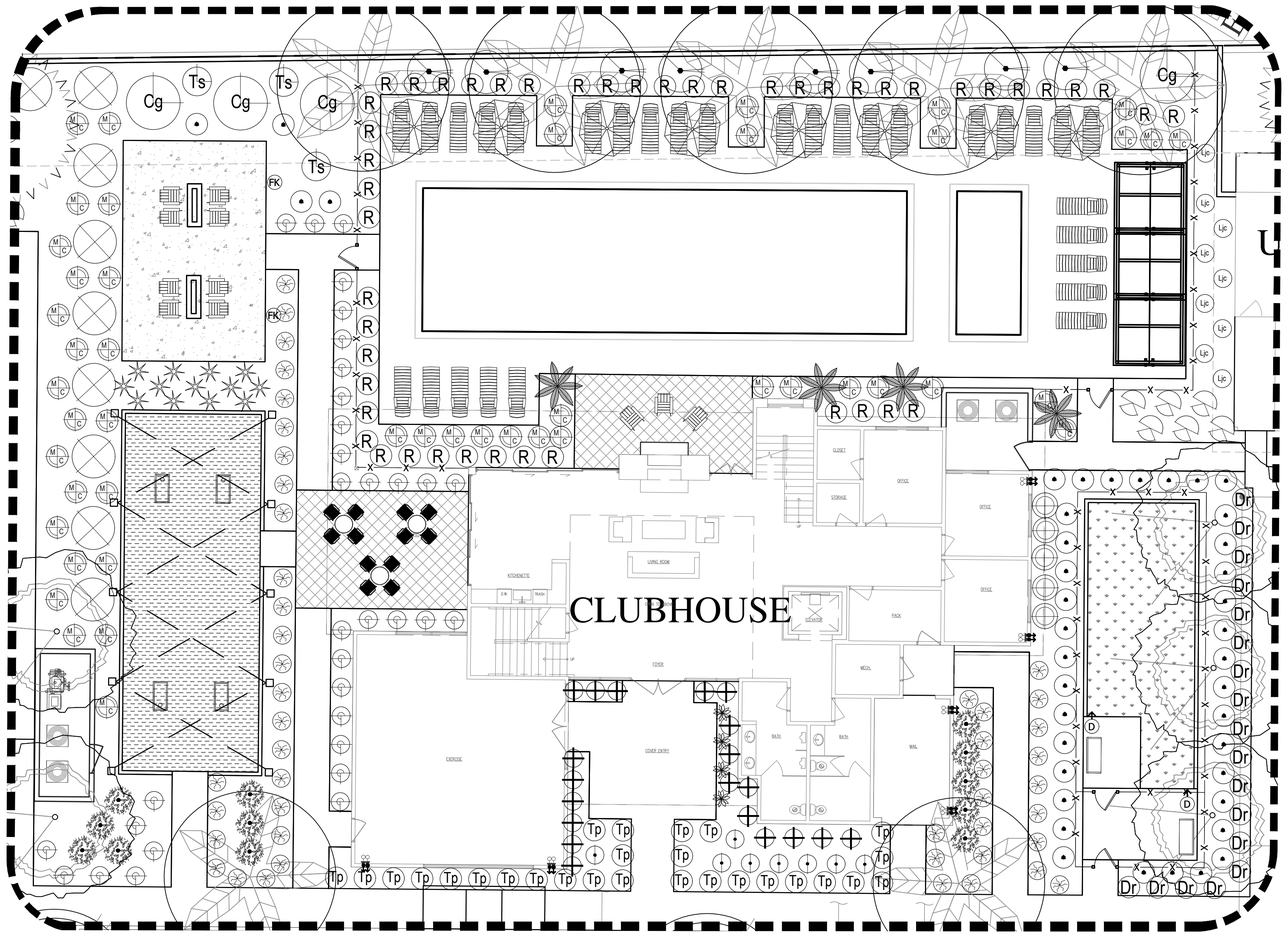
PAPAGO VILLAGE

LA3.3 - Landscape Plan

Plan Scale 1:20' 20' 40' 60' Date:10-09-2024

ABLASTUDIO.COM

ABLA



Plant Materials Legend

Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)	Qty
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Salvage - Blue Palo Verde	6
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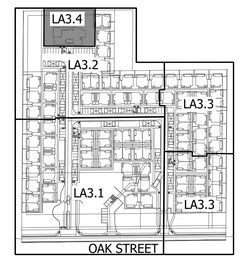

KEY MAP NOT TO SCALE

MODUS DEVELOPMENT

PAPAGO VILLAGE

LA3.4 - Landscape Plan

Plan Scale 1:10' 10' 20' 30' Date:10-09-2024

ABLASTUDIO.COM

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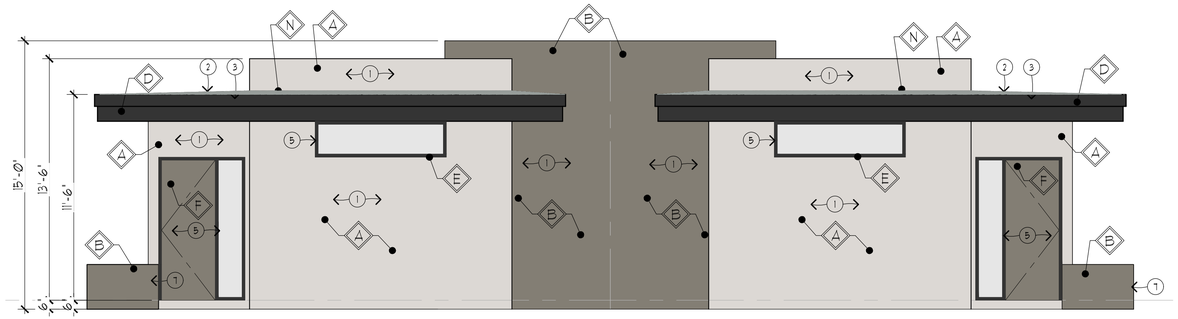
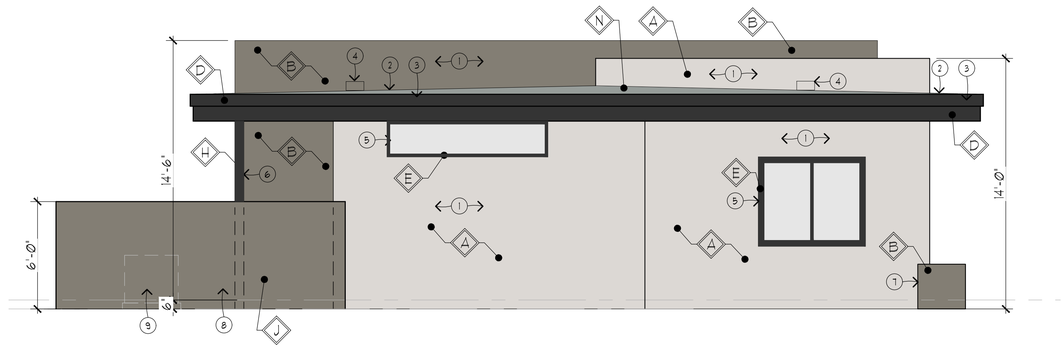


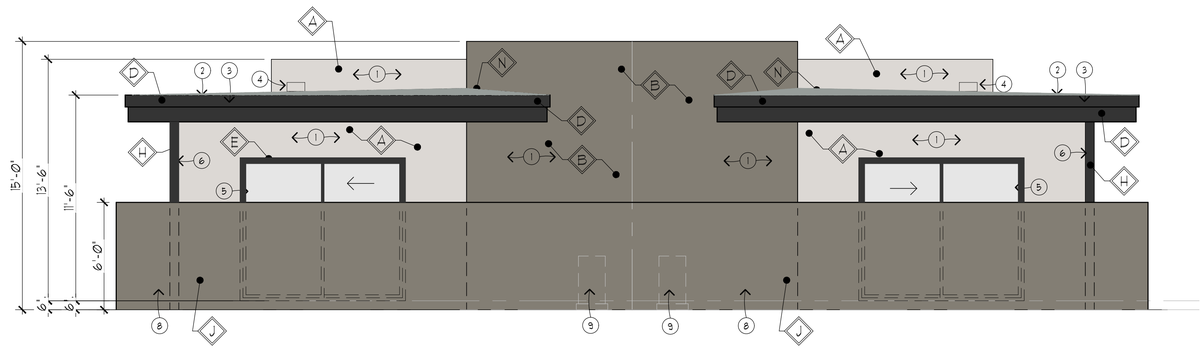
1 BDRM DUPLEX - FRONT ELEVATION

SCALE: 1/4" = 1'-0"



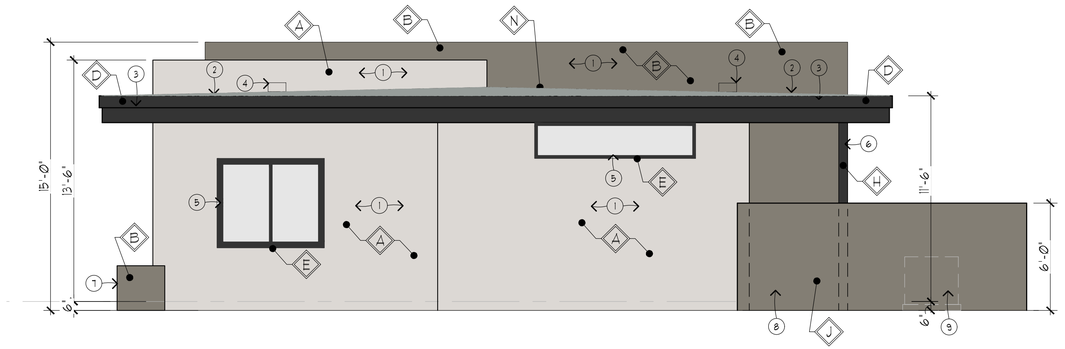
1 BDRM DUPLEX - SIDE ELEVATION

SCALE: 1/4" = 1'-0"



1 BDRM DUPLEX - REAR ELEVATION

SCALE: 1/4" = 1'-0"



1 BDRM DUPLEX - SIDE ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTES:

1. EXTERIOR WALL - WESTERN ONE-KOTE STUCCO SYSTEM PER UES 382 ON 1" RIGID INSULATION ON TYVEK STUCCO WRAP ON PLYWOOD SHEATHING ON 2X6 FRAMING @ 16"O.C.
2. NEU 1-INCH FOAM ROOF SYSTEM PER ESR-2532 ON PLYWOOD SHEATHING OVER ROOF FRAMING.
3. 22-GAUGE METAL FASCIA W/ GRACE ULTRA UNDERLAYMENT W/ MIN. 4" LAP ALL ENDS
4. 6X4 METAL THRU WALL SCUPPER, PAINTED TO MATCH WALL
5. DOOR/ WINDOW SYSTEM
6. COLUMN
7. DECORATIVE ELEMENT, STUCCO
8. STUCCO ON BOTH SIDES ON MASONRY FENCE, VERIFY EXACT LOCATION
9. OUTDOOR MECHANICAL UNIT

	MATERIAL	COLOR
A	STUCCO 1	DUNN EDWARDS DEW 395 HEIRLOOM SHADE, LRV 63
B	STUCCO 2	DUNN EDWARDS DET 626 METAL FRINGE, LRV 21
C	NOT USED	
D	METAL FASCIA	BLACK STEEL LRV 8
E	ALUMINUM DOOR / WINDOW:	BLACK ANODIZED ALUM LRV 8
F	FRONT DOOR	MATCH ADJACENT STUCCO
G	HOLLOW METAL MECH. DOOR & JAMB:	MATCH ADJACENT STUCCO
H	STEEL COLUMN	BLACKENED STEEL, LRV 8
J	STUCCO ON MASONRY FENCE	DUNN EDWARDS DET 626 METAL FRINGE, LRV 21
K	VIEW FENCE	BLACK STEEL LRV 8
L	GUARDRAIL	TEMPERED GLASS
M	GATE	BLACK STEEL LRV 8
N	FOAM ROOF	GRAY PEBBLE, LRV 35

ATTACHMENT #10

PRELIM.

EXPIRES: 3/31/2027

DAVID DICK, ARCHITECT
7400 E. McDONALD DR. SUITE 122
SCOTTSDALE, ARIZONA 85250
(480) 945-8886 OFFICE
(480) 945-8856 FAX

PRELIMINARY NOT FOR CONSTRUCTION

1 BEDROOM UNIT DUPLEX ELEVATIONS

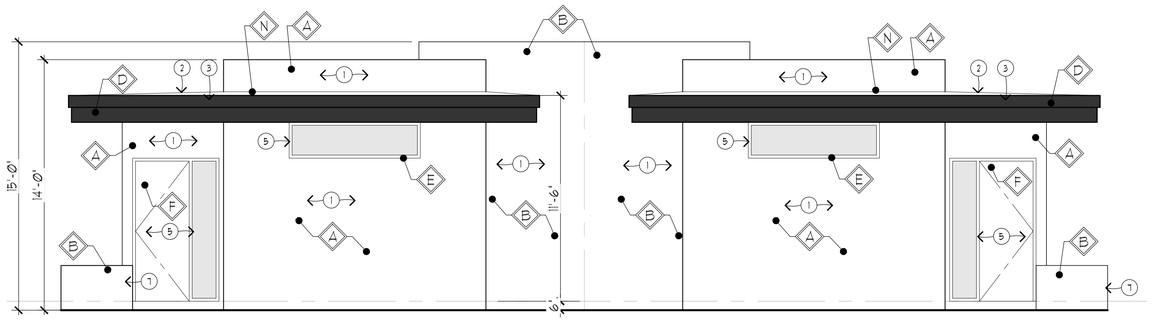
DATE: 10-08-2024
SCALE: AS NOTED
REVISION:

A CUSTOM DEVELOPMENT:
PAPAGO VILLAGE
OAK STREET
SCOTTSDALE, AZ 85257

SHEET NUMBER

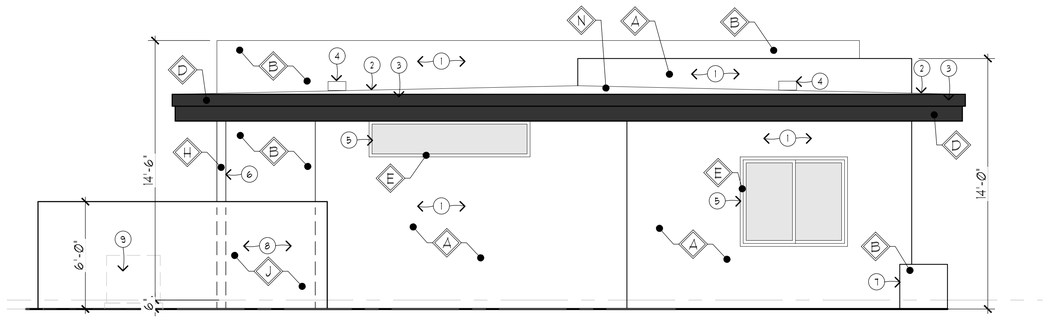
A3

1 BDRM DUPLEX



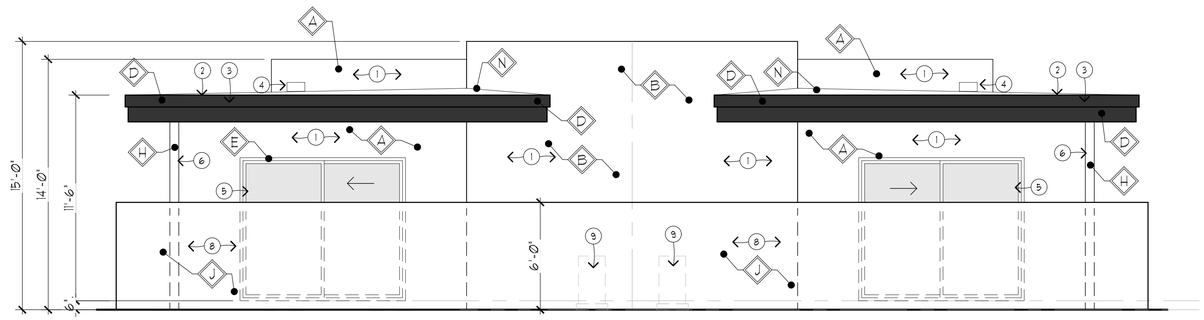
1 BDRM DUPLEX - FRONT ELEVATION

SCALE: 1/4" = 1'-0"



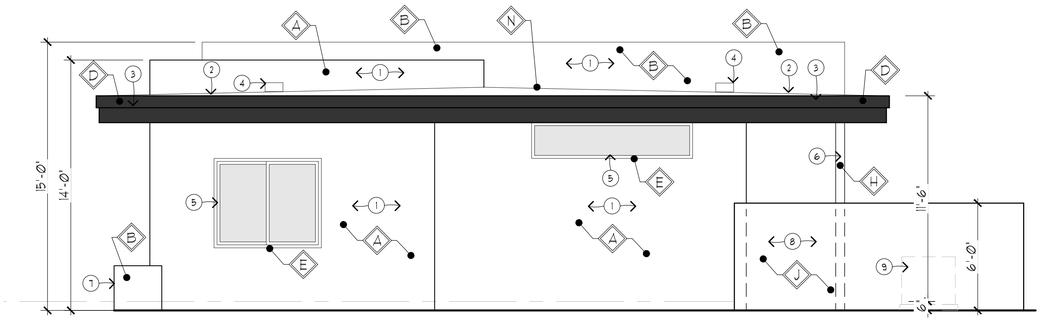
1 BDRM DUPLEX - SIDE ELEVATION

SCALE: 1/4" = 1'-0"



1 BDRM DUPLEX - REAR ELEVATION

SCALE: 1/4" = 1'-0"



1 BDRM DUPLEX - SIDE ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTES:

1. EXTERIOR WALL - WESTERN ONE-KOTE STUCCO SYSTEM PER UES 382 ON 1" RIGID INSULATION ON TYVEK STUCCO WRAP ON PLYWOOD SHEATHING ON 2X6 FRAMING @ 16"O.C.
2. NEW 1-INCH FOAM ROOF SYSTEM PER ESR-2532 ON PLYWOOD SHEATHING OVER ROOF FRAMING.
3. 22-GAUGE METAL FASCIA W/ GRACE ULTRA UNDERLAYMENT W/ MIN. 4" LAP ALL ENDS
4. 6X4 METAL THRU WALL SCUPPER, PAINTED TO MATCH WALL
5. DOOR/ WINDOW SYSTEM
6. COLUMN
7. DECORATIVE ELEMENT, STUCCO
8. STUCCO ON BOTH SIDES ON MASONRY FENCE, VERIFY EXACT LOCATION
9. OUTDOOR MECHANICAL UNIT

	MATERIAL	COLOR
A	STUCCO 1	DUNN EDWARDS DEW 395 HEIRLOOM SHADE, LRV 63
B	STUCCO 2	DUNN EDWARDS DET 626 METAL FRINGE, LRV 21
C	NOT USED	
D	METAL FASCIA	BLACK STEEL LRV 8
E	ALUMINUM DOOR / WINDOW:	BLACK ANODIZED ALUM LRV 8
F	FRONT DOOR	MATCH ADJACENT STUCCO
G	HOLLOW METAL MECH. DOOR & JAMB:	MATCH ADJACENT STUCCO
H	STEEL COLUMN	BLACKENED STEEL, LRV 8
J	STUCCO ON MASONRY FENCE	DUNN EDWARDS DET 626 METAL FRINGE, LRV 21
K	VIEW FENCE	BLACK STEEL LRV 8
L	GUARDRAIL	TEMPERED GLASS
M	GATE	BLACK STEEL LRV 8
N	FOAM ROOF	GRAY PEBBLE, LRV 35

PRELIM.

EXPIRES: 3/31/2027

PRELIMINARY NOT FOR CONSTRUCTION

DAVID DICK, ARCHITECT
7400 E. McDONALD DR. SUITE 122
SCOTTSDALE, ARIZONA
85250
(480) 945-8886 OFFICE
(480) 945-8856 FAX

1 BEDROOM UNIT DUPLEX ELEVATIONS

DATE: 10-08-2024
SCALE: AS NOTED
REVISION:

A CUSTOM DEVELOPMENT:

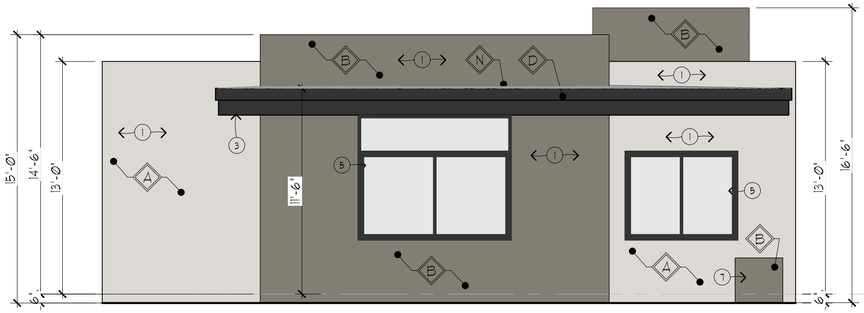
PAPAGO VILLAGE

OAK STREET
SCOTTSDALE, AZ 85257

SHEET NUMBER

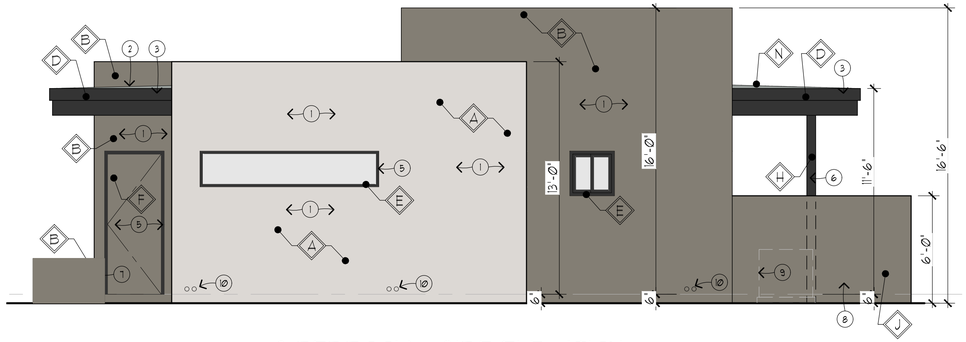
A3

1 BDRM DUPLEX



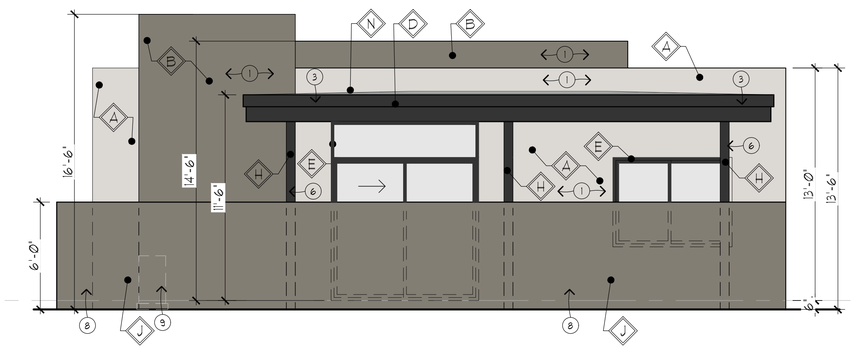
2 BEDROOM - FRONT ELEVATION

SCALE: 1/4" = 1'-0"



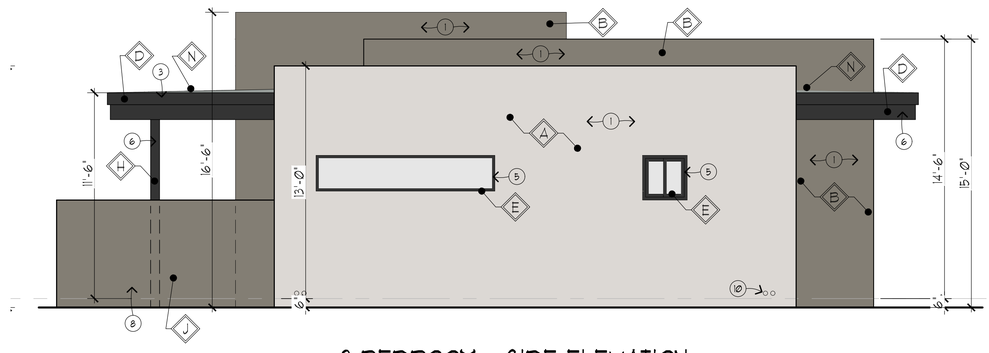
2 BEDROOM - SIDE ELEVATION

SCALE: 1/4" = 1'-0"



2 BEDROOM - REAR ELEVATION

SCALE: 1/4" = 1'-0"



2 BEDROOM - SIDE ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTES:

1. EXTERIOR WALL - WESTERN ONE-KOTE STUCCO SYSTEM PER UES 382 ON 1" RIGID INSULATION ON TYVEK STUCCO WRAP ON PLYWOOD SHEATHING ON 2X6 FRAMING @ 16" O.C.
2. NEW 1-INCH FOAM ROOF SYSTEM PER ESR-2532 ON PLYWOOD SHEATHING OVER ROOF FRAMING.
3. 22-GAUGE METAL FASCIA W/ GRACE ULTRA UNDERLAYMENT W/ MIN. 4" LAP ALL ENDS
4. 6X4 METAL THRU WALL SCUPPER, PAINTED TO MATCH WALL.
5. DOOR/ WINDOW SYSTEM
6. COLUMN
7. DECORATIVE ELEMENT, STUCCO
8. STUCCO BOTH SIDES ON MASONRY FENCE
9. OUTDOOR MECHANICAL UNIT
10. ROOF DRAIN WITH INDEPENDENT OVERFLOW DRAIN. PROVIDE BRASS LAMBS TONGUE AT DRAIN DISCHARGE. COORDINATE SPLASH BLOCK AT DRAIN DISCHARGE

	MATERIAL	COLOR
A	STUCCO 1	DUNN EDWARDS DEW 395 HEIRLOOM SHADE, LRV 63
B	STUCCO 2	DUNN EDWARDS DET 626 METAL FRINGE, LRV 21
C	NOT USED	
D	METAL FASCIA	BLACK STEEL LRV 8
E	ALUMINUM DOOR / WINDOW:	BLACK ANODIZED ALUM LRV 8
F	FRONT DOOR	MATCH ADJACENT STUCCO
G	HOLLOW METAL MECH. DOOR & JAMB:	MATCH ADJACENT STUCCO
H	STEEL COLUMN	BLACKENED STEEL, LRV 8
J	STUCCO ON MASONRY FENCE	DUNN EDWARDS DET 626 METAL FRINGE, LRV 21
K	VIEW FENCE	BLACK STEEL LRV 8
L	GUARDRAIL	TEMPERED GLASS
M	GATE	BLACK STEEL LRV 8
N	FOAM ROOF	GRAY PEBBLE, LRV 35

PRELIM.

EXPIRES: 3/31/2027

DAVID DICK, ARCHITECT
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SCOTTSDALE, ARIZONA 85250
(480) 945-8886 OFFICE
(480) 945-8856 FAX

PRELIMINARY NOT FOR CONSTRUCTION

2 BEDROOM UNIT ELEVATIONS

DATE: 10-08-2024
SCALE: AS NOTED
REVISION:

A CUSTOM DEVELOPMENT:

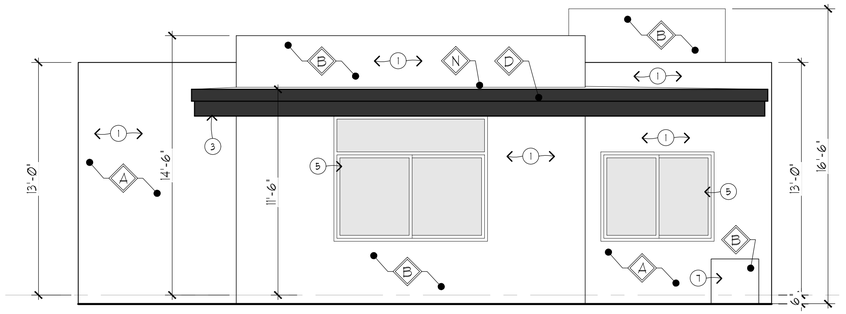
PAPAGO VILLAGE

OAK STREET
SCOTTSDALE, AZ 85257

SHEET NUMBER

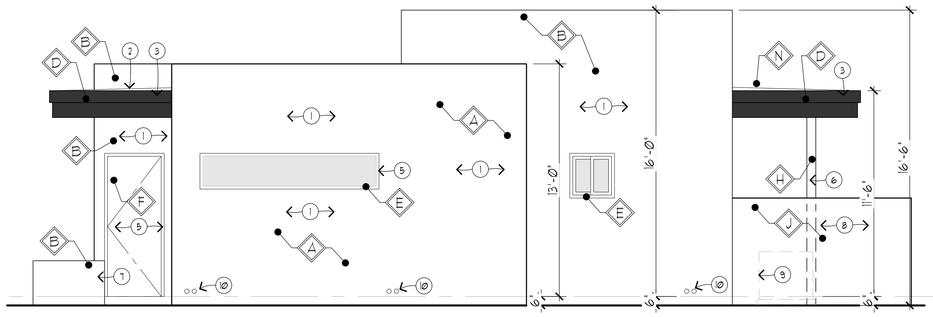
A3

2 BDRM



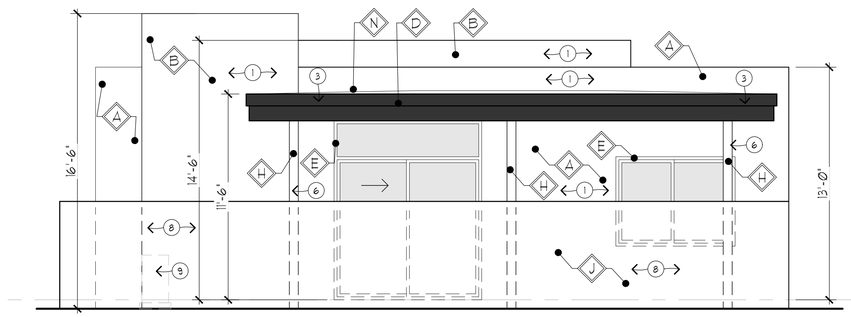
2 BEDROOM - FRONT ELEVATION

SCALE: 1/4" = 1'-0"



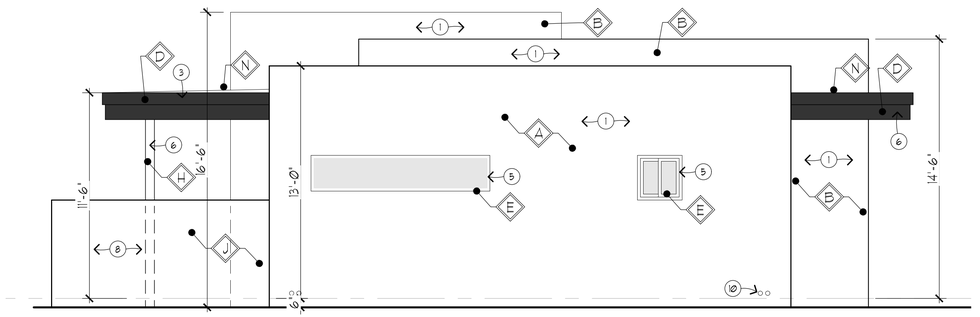
2 BEDROOM - SIDE ELEVATION

SCALE: 1/4" = 1'-0"



2 BEDROOM - REAR ELEVATION

SCALE: 1/4" = 1'-0"



2 BEDROOM - SIDE ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTES:

1. EXTERIOR WALL - WESTERN ONE-KOTE STUCCO SYSTEM PER UES 382 ON 1" RIGID INSULATION ON TYVEK STUCCO WRAP ON PLYWOOD SHEATHING ON 2X6 FRAMING @ 16" O.C.
2. NEW 1-INCH FOAM ROOF SYSTEM PER ESR-2832 ON PLYWOOD SHEATHING OVER ROOF FRAMING.
3. 22-GAUGE METAL FASCIA W/ GRACE ULTRA UNDERLAYMENT W/ MIN. 4" LAP ALL ENDS
4. 6X4 METAL THRU WALL SCUPPER, PAINTED TO MATCH WALL.
5. DOOR/ WINDOW SYSTEM
6. COLUMN
7. DECORATIVE ELEMENT, STUCCO
8. STUCCO BOTH SIDES ON MASONRY FENCE
9. OUTDOOR MECHANICAL UNIT
10. ROOF DRAIN WITH INDEPENDENT OVERFLOW DRAIN. PROVIDE BRASS LAMBS TONGUE AT DRAIN DISCHARGE. COORDINATE SPLASH BLOCK AT DRAIN DISCHARGE

	MATERIAL	COLOR
A	STUCCO 1	DUNN EDWARDS DEW 395 HEIRLOOM SHADE, LRV 63
B	STUCCO 2	DUNN EDWARDS DET 626 METAL FRINGE, LRV 21
C	NOT USED	
D	METAL FASCIA	BLACK STEEL LRV 8
E	ALUMINUM DOOR / WINDOW:	BLACK ANODIZED ALUM LRV 8
F	FRONT DOOR	MATCH ADJACENT STUCCO
G	HOLLOW METAL MECH. DOOR & JAMB:	MATCH ADJACENT STUCCO
H	STEEL COLUMN	BLACKENED STEEL, LRV 8
J	STUCCO ON MASONRY FENCE	DUNN EDWARDS DET 626 METAL FRINGE, LRV 21
K	VIEW FENCE	BLACK STEEL LRV 8
L	GUARDRAIL	TEMPERED GLASS
M	GATE	BLACK STEEL LRV 8
N	FOAM ROOF	GRAY PEBBLE, LRV 35

PRELIM.

EXPIRES: 3/31/2027

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PRELIMINARY NOT FOR CONSTRUCTION

2 BEDROOM UNIT ELEVATIONS

DATE: 10-08-2024
SCALE: AS NOTED
REVISION:

A CUSTOM DEVELOPMENT:

PAPAGO VILLAGE

OAK STREET
SCOTTSDALE, AZ 85257

SHEET NUMBER

A3

2 BDRM

CLUBHOUSE - FRONT ELEVATION

SCALE: 1/4" = 1'-0"

CLUBHOUSE - SIDE ELEVATION

SCALE: 1/4" = 1'-0"

MATERIAL		COLOR
A	STUCCO 1	DUNN EDWARDS DEW 395 HEIRLOOM SHADE, LRV 63
B	STUCCO 2	DUNN EDWARDS DET 626 METAL FRINGE, LRV 21
C	NOT USED	
D	METAL FASCIA	BLACK STEEL LRV 8
E	ALUMINUM DOOR / WINDOW:	BLACK ANODIZED ALUM LRV 8
F	FRONT DOOR	MATCH ADJACENT STUCCO
G	HOLLOW METAL MECH. DOOR & JAMB:	MATCH ADJACENT STUCCO
H	STEEL COLUMN	BLACKENED STEEL, LRV 8
J	STUCCO ON MASONRY FENCE	DUNN EDWARDS DET 626 METAL FRINGE, LRV 21
K	VIEW FENCE	BLACK STEEL LRV 8
L	GUARDRAIL	TEMPERED GLASS
M	GATE	BLACK STEEL LRV 8
N	FOAM ROOF	GRAY PEBBLE, LRV 35

NOTE:
MAIN LEVEL FINISH FLOOR 100'-0" DESIGN GRADE
EQUALS 1290. 0' NATURAL GRADE

UPPER LEVEL FINISH FLOOR 111'-0" DESIGN GRADE
EQUALS 1301. 0' GRADE

F.F. = FINISH FLOOR
N.G. = NATURAL GRADE

ELEVATION KEYNOTES:

1. EXTERIOR WALL - WESTERN ONE-KOTE STUCCO SYSTEM PER UES 382 ON 1" RIGID INSULATION ON TYVEK STUCCO WRAP ON PLYWOOD SHEATHING ON 2X6 FRAMING @ 16" O.C.
2. NEW 1-INCH FOAM ROOF SYSTEM PER ESR-2532 ON PLYWOOD SHEATHING OVER ROOF FRAMING.
3. 22-GAUGE METAL FASCIA W/ GRACE ULTRA UNDERLAYMENT W/ MIN. 4" LAP ALL ENDS
4. 6X4 METAL THRU WALL SCUPPER, PAINTED
5. DOOR/ WINDOW SYSTEM
6. COLUMN
7. ROOF DRAIN WITH INDEPENDENT OVERFLOW DRAIN. PROVIDE BRASS LAMBS TONGUE AT DRAIN DISCHARGE. DAYLIGHT 4" ABOVE GRADE. COORDINATE DAYLIGHT WITH SPLASH BLOCK.
8. CHIMNEY
9. FIREPLACE & NON-COMBUSTIBLE HEARTH
10. TEMPERED GLASS GUARDRAIL
11. STUCCO BOTH SIDES ON MASONRY FENCE
12. GATE
13. OUTDOOR MECHANICAL UNIT ON 4" CONC. PAD

PRELIM.

EXPIRES: 3/31/2027

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7400 E. McDONALD DR. SUITE 122
SCOTTSDALE, ARIZONA
85250
(480) 945-8886 OFFICE
(480) 945-8856 FAX

PRELIMINARY NOT FOR CONSTRUCTION

CLUBHOUSE ELEVATIONS

DATE: 11-12-2024
SCALE: AS NOTED
REVISION:

A CUSTOM DEVELOPMENT:

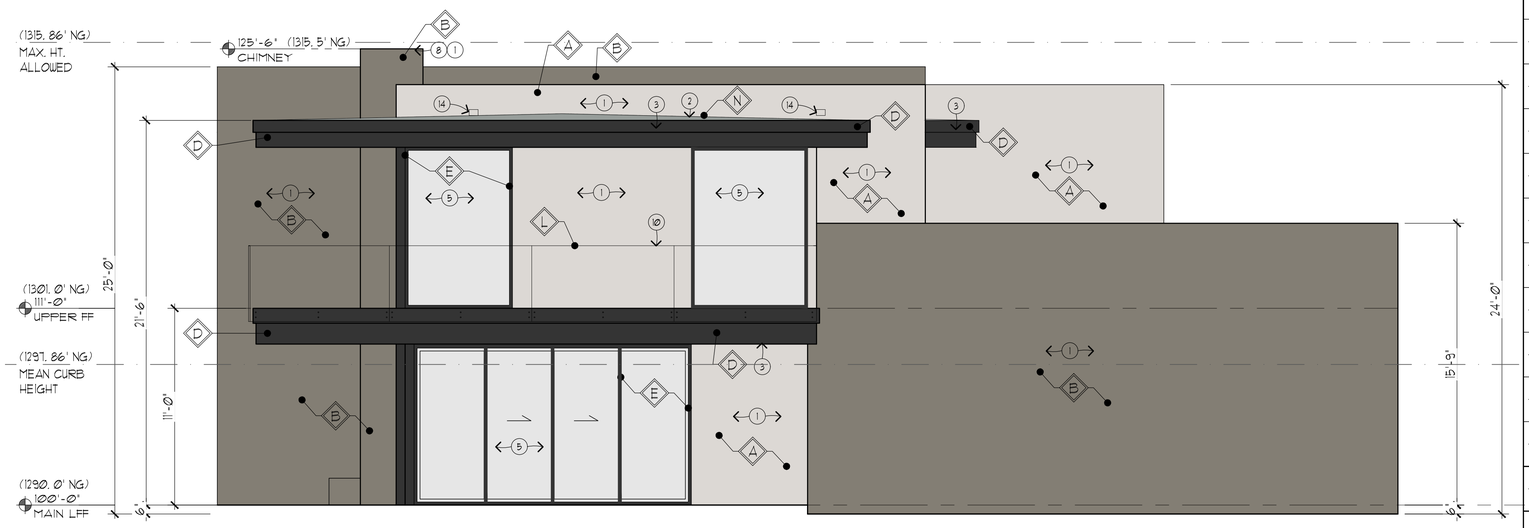
PAPAGO VILLAGE

OAK STREET
SCOTTSDALE, AZ 85257

SHEET NUMBER

A5

CLUB HOUSE



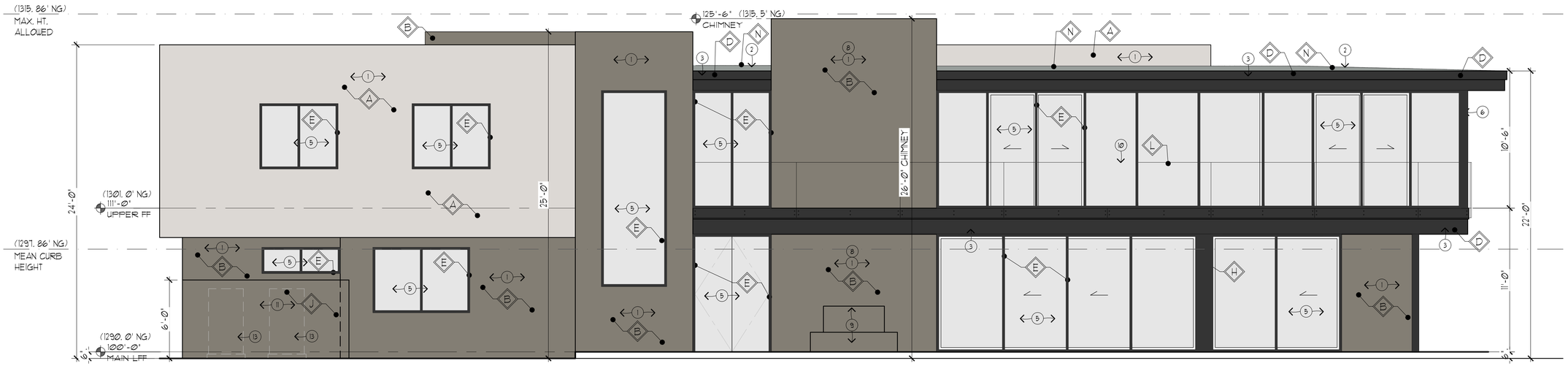
CLUBHOUSE - SIDE ELEVATION

SCALE: 1/4" = 1'-0"

	MATERIAL	COLOR
A	STUCCO 1	DUNN EDWARDS DEW 395 HEIRLOOM SHADE, LRV 63
B	STUCCO 2	DUNN EDWARDS DET 626 METAL FRINGE, LRV 21
C	NOT USED	
D	METAL FASCIA	BLACK STEEL LRV 8
E	ALUMINUM DOOR / WINDOW:	BLACK ANODIZED ALUM LRV 8
F	FRONT DOOR	MATCH ADJACENT STUCCO
G	HOLLOW METAL MECH. DOOR & JAMB:	MATCH ADJACENT STUCCO
H	STEEL COLUMN	BLACKENED STEEL, LRV 8
J	STUCCO ON MASONRY FENCE	DUNN EDWARDS DET 626 METAL FRINGE, LRV 21
K	VIEW FENCE	BLACK STEEL LRV 8
L	GUARDRAIL	TEMPERED GLASS
M	GATE	BLACK STEEL LRV 8
N	FOAM ROOF	GRAY PEBBLE, LRV 35

ELEVATION KEYNOTES:

1. EXTERIOR WALL - WESTERN ONE-KOTE STUCCO SYSTEM PER UES 382 ON 1" RIGID INSULATION ON TYVEK STUCCO WRAP ON PLYWOOD SHEATHING ON 2X6 FRAMING @ 16"O.C.
2. NEW 1-INCH FOAM ROOF SYSTEM PER ESR-2932 ON PLYWOOD SHEATHING OVER ROOF FRAMING.
3. 22-GAUGE METAL FASCIA W/ GRACE ULTRA UNDERLAYMENT W/ MIN. 4" LAP ALL ENDS
4. 6X4 METAL THRU WALL SCUPPER, PAINTED
5. DOOR/ WINDOW SYSTEM
6. COLUMN
7. ROOF DRAIN WITH INDEPENDENT OVERFLOW DRAIN. PROVIDE BRASS LAMBS TONGUE AT DRAIN OUTLET. DAYLIGHT 4" ABOVE GRADE. COORDINATE DAYLIGHT WITH SPLASH BLOCK.
8. CHIMNEY
9. FIREPLACE & NON-COMBUSTIBLE HEARTH
10. TEMPERED GLASS GUARDRAIL
11. STUCCO ON BOTH SIDE ON MASONRY FENCE
12. GATE
13. OUTDOOR MECHANICAL UNIT ON 4" CONC. PAD



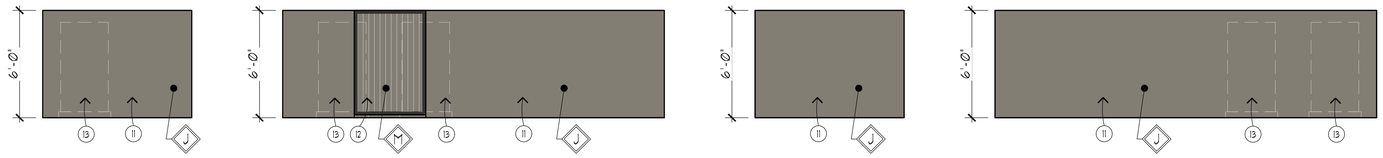
CLUBHOUSE - REAR ELEVATION

SCALE: 1/4" = 1'-0"

NOTE:
MAIN LEVEL FINISH FLOOR 100'-0" DESIGN GRADE
EQUALS 1290. 0' NATURAL GRADE

UPPER LEVEL FINISH FLOOR 111'-0" DESIGN GRADE
EQUALS 1301. 0' GRADE

F.F. = FINISH FLOOR
N.G. = NATURAL GRADE



MECH. YARD- FRONT

SCALE: 1/4" = 1'-0"

MECH. YARD- GATE

SCALE: 1/4" = 1'-0"

MECH. YARD- REAR

SCALE: 1/4" = 1'-0"

MECH. YARD- SIDE

SCALE: 1/4" = 1'-0"

PRELIM.

EXPIRES: 3/31/2027

PRELIMINARY NOT FOR CONSTRUCTION

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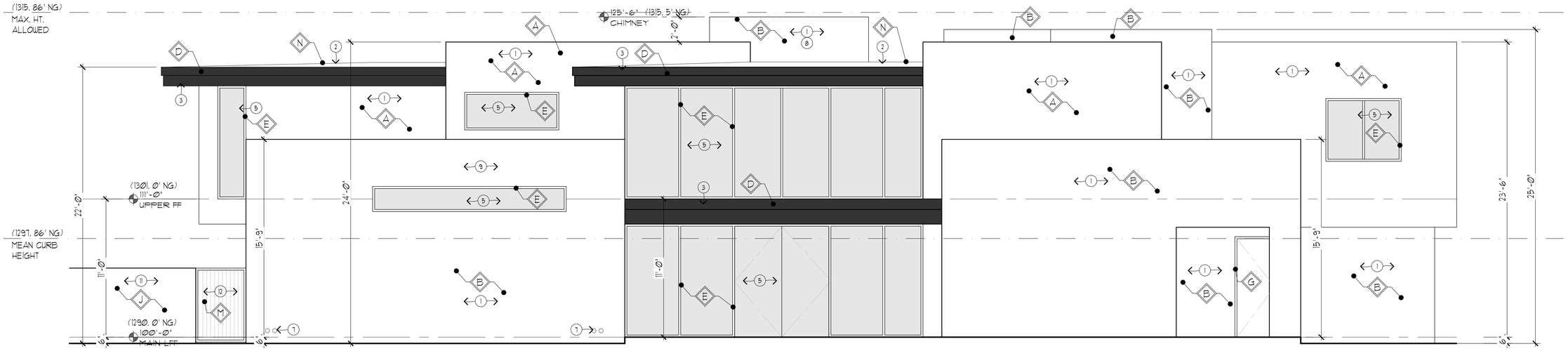
DATE: 11-12-2024
SCALE: AS NOTED
REVISION:

A CUSTOM DEVELOPMENT:
PAPAGO VILLAGE
OAK STREET
SCOTTSDALE, AZ 85257

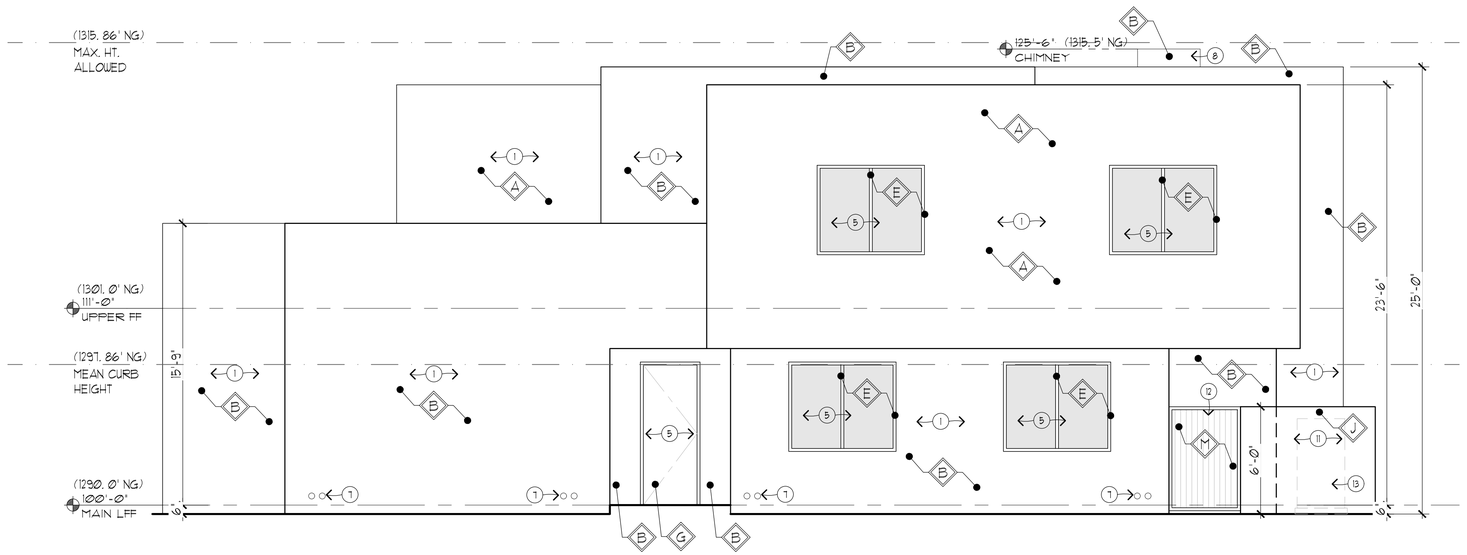
SHEET NUMBER
A5.1
CLUB HOUSE

CLUBHOUSE ELEVATIONS



CLUBHOUSE - FRONT ELEVATION

SCALE: 1/4" = 1'-0"



CLUBHOUSE - SIDE ELEVATION

SCALE: 1/4" = 1'-0"

MATERIAL		COLOR
A	STUCCO 1	DUNN EDWARDS DEW 395 HEIRLOOM SHADE, LRV 63
B	STUCCO 2	DUNN EDWARDS DET 626 METAL FRINGE, LRV 21
C	NOT USED	
D	METAL FASCIA	BLACK STEEL LRV 8
E	ALUMINUM DOOR / WINDOW:	BLACK ANODIZED ALUM LRV 8
F	FRONT DOOR	MATCH ADJACENT STUCCO
G	HOLLOW METAL MECH. DOOR & JAMB:	MATCH ADJACENT STUCCO
H	STEEL COLUMN	BLACKENED STEEL, LRV 8
J	STUCCO ON MASONRY FENCE	DUNN EDWARDS DET 626 METAL FRINGE, LRV 21
K	VIEW FENCE	BLACK STEEL LRV 8
L	GUARDRAIL	TEMPERED GLASS
M	GATE	BLACK STEEL LRV 8
N	FOAM ROOF	GRAY PEBBLE, LRV 35

NOTE:
MAIN LEVEL FINISH FLOOR 100'-0" DESIGN GRADE EQUALS 1290. 0' NATURAL GRADE

UPPER LEVEL FINISH FLOOR 111'-0" DESIGN GRADE EQUALS 1301. 0' GRADE

F.F. = FINISH FLOOR
N.G. = NATURAL GRADE

ELEVATION KEYNOTES:

1. EXTERIOR WALL - WESTERN ONE-KOTE STUCCO SYSTEM PER UES 382 ON 1" RIGID INSULATION ON TYVEK STUCCO WRAP ON PLYWOOD SHEATHING ON 2X6 FRAMING @ 16" O.C.
2. NEW 1-INCH FOAM ROOF SYSTEM PER ESR-2532 ON PLYWOOD SHEATHING OVER ROOF FRAMING.
3. 22-GAUGE METAL FASCIA W/ GRACE ULTRA UNDERLAYMENT W/ MIN. 4" LAP ALL ENDS
4. 6X4 METAL THRU WALL SCUPPER, PAINTED
5. DOOR/ WINDOW SYSTEM
6. COLUMN
7. ROOF DRAIN WITH INDEPENDENT OVERFLOW DRAIN. PROVIDE BRASS LAMBS TONGUE AT DRAIN DISCHARGE. DAYLIGHT 4" ABOVE GRADE. COORDINATE DAYLIGHT WITH SPLASH BLOCK.
8. CHIMNEY
9. FIREPLACE & NON-COMBUSTIBLE HEARTH
10. TEMPERED GLASS GUARDRAIL
11. STUCCO BOTH SIDES ON MASONRY FENCE
12. GATE
13. OUTDOOR MECHANICAL UNIT ON 4" CONC. PAD

PRELIM.

EXPIRES: 3/31/2027

PRELIMINARY NOT FOR CONSTRUCTION

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CLUBHOUSE ELEVATIONS

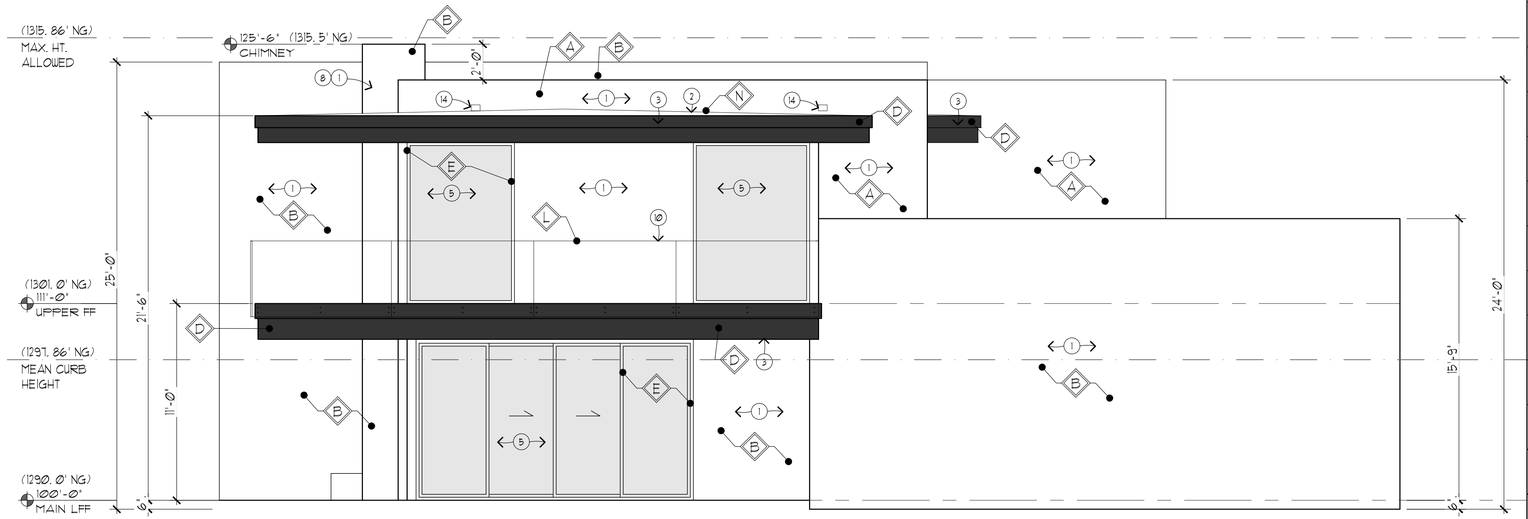
DATE: 11-12-2024
SCALE: AS NOTED
REVISION:

A CUSTOM DEVELOPMENT:
PAPAGO VILLAGE
OAK STREET
SCOTTSDALE, AZ 85257

SHEET NUMBER

A5

CLUB HOUSE



CLUBHOUSE - SIDE ELEVATION

SCALE: 1/4" = 1'-0"

	MATERIAL	COLOR
A	STUCCO 1	DUNN EDWARDS DEW 395 HEIRLOOM SHADE, LRV 63
B	STUCCO 2	DUNN EDWARDS DET 626 METAL FRINGE, LRV 21
C	NOT USED	
D	METAL FASCIA	BLACK STEEL LRV 8
E	ALUMINUM DOOR / WINDOW:	BLACK ANODIZED ALUM LRV 8
F	FRONT DOOR	MATCH ADJACENT STUCCO
G	HOLLOW METAL MECH. DOOR & JAMB:	MATCH ADJACENT STUCCO
H	STEEL COLUMN	BLACKENED STEEL, LRV 8
J	STUCCO ON MASONRY FENCE	DUNN EDWARDS DET 626 METAL FRINGE, LRV 21
K	VIEW FENCE	BLACK STEEL LRV 8
L	GUARDRAIL	TEMPERED GLASS
M	GATE	BLACK STEEL LRV 8
N	FOAM ROOF	GRAY PEBBLE, LRV 35

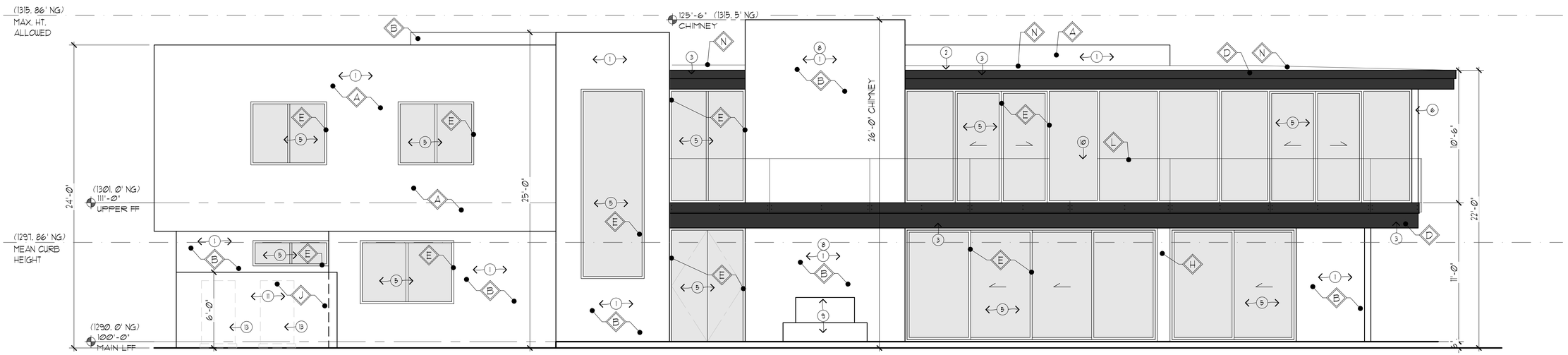
ELEVATION KEYNOTES:

1. EXTERIOR WALL - WESTERN ONE-KOTE STUCCO SYSTEM PER UES 382 ON 1" RIGID INSULATION ON TYVEK STUCCO WRAP ON PLYWOOD SHEATHING ON 2X6 FRAMING @ 16" O.C.
2. NEW 1-INCH FOAM ROOF SYSTEM PER ESR-2932 ON PLYWOOD SHEATHING OVER ROOF FRAMING.
3. 22-GAUGE METAL FASCIA W/ GRACE ULTRA UNDERLAYMENT W/ MIN. 4" LAP ALL ENDS
4. 6X4 METAL THRU WALL SCUPPER, PAINTED
5. DOOR/ WINDOW SYSTEM
6. COLUMN
7. ROOF DRAIN WITH INDEPENDENT OVERFLOW DRAIN. PROVIDE BRASS LAMBS TONGUE AT DRAIN OUTLET. DAYLIGHT 4" ABOVE GRADE. COORDINATE DAYLIGHT WITH SPLASH BLOCK.
8. CHIMNEY
9. FIREPLACE & NON-COMBUSTIBLE HEARTH
10. TEMPERED GLASS GUARDRAIL
11. STUCCO ON BOTH SIDE ON MASONRY FENCE
12. GATE
13. OUTDOOR MECHANICAL UNIT ON 4" CONC. PAD

NOTE:
MAIN LEVEL FINISH FLOOR 100'-0" DESIGN GRADE EQUALS 1290. 0' NATURAL GRADE

UPPER LEVEL FINISH FLOOR 111'-0" DESIGN GRADE EQUALS 1301. 0' GRADE

F.F. = FINISH FLOOR
N.G. = NATURAL GRADE



CLUBHOUSE - REAR ELEVATION

SCALE: 1/4" = 1'-0"

PRELIM.

EXPIRES: 3/31/2027

DAVID DICK, ARCHITECT
7400 E. McDONALD DR. SUITE 122
SCOTTSDALE, ARIZONA
85250
(480) 945-8886 OFFICE
(480) 945-8856 FAX

PRELIMINARY NOT FOR CONSTRUCTION

CLUBHOUSE ELEVATIONS

DATE: 11-12-2024
SCALE: AS NOTED
REVISION:

A CUSTOM DEVELOPMENT:

PAPAGO VILLAGE

OAK STREET
SCOTTSDALE, AZ 85257

SHEET NUMBER

A5.1

CLUB HOUSE

ARCHITECT
DAVID DICK
7400 E. McDonald Drive, Suite 122
Scottsdale, Arizona
85250

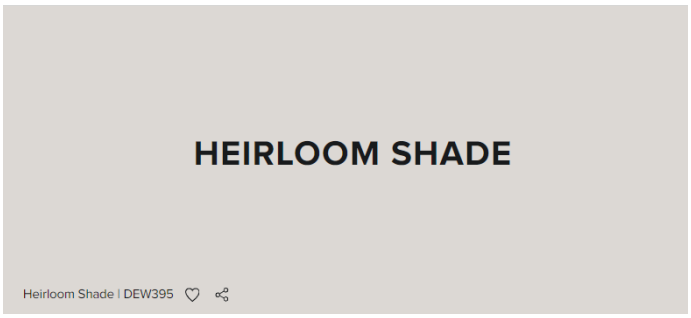
(480) 945-1898
dd@ddarchstudio.com

ATTACHMENT #11

ARCHITECT
DAVID DICK
7400 E. McDonald Drive, Suite 122
Scottsdale, Arizona
85250

(480) 945-1898
dd@ddarchstudio.com

DUNN EDWARDS DEW 395 Heirloom Shade LRV 63



DUNN EDWARDS DET 627 Metal Fringe LRV 21

Black Anodized window system, Gate LRV 8

Metal Facia, View Fence, Steel Column

MATCHLINE - SEE SHEET LA5.2

MATCHLINE - SEE SHEET LA5.3 LEFT

MATCHLINE - SEE SHEET LA5.3 RIGHT

UNIT 013 UNIT 012 UNIT 011 UNIT 010 UNIT 009 UNIT 008 UNIT 007 UNIT 006 UNIT 005 UNIT 004 UNIT 003 UNIT 002 UNIT 001

GARAGE 001 GARAGE 002 GARAGE 003 GARAGE 004

UNIT 087 UNIT 088 UNIT 089 UNIT 090 UNIT 091 UNIT 092 UNIT 093 UNIT 094

UNIT 085 UNIT 083 UNIT 081 UNIT 079 UNIT 086 UNIT 084 UNIT 082 UNIT 080

UNIT 078 UNIT 077 UNIT 076 UNIT 075 UNIT 074 UNIT 073

UNDERGROUND STORM STRUCTURE PER CIVIL

BACK OF CURB

BUILDING SETBACK LINE

15'-0" LANDSCAPE EASEMENT

26'-0" BOC

62'-0" BOC

RIDGE

CARPORT PER ARCHITECTURE

TRASH COMPACTOR

ADA RAMP PER CIVIL

FIRE HYDRANT - 3'-0" CLEARANCE TYP.

EX. BUILDING

8'-0" DRY UTILITY CORRIDOR

FIRE HYDRANT - 3'-0" CLEARANCE TYP.

BACK OF CURB

SIDEWALK PER CIVIL

LANDSCAPE SETBACK LINE

LANDSCAPE AREA

PROPERTY LINE

OAK STREET

40'-0" ROW

8'-0" PUE

50'-0" SETBACK

PUE

RIGHT OF WAY

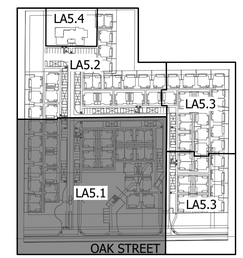
SIDEWALK PER CIVIL (TYP.)

BACK OF CURB

CITY LIMIT

Light Fixtures Legend

Symbol	Model	Type	Manufacturer	Finsh	Qty	Detail
Symbol	Model	Type	Manufacturer	Finsh	Qty	
⊙	M-PZ-ZD-3LED	Path Light	FX Luminare	FB	39	
▣	FC-6LED-GW-090	Well Light	FX Luminare	BZ	72	
⏃	FB-ZD-3LED	Uplight	FX Luminare	BZ	16	
		Festoon Lights		FB		
T-1	LUXOR 300 WATT	Light Controller	FX Luminare	SS	2	



KEY MAP NOT TO SCALE

MODUS DEVELOPMENT

PAPAGO VILLAGE

LA5.1 - Lighting Plan

Plan Scale 1:20' Date: 10-09-2024

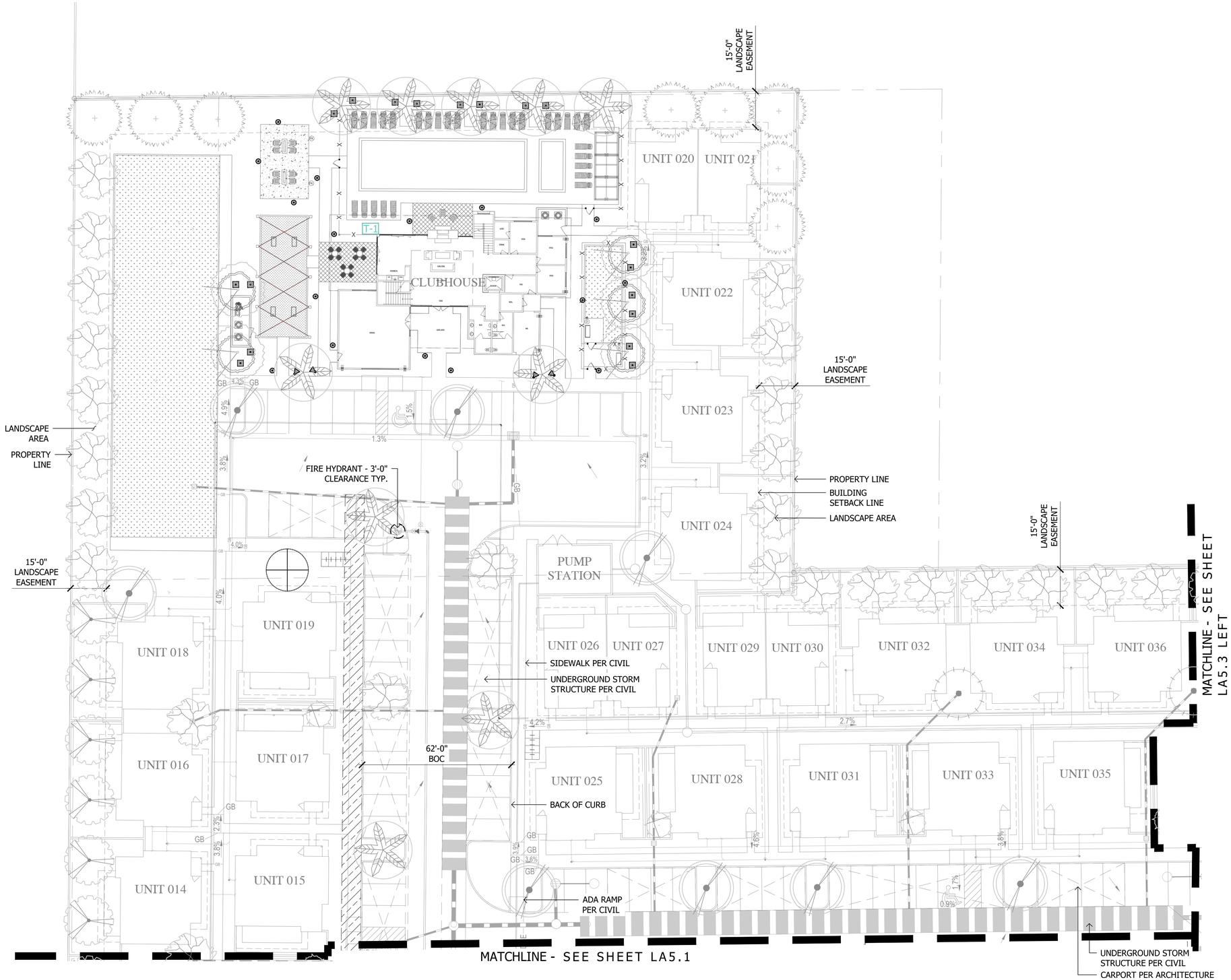
ABLASTUDIO.COM

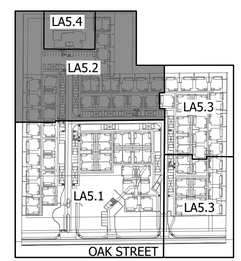
ABLA

ATTACHMENT #13

Light Fixtures Legend

Symbol	Model	Type	Manufacturer	Finsh	Qty	Detail
Symbol	Model	Type	Manufacturer	Finsh	Qty	
⊙	M-PZ-ZD-3LED	Path Light	FX Luminare	FB	39	
▣	FC-6LED-GW-090	Well Light	FX Luminare	BZ	72	
▲	FB-ZD-3LED	Uplight	FX Luminare	BZ	16	
		Festoon Lights		FB		
T-1	LUXOR 300 WATT	Light Controller	FX Luminare	SS	2	





KEY MAP NOT TO SCALE

MODUS DEVELOPMENT

PAPAGO VILLAGE

LA5.2 - Lighting Plan

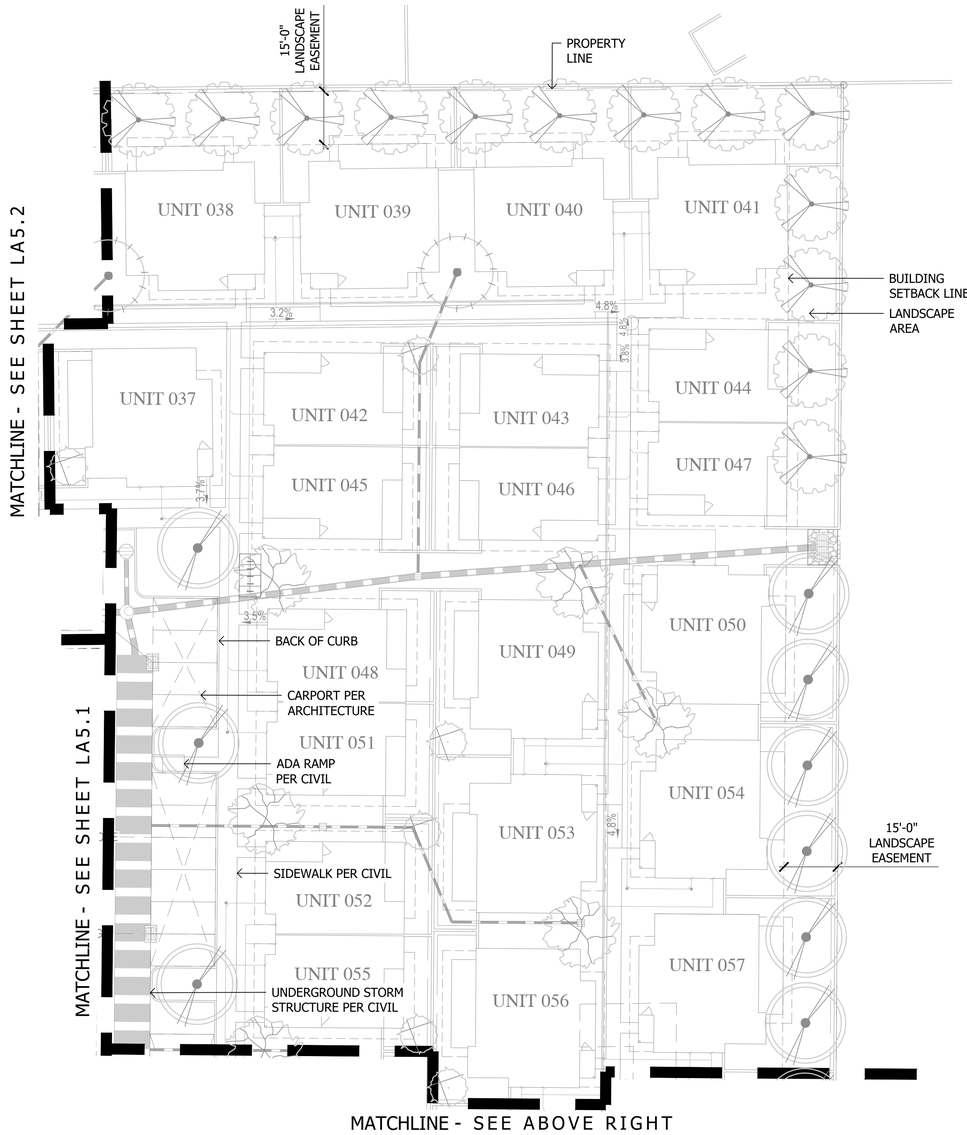
Plan Scale 1:20' 20' 40' 60' Date:10-09-2024

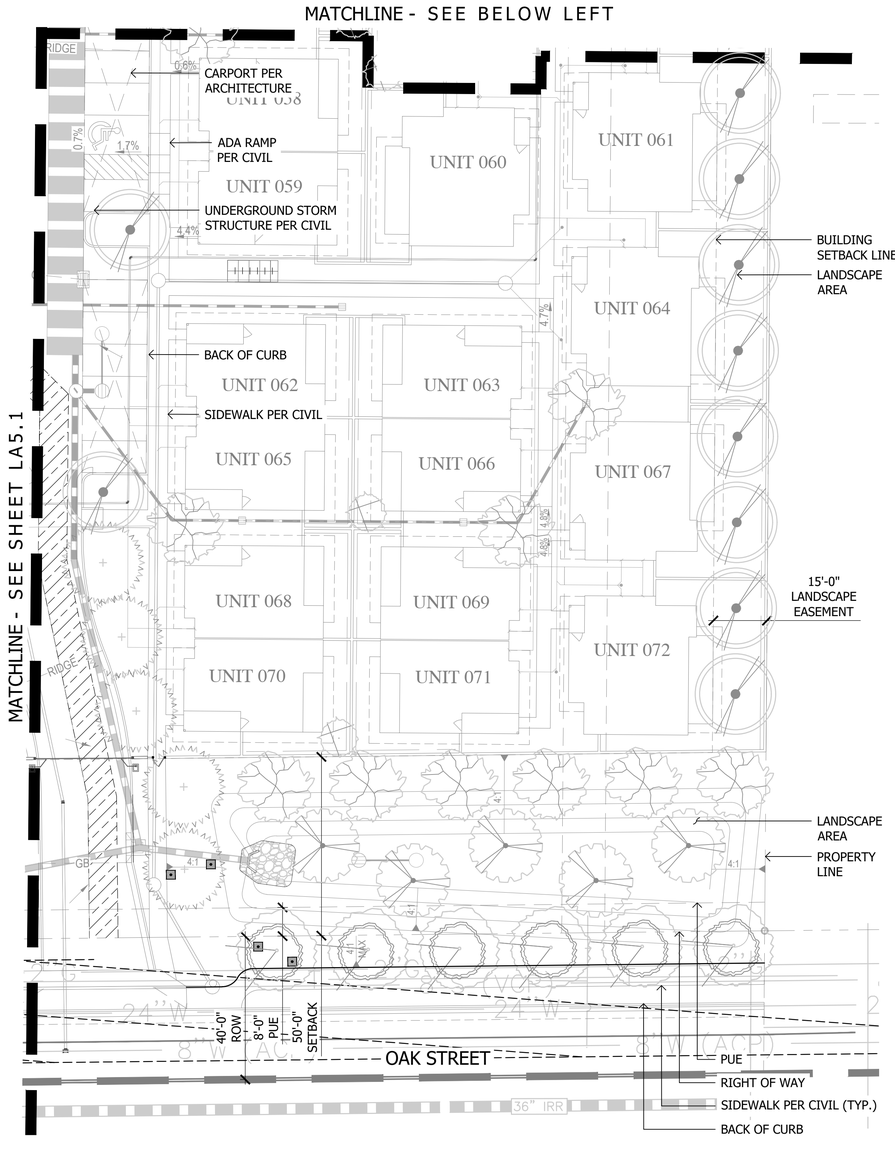
ABLASTUDIO.COM

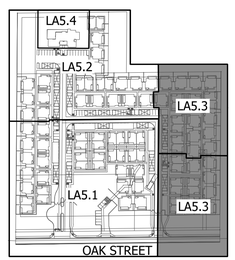
AB LA

Light Fixtures Legend

Symbol	Model	Type	Manufacturer	Finsh	Qty	Detail
Symbol	Model	Type	Manufacturer	Finsh	Qty	
⊙	M-PZ-ZD-3LED	Path Light	FX Luminare	FB	39	
▣	FC-6LED-GW-090	Well Light	FX Luminare	BZ	72	
▲	FB-ZD-3LED	Uplight	FX Luminare	BZ	16	
		Festoon Lights		FB		
T-1	LUXOR 300 WATT	Light Controller	FX Luminare	SS	2	







KEY MAP NOT TO SCALE

MODUS DEVELOPMENT

PAPAGO VILLAGE

LA5.3 - Lighting Plan

Plan Scale 1:20' 20' 40' 60' Date:10-09-2024

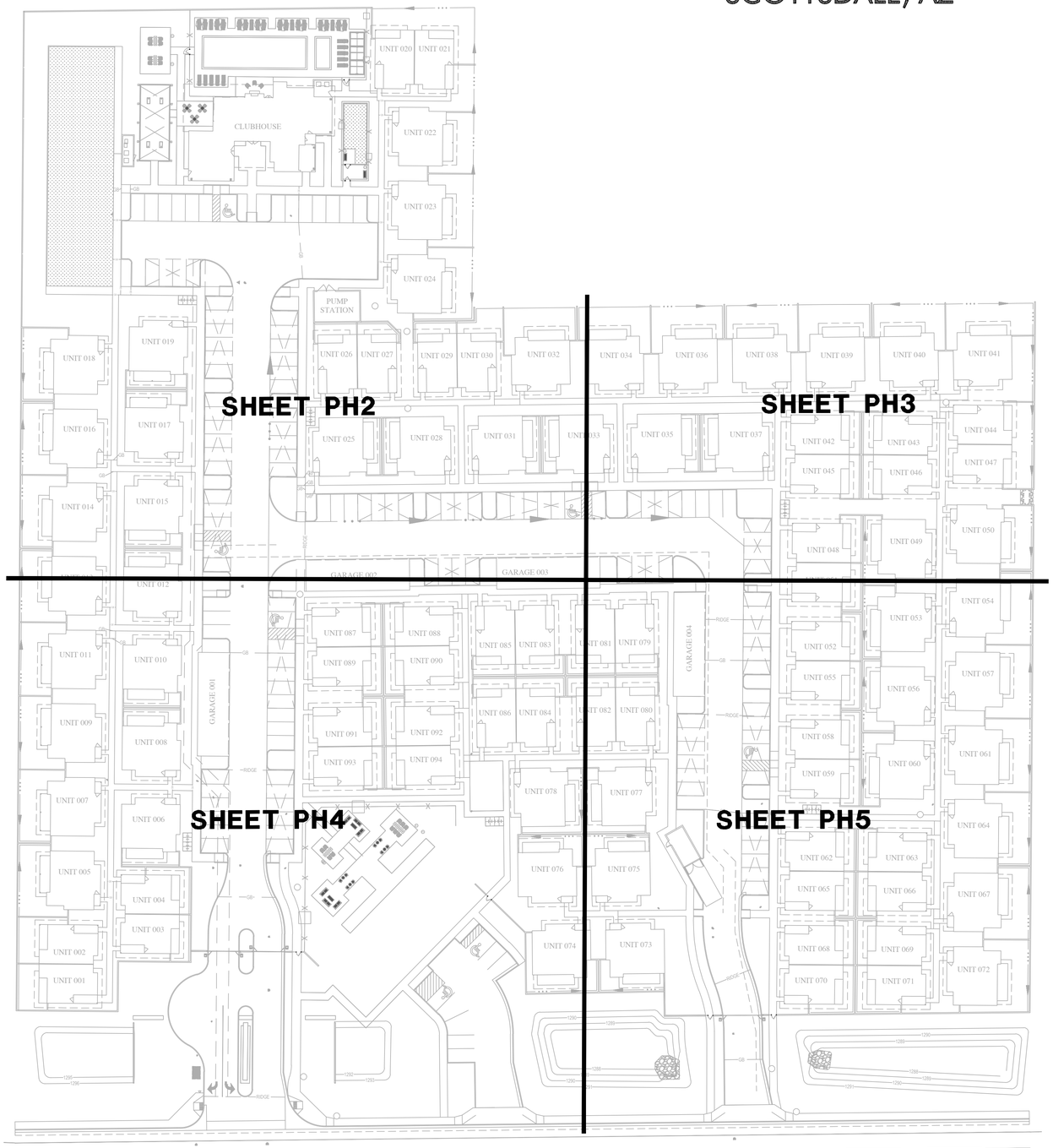
ABLASTUDIO.COM

AB LA

PAPAGO VILLAGE

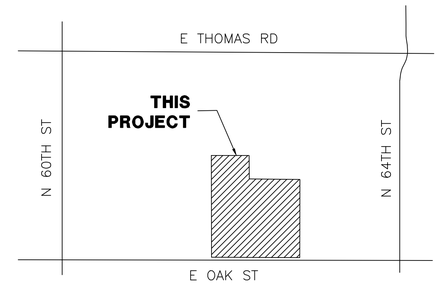
PHOTOMETRIC LIGHTING PLAN

SCOTTSDALE, AZ



KEY MAP

NORTH
NTS



VICINITY MAP
N.T.S.

NORTH

LEGEND

54W LED T5W
candela file 'DSX1_LED_P1_30K_T5W_MVOLT.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 54
mounting height= 15 ft
number locations= 2, number luminaires= 2
kw all locations= 0.1

25W CANOPY
candela file 'VAL-E01-LED-E-U-W0.ies'
21 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 25
mounting height= 10 ft
number locations= 42, number luminaires= 42
kw all locations= 1.0

35W BOLLARD
candela file 'BRT6-A4-730-U-T3-XX-BK.ies'
8 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 35
mounting height= 3.5 ft
number locations= 25, number luminaires= 25
kw all locations= 0.9

GENERIC CAN LIGHT
candela file 'LDN4 30_15 LO4 WR.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 10
mounting height= 10 ft
number locations= 425, number luminaires= 425
kw all locations= 4.4

3W STRING LIGHT WITH SHIELD
candela file 'ML2000-CA-27K-GSFL-3W.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 3
Outreach (from mounting axis to photometric center)= 0 ir
mounting height= 10 ft
number locations= 96, number luminaires= 96
kw all locations= 0.3

54W LED T3
candela file 'DSX1_LED_P1_30K_T3M_MVOLT.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 54
mounting height= 15 ft
number locations= 8, number luminaires= 8
kw all locations= 0.4

CALCULATIONS

DRIVE AISLE & PARKING
664 points
HORIZONTAL FOOTCANDLES
Average 1.6
Maximum 4.1
Minimum 0.1
Avg:Min 15.99
Max:Min 41.00
Coef Var 0.52

PROPERTY LINE
279 points
HORIZONTAL FOOTCANDLES
Average 0.0
Maximum 1.0
Minimum 0.0
Avg:Min N/A
Max:Min N/A
Coef Var 3.61

SIDEWALK
566 points
HORIZONTAL FOOTCANDLES
Average 1.5
Maximum 12.9
Minimum 0.0
Avg:Min N/A
Max:Min N/A
Coef Var 1.52

DOG PARK
4 points
HORIZONTAL FOOTCANDLES
Average 3.1
Maximum 3.3
Minimum 2.9
Avg:Min 1.08
Max:Min 1.14
Coef Var 0.05

POOL
38 points
HORIZONTAL FOOTCANDLES
Average 2.3
Maximum 8.3
Minimum 0.1
Avg:Min 23.08
Max:Min 83.00
Coef Var 1.13

CANOPY AREA
66 points at z=0, sp 10ft by 5.(
HORIZONTAL FOOTCANDLES
Average 0.9
Maximum 11.8
Minimum 0.0
Avg:Min N/A
Max:Min N/A
Coef Var 2.35
UnifGrad N/A

DEVELOPER
MODUS DEVELOPMENT
3219 E CAMELBACK RD, SUITE 291
PHOENIX, AZ 85018
PHONE: (503)201-8616
CONTACT: CHRIS FRETTOLOSO
EMAIL: CHRIS@MODUSCOMPANIES.COM

ARCHITECT
DAVID DICK ARCHITECT INC
7400 E MCDONALD DR, SUITE 122
SCOTTSDALE, AZ 85250
PHONE: (480) 945-1898
CONTACT: LISA RODGERS
EMAIL: LR@DDARCHSTUDIO.COM

ELECTRICAL ENGINEER
WRIGHT ENGINEERING CORPORATION
165 EAST CHILTON DRIVE
CHANDLER, AZ 85225
PHONE: (480) 497-5829
CONTACT: JACOB BIELEFELDT
EMAIL: JBIELEFELDT@WRIGHTENGINEERING.US

SHEET INDEX

SHEET PH1 – PHOTOMETRIC COVER SHEET
SHEET PH2 – PHOTOMETRIC CALCULATIONS
SHEET PH3 – PHOTOMETRIC CALCULATIONS
SHEET PH4 – PHOTOMETRIC CALCULATIONS
SHEET PH5 – PHOTOMETRIC CALCULATIONS
SHEET PH6 – DETAILS
SHEET PH7 – DETAILS
SHEET PH8 – DETAILS

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807

PHOTOMETRIC CALCULATION SHEET. FOR INFORMATION ONLY.

Registered Professional Engineer (Electrical)
Certificate No. 73954
JACOB BIELEFELDT
Date Signed 9-18-25
Expires 9-30-27

PROJECT NAME:
MODUS 64TH & OAK
PHOTOMETRIC LIGHTING PLAN
SCOTTSDALE, AZ

WRIGHT ENG. PROJECT NO: **24181**

DESIGN BY: DNK **PH1**

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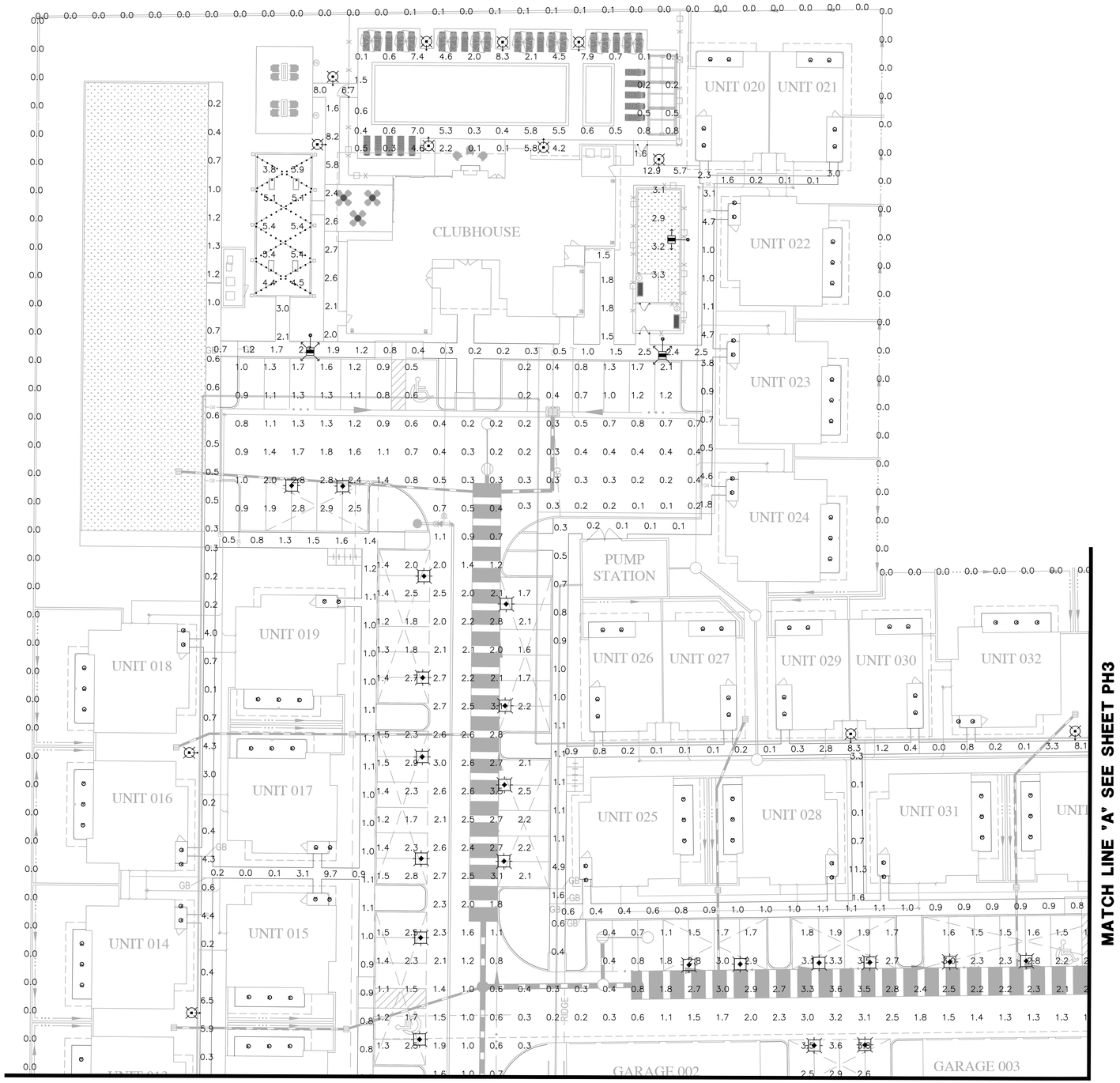


MATCH LINE "A" SEE SHEET PH3

MATCH LINE "B" SEE SHEET PH4

LEGEND

54W LED T5W
candela file 'DSX1_LED_P1_30K_T5W_MVOLT.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 54
mounting height= 15 ft
number locations= 2, number luminaires= 2
kw all locations= 0.1

25W CANOPY
candela file 'VAL-E01-LED-E-U-WQ.ies'
21 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 25
mounting height= 10 ft
number locations= 42, number luminaires= 42
kw all locations= 1.0

35W BOLLARD
candela file 'BRT6-A4-730-U-T3-XX-BK.ies'
8 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 35
mounting height= 3.5 ft
number locations= 25, number luminaires= 25
kw all locations= 0.9

GENERIC CAN LIGHT
candela file 'LDN4 30_15 LO4 WR.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 10
mounting height= 10 ft
number locations= 425, number luminaires= 425
kw all locations= 4.4

3W STRING LIGHT WITH SHIELD
candela file 'ML2000-CA-27K-GSFL-3W.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 3
Outreach (from mounting axis to photometric center)= 0 in
mounting height= 10 ft
number locations= 96, number luminaires= 96
kw all locations= 0.3

54W LED T3
candela file 'DSX1_LED_P1_30K_T3M_MVOLT.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 54
mounting height= 15 ft
number locations= 8, number luminaires= 8
kw all locations= 0.4

CALCULATIONS

DRIVE AISLE & PARKING
664 points
HORIZONTAL FOOTCANDLES

Average	1.6
Maximum	4.1
Minimum	0.1
Avg:Min	15.99
Max:Min	41.00
Coef Var	0.52

PROPERTY LINE
279 points
HORIZONTAL FOOTCANDLES

Average	0.0
Maximum	1.0
Minimum	0.0
Avg:Min	N/A
Max:Min	N/A
Coef Var	3.61

SIDEWALK
566 points
HORIZONTAL FOOTCANDLES

Average	1.5
Maximum	12.9
Minimum	0.0
Avg:Min	N/A
Max:Min	N/A
Coef Var	1.52

DOG PARK
4 points
HORIZONTAL FOOTCANDLES

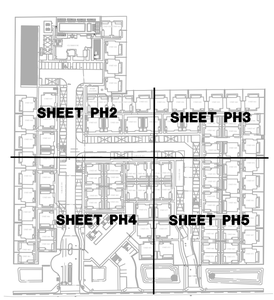
Average	3.1
Maximum	3.3
Minimum	2.9
Avg:Min	1.08
Max:Min	1.14
Coef Var	0.05

POOL
38 points
HORIZONTAL FOOTCANDLES

Average	2.3
Maximum	8.3
Minimum	0.1
Avg:Min	23.08
Max:Min	83.00
Coef Var	1.13

CANOPY AREA
66 points at z=0, sp 10ft b)
HORIZONTAL FOOTCANDLES

Average	0.9
Maximum	11.8
Minimum	0.0
Avg:Min	N/A
Max:Min	N/A
Coef Var	2.35
UnifGrad	N/A



GRAPHIC SCALE
20 10 0 10 20 40
1 INCH = 40 FEET

NORTH

PHOTOMETRIC CALCULATIONS

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807

PHOTOMETRIC CALCULATION SHEET. FOR INFORMATION ONLY.

Registered Professional Engineer (Electrical) Certificate No. 73954 JACOB BIELEFELDT Expires 9-30-27

PROJECT NAME:
MODUS 64TH & OAK
PHOTOMETRIC LIGHTING PLAN
SCOTTSDALE, AZ

WRIGHT ENG. PROJECT NO: **24181**

DESIGN BY: DNK **PH2**

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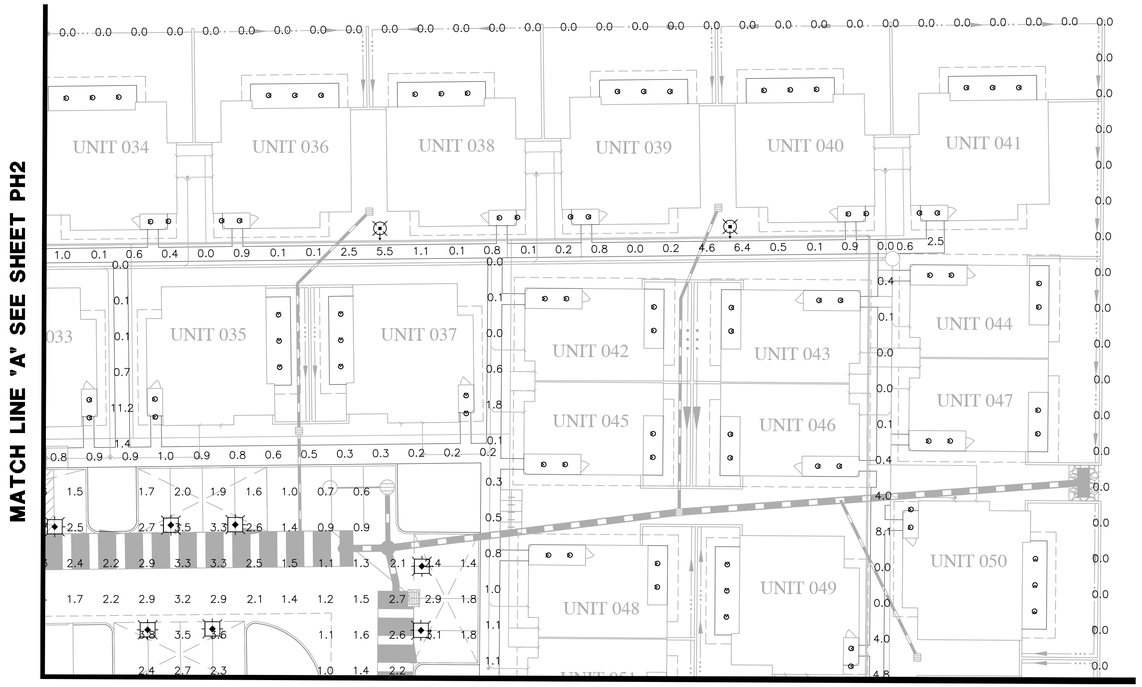


LEGEND

54W LED T5W
candela file 'DSX1_LED_P1_30K_T5W_MVOLT.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 54
mounting height= 15 ft
number locations= 2, number luminaires= 2
kw all locations= 0.1

25W CANOPY
candela file 'VAL-E01-LED-E-U-WQ.ies'
21 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 25
mounting height= 10 ft
number locations= 42, number luminaires= 42
kw all locations= 1.0

35W BOLLARD
candela file 'BRT6-A4-730-U-T3-XX-BK.ies'
8 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 35
mounting height= 3.5 ft
number locations= 25, number luminaires= 25
kw all locations= 0.9

GENERIC CAN LIGHT
candela file 'LDN4 30_15 LO4 WR.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 10
mounting height= 10 ft
number locations= 425, number luminaires= 425
kw all locations= 4.4

3W STRING LIGHT WITH SHIELD
candela file 'ML2000-CA-27K-GSFL-3W.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 3
Outreach (from mounting axis to photometric center)= 0 in
mounting height= 10 ft
number locations= 96, number luminaires= 96
kw all locations= 0.3

54W LED T3
candela file 'DSX1_LED_P1_30K_T3M_MVOLT.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 54
mounting height= 15 ft
number locations= 8, number luminaires= 8
kw all locations= 0.4

CALCULATIONS

DRIVE AISLE & PARKING
664 points
HORIZONTAL FOOTCANDLES

Average	1.6
Maximum	4.1
Minimum	0.1
Avg:Min	15.99
Max:Min	41.00
Coef Var	0.52

PROPERTY LINE
279 points
HORIZONTAL FOOTCANDLES

Average	0.0
Maximum	1.0
Minimum	0.0
Avg:Min	N/A
Max:Min	N/A
Coef Var	3.61

SIDEWALK
566 points
HORIZONTAL FOOTCANDLES

Average	1.5
Maximum	12.9
Minimum	0.0
Avg:Min	N/A
Max:Min	N/A
Coef Var	1.52

DOG PARK
4 points
HORIZONTAL FOOTCANDLES

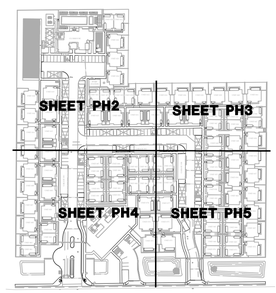
Average	3.1
Maximum	3.3
Minimum	2.9
Avg:Min	1.08
Max:Min	1.14
Coef Var	0.05

POOL
38 points
HORIZONTAL FOOTCANDLES

Average	2.3
Maximum	8.3
Minimum	0.1
Avg:Min	23.08
Max:Min	83.00
Coef Var	1.13

CANOPY AREA
66 points at z=0, sp 10ft by
HORIZONTAL FOOTCANDLES

Average	0.9
Maximum	11.8
Minimum	0.0
Avg:Min	N/A
Max:Min	N/A
Coef Var	2.35
UnifGrad	N/A



GRAPHIC SCALE
20 10 0 10 20 40
1 INCH = 40 FEET

NORTH

PHOTOMETRIC CALCULATIONS

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5825 • FAX 480.497.5807

PHOTOMETRIC CALCULATION SHEET. FOR INFORMATION ONLY.

Registered Professional Engineer Certificate No. 73954 JACOB BIELEFELDT Date Signed 11-18-2024 ARIZONA U.S.A. Expires 9-30-27

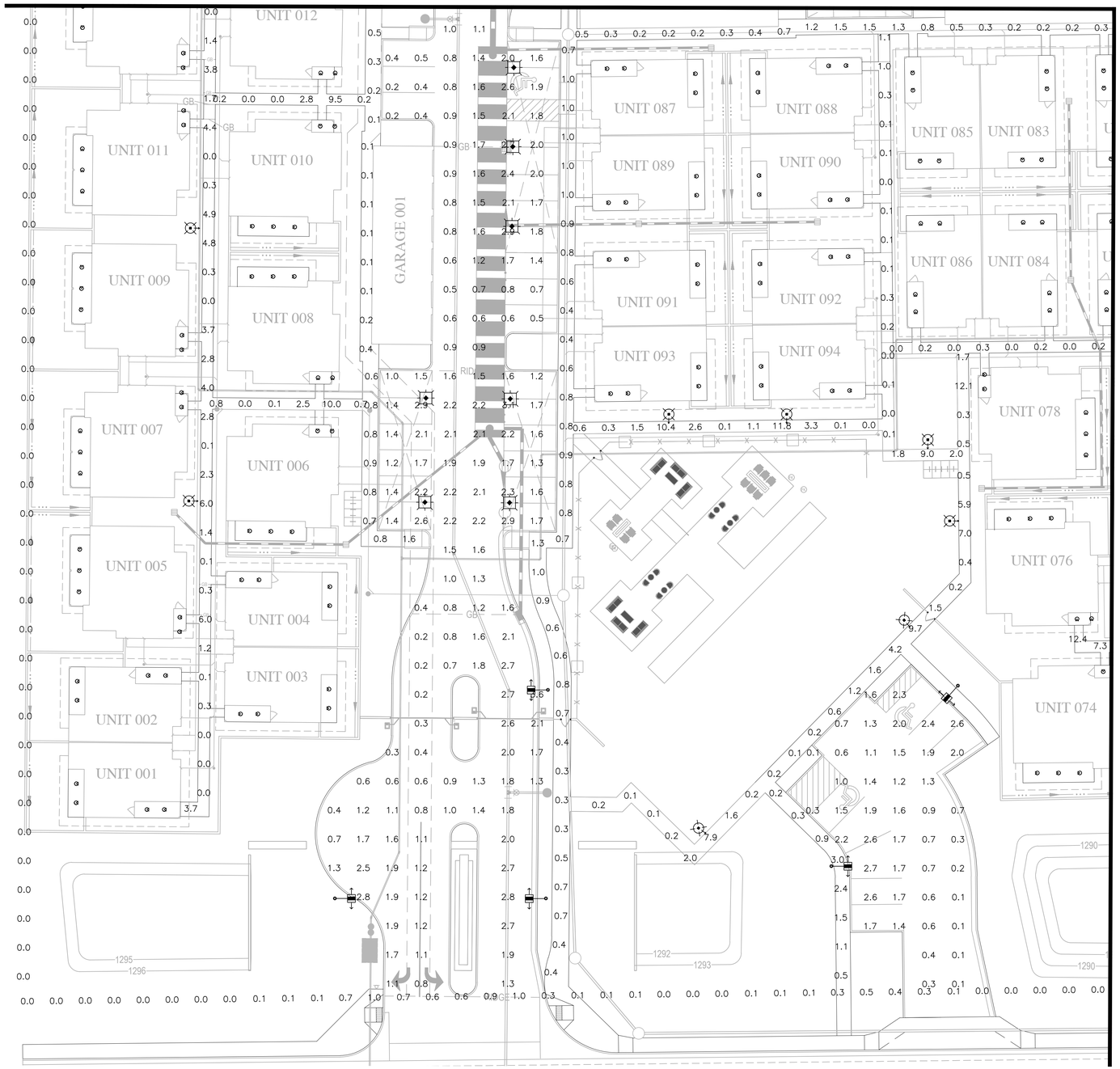
PROJECT NAME:
MODUS 64TH & OAK
PHOTOMETRIC LIGHTING PLAN
SCOTTSDALE, AZ

WRIGHT ENG. PROJECT NO: **24181**

DESIGN BY: DNK **PH3**

H:\2024\24181-Modus Scottsdale 64th and Oak\Photometrics\24181-PH.dwg

MATCH LINE "B" SEE SHEET PH2



MATCH LINE "D" SEE SHEET PH5

LEGEND

54W LED T5W
candela file 'DSX1_LED_P1_30K_T5W_MVOLT.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 54
mounting height= 15 ft
number locations= 2, number luminaires= 2
kw all locations= 0.1

25W CANOPY
candela file 'VAL-E01-LED-E-U-WQ.ies'
21 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 25
mounting height= 10 ft
number locations= 42, number luminaires= 42
kw all locations= 1.0

35W BOLLARD
candela file 'BRT6-A4-730-U-T3-XX-BK.ies'
8 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 35
mounting height= 3.5 ft
number locations= 25, number luminaires= 25
kw all locations= 0.9

GENERIC CAN LIGHT
candela file 'LDN4 30_15 LO4 WR.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 10
mounting height= 10 ft
number locations= 425, number luminaires= 425
kw all locations= 4.4

3W STRING LIGHT WITH SHIELD
candela file 'ML2000-CA-27K-GSFL-3W.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 3
Outreach (from mounting axis to photometric center)= 0 in
mounting height= 10 ft
number locations= 96, number luminaires= 96
kw all locations= 0.3

54W LED T3
candela file 'DSX1_LED_P1_30K_T3M_MVOLT.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 54
mounting height= 15 ft
number locations= 8, number luminaires= 8
kw all locations= 0.4

CALCULATIONS

DRIVE AISLE & PARKING
664 points
HORIZONTAL FOOTCANDLES
Average 1.6
Maximum 4.1
Minimum 0.1
Avg:Min 15.99
Max:Min 41.00
Coef Var 0.52

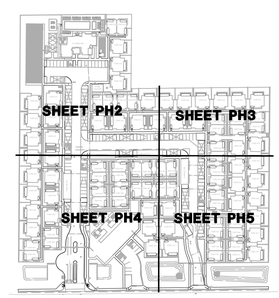
PROPERTY LINE
279 points
HORIZONTAL FOOTCANDLES
Average 0.0
Maximum 1.0
Minimum 0.0
Avg:Min N/A
Max:Min N/A
Coef Var 3.61

SIDEWALK
566 points
HORIZONTAL FOOTCANDLES
Average 1.5
Maximum 12.9
Minimum 0.0
Avg:Min N/A
Max:Min N/A
Coef Var 1.52

DOG PARK
4 points
HORIZONTAL FOOTCANDLES
Average 3.1
Maximum 3.3
Minimum 2.9
Avg:Min 1.08
Max:Min 1.14
Coef Var 0.05

POOL
38 points
HORIZONTAL FOOTCANDLES
Average 2.3
Maximum 8.3
Minimum 0.1
Avg:Min 23.08
Max:Min 83.00
Coef Var 1.13

CANOPY AREA
66 points at z=0, sp 10ft by
HORIZONTAL FOOTCANDLES
Average 0.9
Maximum 11.8
Minimum 0.0
Avg:Min N/A
Max:Min N/A
Coef Var 2.35
UnifGrad N/A



GRAPHIC SCALE
20 10 0 10 20 40
1 INCH = 40 FEET

NORTH

PHOTOMETRIC CALCULATIONS

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5825 • FAX 480.497.5807

PHOTOMETRIC CALCULATION SHEET. FOR INFORMATION ONLY.

Registered Professional Engineer Certificate No. 73954 JACOB BIELEFELDT Date Signed 9-30-25 Expires 9-30-27

PROJECT NAME:
MODUS 64TH & OAK
PHOTOMETRIC LIGHTING PLAN
SCOTTSDALE, AZ

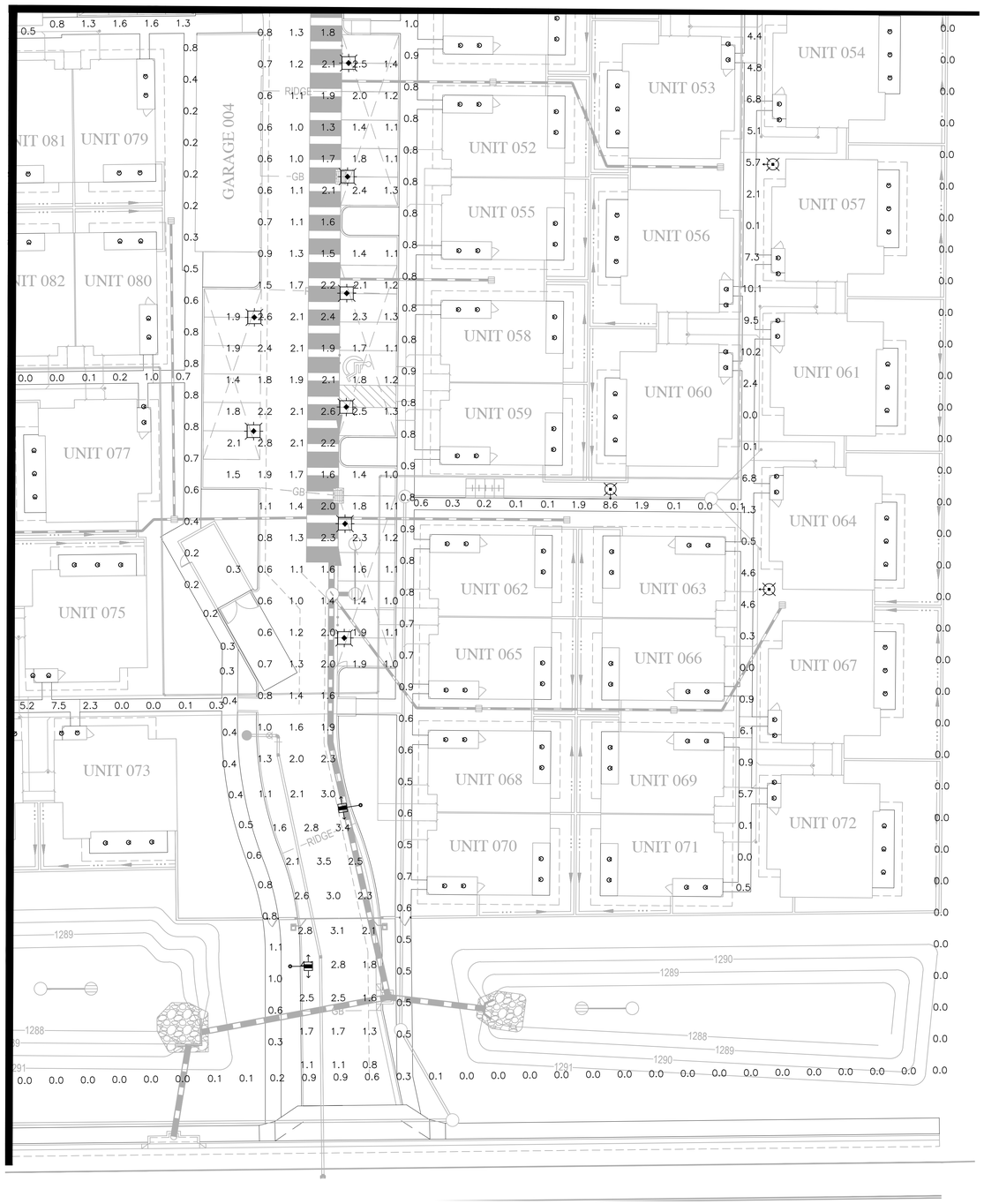
WRIGHT ENG. PROJECT NO: **24181**

DESIGN BY: DNK **PH4**

H:\2024\24181-Modus Scottsdale 64th and Oak\Photometrics\24181-PH.dwg

MATCH LINE "C" SEE SHEET PH3

MATCH LINE "D" SEE SHEET PH4



LEGEND

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number locations= 425, number luminaires= 425
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Light Loss Factor = 0.900, watts per luminaire = 3
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mounting height= 10 ft
number locations= 96, number luminaires= 96
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54W LED T3
candela file 'DSX1_LED_P1_30K_T3M_MVOLT.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 54
mounting height= 15 ft
number locations= 8, number luminaires= 8
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Average 1.5
Maximum 12.9
Minimum 0.0
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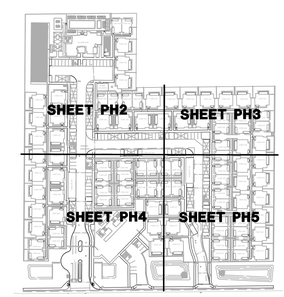

PHOTOMETRIC CALCULATIONS

GRAPHIC SCALE
20 10 0 10 20 40
1 INCH = 40 FEET

NORTH

WRIGHT
engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
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Certificate No.
73954
JACOB
BIELEFELDT
Date Signed 9-30-25
Expires 9-30-27

PROJECT NAME:
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SCOTTSDALE, AZ

WRIGHT ENG.
PROJECT NO: **24181**

DESIGN BY: DNK **PH5**

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D-Series Size 1
LED Area Luminare

d-series

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 1.01 ft² (0.09 m²)

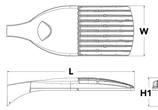
Length: 33" (83.8 cm)

Width: 13" (33.0 cm)

Height H1: 7-1/2" (19.0 cm)

Height H2: 3-1/2"

Weight (max): 27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature	Distribution		Voltage	Mounting
DSX1 LED	**Forward optics** P1 P4[1] P7[1] P2 P5[1] P8[1] P3 P6[1] P9[1] **Rotated optics** P10[1] P12[1] P11[1] P13[1,2]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium	T5VS Type V very short[1] T5S Type V short[1] T5M Type V medium[1] T5W Type V wide[1] BLC Backlight control[3] LCCO Left corner cutoff[4] RCCO Right corner cutoff[4]	MVOLT[5,6] 120[4] 208[4] 240[4] 277[4] 347[4] 480[4]	**Shipped included** SPA Square pole mounting[7] RPA Round pole mounting[7] WBA Wall bracket[7] SPUMBA Square pole universal mounting adaptor[8] RPUMBA Round pole universal mounting adaptor[8] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[9]

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[10] PIRHN Network, high/low motion/ambient sensor[11] PER NEMA twist-lock receptacle only (controls ordered separate)[12] PERS Five-pin receptacle only (controls ordered separate)[12,13] PER7 Seven-pin receptacle only (controls ordered separate)[12,13] DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[14] DS Dual switching[15,16,17] PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[17,18] PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[17,18] PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[17,18] PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[17,18] FAO Field adjustable output[17,19]	**Shipped installed** HS House-side shield[20] SF Single fuse (120, 277, 347V)[6] DF Double fuse (208, 240, 480V)[6] L90 Left rotated optics[1] R90 Right rotated optics[1] HA 50°C ambient operations[1] **Shipped separately** BS Bird spikes[21] EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	P1	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				T5VS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136
				T5W	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
	700	P2	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129
				T5VS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134
				T5S	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134
				T5W	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
	1050	P3	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
				T5VS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
				T5S	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130
				T5W	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
	1250	P4	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117
				T5VS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122
				T5W	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
	1400	P5	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116
				T5VS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
				T5W	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71

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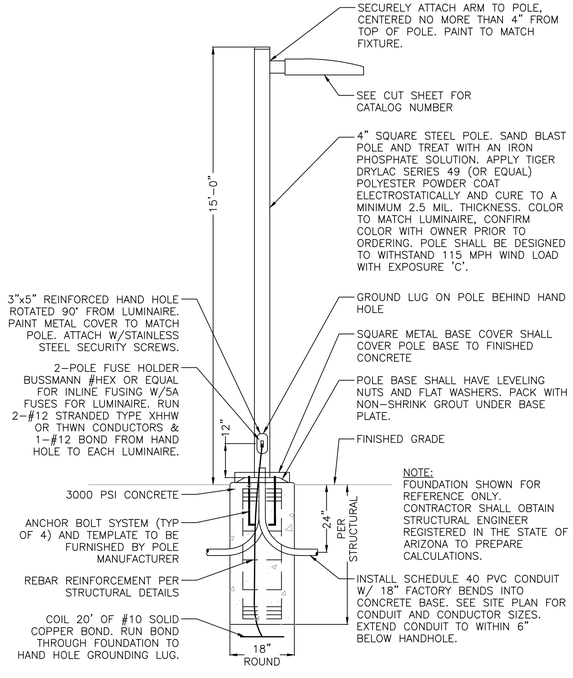
1A AREA LIGHT CUTSHEET

NO SCALE



1B FLUSH FOUNDATION STEEL AREA LIGHT DETAIL

NO SCALE

LITHONIA LIGHTING®

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs. Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment. Two combination ½"-3/4" and four ½" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard. Light engine and drivers are accessible from above or below ceiling.

Ceiling thickness range 1/2" to 1-1/2".

OPTICS — 55° cutoff to source and source image

LEDs are binned to a 3-step MacAdam Ellipse

80 CRI standard. 90 CRI optional.

A+ CAPABLE LUMINAIRE — This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning when used with Acuity Brands controls products. All configurations of this luminaire are calibrated and tested to meet the Acuity Brands' specifications for chromatic consistency – including color rendering, color fidelity and color temperature tolerance around standard CIE chromaticity coordinates. To learn more about A+ standards, specifications, and testing visit www.acuitybrands.com/aplus.

UGR — UGR is zero for fixtures aimed at nadir with a cut-off equal to or less than 60 degree per CIE 117-1996 Discomfort Glare in Interior Lighting. UGR FAQs

ELECTRICAL — Adjustable lumen output with four module options.
MVOLT 120/277V 50/60Hz driver (0-10V & 120V Phase Dimming to 10% or 1% min dimming level). DALI driver dimming to 1% also available

FCC CFR Title 47 Part 15 Class A for 277V. FCC CFR Title 47 Part 15 Class B for 120V.

Lumen Maintenance

L80 @ 60,000 hours

LISTINGS — Certified to US and Canadian safety standards. Wet location, requires covered ceiling. Title 24 compliant (90CRI, up to 1000lm). Wallwash suitable for damp locations only. Some configurations are Energy Star certified, please visit www.energystar.gov for specific products. Drivers are ROHS compliant.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

PERFORMANCE DATA

LDN4 AR LS		80CRI							
Lumen Output	Wattage	30K/80CRI		35K/80CRI		40K/80CRI		50K/80CRI	
		Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW
ALO1 (500LM)	6	570	99	584	101	597	102	616	105
ALO1 (750LM)	9	903	102	924	103	946	105	975	108
AL01 (1000LM)	13	1268	98	1297	100	1328	102	1369	104
AL02 (1000LM)	13	1344	108	1375	110	1408	112	1451	115
AL02 (1500LM)	19	1961	105	2007	106	2055	108	2118	111
AL02 (2000LM)	25	2471	99	2528	101	2588	103	2668	105
AL03 (2000LM)	25	2542	103	2601	104	2663	106	2745	109
AL03 (2500LM)	32	3069	98	3140	99	3214	101	3314	103
AL03 (3000LM)	38	3485	93	3566	94	3651	96	3764	98
AL04 (4000LM)	39	4094	106	4178	108	4262	110	4303	111
AL04 (4500LM)	44	4519	103	4611	105	4703	107	4750	108
AL04 (5000LM)	49	4914	100	5015	102	5115	104	5165	105

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical

2 CAN LIGHT CUTSHEET

NO SCALE

Catalog Number	
Notes	
Type	

LDN4 SWITCHABLE

4" Open and Wallwash LED
IC and Non-IC
New Construction Downlight

Open Trim

Wallwash Trim

DISTRIBUTIONS

DIMENSIONS

LDN4 500-2000 Lumens

See page 5 for other fixture dimensions.

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807

PHOTOMETRIC CALCULATION SHEET. FOR INFORMATION ONLY.

Registered Professional Engineer (Electrical) Certificate No. 73954 JACOB BIELEFELDT Date Signed 10-18-24 Expires 9-30-27

PROJECT NAME:
MODUS 64TH & OAK
PHOTOMETRIC LIGHTING PLAN
SCOTTSDALE, AZ

WRIGHT ENG. PROJECT NO: **24181**

DESIGN BY: DNK **PH6**

H:\2024\24181-Modus Scottsdale 64th and Oak\Photometrics\24181-PH1.dwg

Streetworks

DESCRIPTION

The Valet LED tunnel luminaire features rugged, low-profile construction incorporating patent pending, modular LED LightBAR™ technology. Through superior optical control, Valet delivers uniform and energy-conscious illumination optimized to improve vehicular movement in tunnel and underpass applications. UL/cUL listed for wet locations. IP66 and 3G vibration rated.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Construction
One-piece, low copper, die-cast aluminum housing features heavy wall construction for superior heat transfer and resistance to corrosion. Formed aluminum faceplate is secured via four stainless steel fasteners, and is recessed for clean mating of door and housing. Optional tamperproof Torx™ head fasteners offer vandal resistant access to the electrical compartment.

Optics
Choice of nine patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT.

Electrical
LED drivers mount to die-cast aluminum back casting for optimal heat sinking and operation efficiency. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Shipped standard with Cooper Lighting Solutions' proprietary circuit module designed to withstand 10kV of transient line surge. 60,000 + hour life with >95% lumen maintenance. The Valet LED Tunnel luminaire is suitable for operation in -40°C to 40°C ambient environments. LightBARs and fixture are IP66 rated.

Mounting
Fixture mounts to a square or octagonal 4" surface or recessed J-box via heavy gauge painted quick mount box. Single carton packaging of housing and quick mounting box for contractor friendly arrival of product to site. Optional mounting methods include rigid or free-swinging 3/4" pendant including bird guard, trunnion mount, wall mount and direct lag surface mount.

Finish
Cast components and mounting box finished in a super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Options to meet Buy American Act requirements.

Warranty
Five-year warranty.

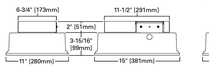
VAL VALET LED

1 - 4 LightBARs
Solid State LED

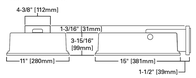
TUNNEL / UNDERPASS / PARKING GARAGE / TRUNNION / WALL / PENDANT MOUNT

MOUNTING METHODS

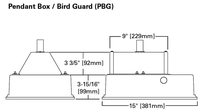
J-Box Mount



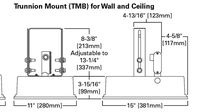
Wall Mount (WM)



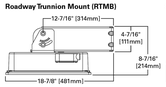
Pendant Box / Bird Guard (PBG)



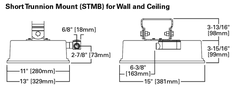
Trunnion Mount (TMB) for Wall and Ceiling



Roadway Trunnion Mount (RTMB)



Short Trunnion Mount (STMB) for Wall and Ceiling



CERTIFICATION DATA
UL/cUL Listed
LM79 / LM80 Compliant
ISO 9001
IP66 Rated
3G Vibration Rated

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating
50°C (Optional) Ambient Temperature Rating

SHIPPING DATA
Approximate Net Weight:
16 lbs. (8 kgs.)

COOPER Lighting Solutions

4A CARPORT LIGHT CUTSHEET

NO SCALE

POWER AND LUMENS BY BAR COUNT (21 LED LIGHTBARS)

Number of LightBARs		E01	E02	E03	E04
Drive Current		350mA Drive Current			
Power (Watts)		25W	52W	76W	97W
Current @ 120V (A)		0.22	0.44	0.63	0.82
Current @ 277V (A)		0.10	0.20	0.28	0.36
Power (Watts)		31W	58W	82W	99W
Current @ 347V (A)		0.11	0.19	0.28	0.29
Current @ 480V (A)		0.09	0.15	0.20	0.21
CQ	Lumens	3,108	6,215	9,323	12,431
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2
SQ	Lumens	3,066	6,131	9,197	12,262
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2
WQ	Lumens	3,092	6,184	9,276	12,368
	BUG Rating	B2-U0-G1	B3-U0-G2	B3-U0-G3	B4-U0-G3
GL2	Lumens	2,928	5,856	8,784	11,712
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2
GL3	Lumens	2,969	5,937	8,906	11,875
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2
GL4	Lumens	2,882	5,764	8,646	11,528
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2
RW	Lumens	3,004	6,007	9,011	12,015
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
CPL/CPR	Lumens	2,693	5,387	8,080	10,774
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3

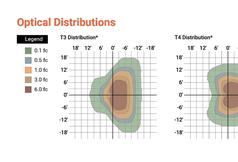
POWER AND LUMENS BY BAR COUNT (7 LED LIGHTBARS)

Number of LightBARs		F01	F02	F03	F04
Drive Current		1A Drive Current			
Power (Watts)		26W	55W	78W	102W
Current @ 120V (A)		0.22	0.46	0.66	0.86
Current @ 277V (A)		0.10	0.21	0.29	0.37
Power (Watts)		32W	60W	86W	106W
Current @ 347V (A)		0.11	0.19	0.28	0.30
Current @ 480V (A)		0.09	0.15	0.21	0.22
CQ	Lumens	2,565	5,131	7,696	10,262
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2
SQ	Lumens	2,531	5,061	7,592	10,123
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2
WQ	Lumens	2,553	5,105	7,658	10,210
	BUG Rating	B2-U0-G1	B3-U0-G2	B3-U0-G3	B4-U0-G3
GL2	Lumens	2,417	4,834	7,251	9,668
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2
GL3	Lumens	2,451	4,901	7,352	9,803
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2
GL4	Lumens	2,379	4,758	7,138	9,517
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2
RW	Lumens	2,480	4,959	7,439	9,918
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B3-U0-G3
CPL/CPR	Lumens	2,224	4,447	6,671	8,894
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G3

LUMEN MAINTAINANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA-TM-21 data.



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99
50°C	0.96

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

Specifications and dimensions subject to change without notice.

OPTIC ORIENTATION

Standard | **Optics Rotated Left @ 90°** [L90] | **Optics Rotated Right @ 90°** [R90]

ORDERING INFORMATION

Sample Number: VAL-E02-LED-E-U-GL2-AP-STMB

Product Family	Number of LightBars [1, 2]	Lamp Type	Ballast Type	Voltage	Distribution	Color
VAL=Valet **BAA-VAL**=Valet Buy American Act Compliant [14]	**E01**=(1) 21 LED LightBAR [3] **E02**=(2) 21 LED LightBARs **E03**=(3) 21 LED LightBARs **E04**=(4) 21 LED LightBARs **F01**=(1) 7 LED LightBAR [3] **F02**=(2) 7 LED LightBARs **F03**=(3) 7 LED LightBARs **F04**=(4) 7 LED LightBARs	**LED**=Solid State Light-Emitting Diodes	**E**=Electronic	**U**=Electronic (120-277V) **H**=480V * **9**=347V	**CQ**=Concentrated Type V Square **SQ**=Type V Square **WQ**=Wide Type V Square **GL2**=Type II w/Glare Control **GL3**=Type III w/Glare Control **GL4**=Type IV w/Glare Control **RW**=Rectangular Wide **CPL**=90° Forward Throw Perimeter Left **CPR**=90° Forward Throw Perimeter Right	**AP**=Gray **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White
Options (Add as Suffix)					**Accessories** (Order Separately) [15]	
2L=Two Circuit [4] **DIM**=0-10V Dimming Drivers * **HA**=50°C High Ambient Temperature Rating [7] **L90**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right **TR**=Tamper-Resistant Fasteners **SM**=Surface Mount * **7030**=70 CRI / 3000K CCT * **7050**=70 CRI / 5000K CCT * **7060**=70 CRI / 6700K CCT * **8030**=80 CRI / 3000K CCT * **LCF**=LightBAR Cover Plate Matches Housing Finish **ICP**=Integral Cold Weather Battery Pack (Specify 120V or 277V) [8, 11] **PBG**=Pendant Box / Bird Guard [9] **RTMB**=Roadway Trunnion Mount with LR Connector for Wall and Ceiling [10] **STMB**=Short Trunnion Mount for Wall and Ceiling, with LR Connector (Some assembly required) **TMB**=Trunnion Mount for Wall and Ceiling with LR Connector (Some assembly required) **WM**=Wall Mount [10]					**MA1253**=10kV Circuit Module Replacement	

NOTES:
1. Standard 4000K CCT and nominal 70 CRI.
2. 21 LED LightBAR powered at 350mA, 7 LED LightBAR powered at 1A.
3. Not available with 2L two circuit option.
4. Only for use with 480Y/Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
5. Not available in 347V or 480V. Available in models with E02 or F02, E03 or F03 and E04 or F04. Low-Level output varies by bar count specified. Consult Factory.
6. Not available with HA option. Not available in E04 or F04 with 347V or 480V.
7. Not available with E01 or F01 options.
8. Surface mount configuration limited to 25°C ambient conditions.
9. Consult Factory for lead times and lumen multiplier.
10. Available with E01 and F01 configurations only. Rated for 25°C ambient operating temperature.
11. Must specify voltage.
12. Required for pendant mounting. Adjustable to accept a rigid or free swinging pendant configuration.
13. Specify L90 (Optics rotated at 90° left) when using RTMB mounted to wall or WM.
14. Only product configurations with this designated prefix shall be considered to be compliant with the Buy American Act of 1933 (BAA). Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. Consult factory for further information.
15. Accessories sold separately will be separately analyzed under domestic preference requirements.

Cooper Lighting Solutions
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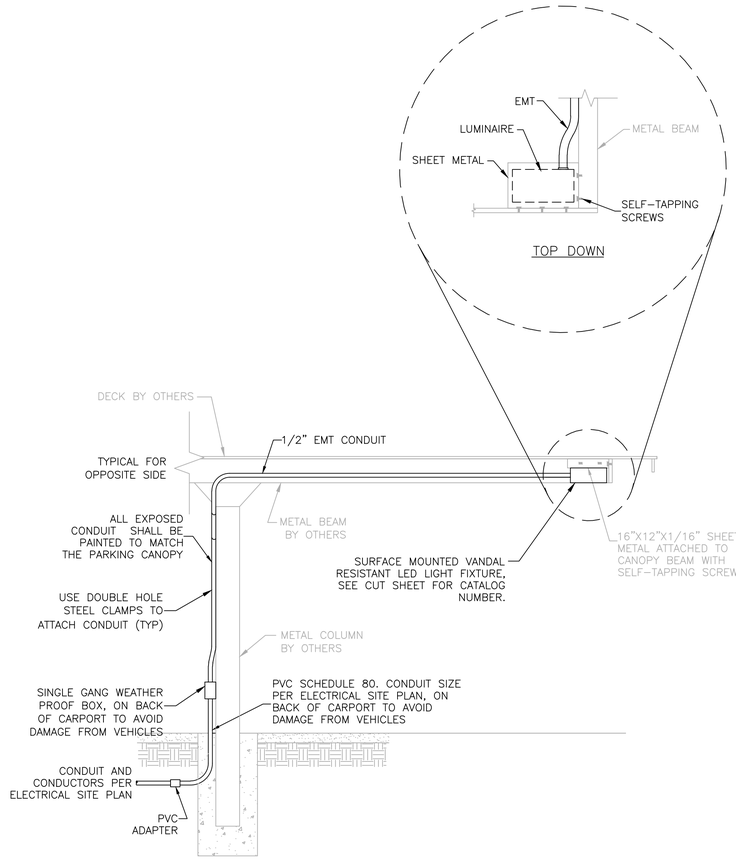
Specifications and dimensions subject to change without notice.



4B CARPORT LIGHT INSTALLATION ELEVATION

NO SCALE

Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison

BRT6 Bollard

Round LED Pedestrian Luminaire

Interactive Menu

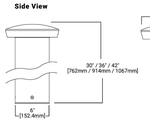
- Ordering Information page 2
- Product Specifications page 2
- Optical Distributions page 2
- Energy and Performance Data page 3

Product Certifications

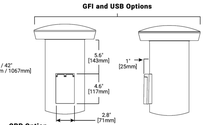
Quick Facts
- 4 Optical Distributions
- Available in 30", 36", and 42"
- Lumen packages range from 560 - 4400 (5W - 49W)
- Efficacy up to 122 lumens per watt
- Zero uplight on all configurations

Dimensional Details

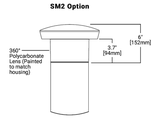
Side View



GFI and USB Options

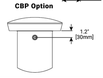


SM2 Option



Top View

CBP Option



Height	Weight
30"	7.2lb (3.3kg)
36"	8.7lb (4.0kg)
42"	10.3lb (4.7kg)

* Base model without options or controls

COOPER Lighting Solutions

3A BOLLARD LIGHT CUTSHEET

NO SCALE

McGraw-Edison

BRT6 Bollard

Ordering Information

SAMPLE NUMBER: **BRT6-A3-740-U-T4-36-GM**

Product Family	Configuration [1]	Color Temperature	Voltage	Distribution	Height	Finish
BRT6=Bollard, 6" Round Base **YAA-BRT6**=Bollard, 6" Round Base, Buy American Act Compliant [16] **TAA-BRT6**=Bollard, 6" Round Base, Trade Agreements Act Compliant [16]	**A1**=10000lm Nominal * **A2**=8000lm Nominal **A3**=5000lm Nominal **A4**=3000lm Nominal	**727**=727CRI, 2700K **730**=730CRI, 3000K **740**=740CRI, 4000K **750**=750CRI, 5000K **830**=80CRI, 3000K **AMB**=Amber, 590nm *	**UNIVERSAL** **U**=120-277V **3**=240V **4**=277V **8**=480V * **9**=347V	**T3**=Path Asymmetric **T4**=Wide Path Asymmetric **TS**=Type V Asymmetric **TSS**=Type V Asymmetric Semicircle	**30**=30" **36**=36" **42**=42"	**AP**=Gray **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White
Options (Add as Suffix)		**Controls and Systems Options** (Add as Suffix)			**Accessories** (Order Separately) [17]	
DIM=External 0-10V Dimming Leads * [1] **F**=Single Fuse (120, 277 or 347V Specify Voltage) **FF**=Double Fuse (208, 240 or 480V Specify Voltage) **CC**=Coastal Construction * **DDB**=Dark Bronze Resistant **SPD**=20kV / 10kA rated surge protective device **CBP**=Battery Pack [2] with Weather Rated * [3] **DALI-DALI**=Driver * [4] **LAB**=Less Anchor Bolts & Template * **GFI**=GFCI Outlet * [5] **USB**=USB charging receptacle * [6, 7]		**BPC**=Button Type Photocontrol * [8] **SM2**=Microwave Occupancy Sensor, 18' max range * [9]			**BRTBAANCHOR**=Anchor bolt kit and template *	

NOTES:
1. Nominal output based on symmetric distributions at 4000K CCT. See lumen table and IES files for details.
2. Battery Pack [CBP] not available with Universal Voltage [U] or 480V [8] configurations.
3. Coastal construction finish salt spray tested to over 5,000 hours per ASTM B117, with a scribe rating of 8 per ASTM D1654.
4. Not available with other controls options.
5. 480V must utilize Wye system only. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
6. Ships with anchor bolts and template included, unless LAB is specified, in which case the BRTBAANCHOR accessory must be ordered separately.
7. Low voltage control leads brought out 18" from fixture
8. GFI 120-Volt duplex tamper-proof outlet rated for 15A. Available in 120V only. Cannot be used in conjunction with USB option.
9. USB Type-A and C (5 VDC 3A) charging receptacle. Available in 120V or 277V only. Cannot be used in conjunction with GFI option.
10. Not available with "U" voltage, must specify voltage.
11. Available in 120V only, except with Amber (AMB).
12. Not available with T5S.
13. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. Consult factory for further information.
14. Only for use with 480Y/Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
15. 120V only. Weather-resistant, tamper-resistant duplex 15A, 125V AC receptacle with [1] USB Type-A and [1] USB Type-C port. Must be installed on a GFCI-protected circuit. 1-Year Warranty. Model WRECSUSBACBK. Cannot be used in conjunction with GFI Outlet option.
16. Includes microwave sensor with integral polycarbonate lens painted to match fixture. Does not include photocontrol. Use in conjunction with BPC or external photocontrol for dusk-to-dawn operation. Not available with HA High Ambient option.
17. Mounted to weatherproof, spring-loaded box suitable for covered areas. Not white-in-use capable.

Product Specifications

Construction
- Extruded aluminum housing with cast base and top
- Patent-pending base plate design offers superior rigidity
- 3G vibration rated
- IK10 impact rating for housing and optic assembly

Optics
- High-efficiency injection-molded AccuLED optics technology
- 4 optical distributions; 2 symmetric and 2 asymmetric
- IDA Certified (3000K CCT and warmer only)

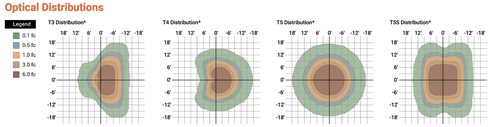
Electrical
- Standard with 0-10V dimming
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration
- 10kV surge module standard

Finish
- Super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- RAL and custom color matches available
- Coastal Construction (CC) option available

Typical Applications
- Outdoor, Walkway, Perimeter, Landscapes, Hardscapes

Warranty
- Five year warranty

Optical Distributions

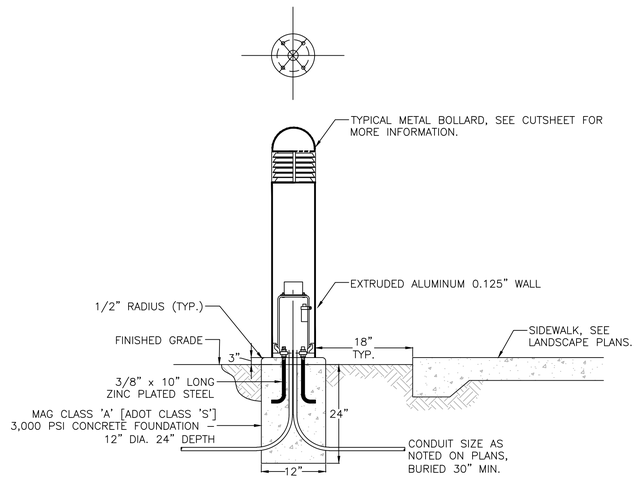


*NOTE: A4 lumen package, 4000K CCT, 3.5° MH

COOPER Lighting Solutions

3B BOLLARD LIGHT DETAIL

NO SCALE



WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807

PHOTOMETRIC CALCULATION SHEET. FOR INFORMATION ONLY.

Registered Professional Engineer (Electrical)
Certificate No. 73954
JACOB BIELEFELDT
Expires 9-30-27

PROJECT NAME:
MODUS 64TH & OAK
PHOTOMETRIC LIGHTING PLAN
SCOTTSDALE, AZ

WRIGHT ENG. PROJECT NO: **24181**

DESIGN BY: DNK **PH7**

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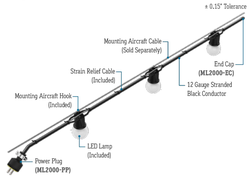
CALI CALIFORNIA ACCENT LIGHTING INC

ML2000 | STRING LIGHTS



PROJECT

TYPE

10-DAY SHIP | DRY/WET | FIELD CUTTABLE | DIMMING | MADE IN U.S.A.

SERIES OPTIONS

Click image to view individual submittal

USE SHIELD TO COMPLY WITH CITY DARK SKY ORDINANCE.

ACCESSORIES (Sold Separately)

Power Plug (ML2000-PP)

End Cap (ML2000-EC)

SERIES	SPACING	LAMP		DIMMING	LISTING	FIXTURE LENGTH
-	-	-	-	-	-	-
ML2000	12" O/C (12")	2.7K-GSF	5.0K-GSFL	Forward Phase (DM)	Indoor (DRY)	Specify Length in Feet Example: 100'
ML2000-CA*1	18" O/C (18")	5.0K-GSF	2.7K-SSF			
ML2000-CACA*1	24" O/C (24")	A-GSF	5.0K-SSF	Leave Blank for Non-Dimming	Outdoor (WET)	
ML2000-CASH*1	36" O/C (36")	R-GSF	2.7K-SSC			
ML2000-CB*1	48" O/C (48")	G-GSF	5.0K-SSC			
ML2000-CC*1	60" O/C (60")	B-GSF	A-SSC			
ML2000-CCCA*1		2.4K-GSFL	R-SSC			
ML2000-CM*1		2.7K-GSFL	G-SSC			
ML2000-CMH*1		5.0K-GSFL	B-SSC			
ML2000-CW*1						

*1 Standard Canopy Inside / Outside Finish is Black (BK). See individual submittal for other finish options.

FEATURES

APPLICATIONS	Indoor and Outdoor
LAMP	LED Lamp (Included)
LED LAMP LIFE	20,000 Hours
LENGTH	Built to Order
FINISH	Black
FEED	Standard 6' Power Lead
STRAIN RELIEF	Cable (Included, Not for Mounting)
MOUNTING	Mounting Aircraft Cable (Sold Separately)
LISTING	Dry or Wet Location ANSI/ULI598, CSA 22.2 No. 250.0-04, 2nd Edition UL2108, CSA C22.2#9
OPTIONS	Mesh, Canopies, or Cages
UV RATING	Sun Light Resistance
INSTALLATION	Link to Installation Instructions
ELECTRICAL	
DIMMING	Forward Phase
MAXIMUM RUN	250' Without Canopies, 100' With Canopies
VOLTAGE	120V
SYSTEM	20 Amps (12 Gauge Wire)
WATTS	1W or 3W Lamps

LAMP SPECIFICATIONS

LAMP NUMBER	CORRELATED COLOR TEMPERATURE	COMPATIBLE SHAPES
2.4K	2400K Incandescent White	GSFL
2.7K	2700K Warm White	GSF, GSFL, SSF, SSC
3.0K	3000K Warm White	GSFL
5.0K	5000K Cool White	GSF, GSFL, SSF, SSC
A	Amber	SSC, GSF
R	Red	SSC, GSF
G	Green	SSC, GSF
B	Blue	SSC, GSF

CALIFORNIA ACCENT LIGHTING, INC.
2820 E. Gretta Lane, Anaheim, CA 92806
ph. 800.921.CALI (2254) | fx. 714.535.7902 | info@calilighting.com | calilighting.com
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5 STRING LIGHT CUT SHEET

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807

PHOTOMETRIC CALCULATION SHEET. FOR INFORMATION ONLY.

Registered Professional Engineer (Electrical) Certificate No. 73954 JACOB BIELEFELDT Date Registered 9-30-22 Expires 9-30-27

PROJECT NAME:
MODUS 64TH & OAK
PHOTOMETRIC LIGHTING PLAN
SCOTTSDALE, AZ

WRIGHT ENG. PROJECT NO: **24181**

DESIGN BY: DNK **PH8**

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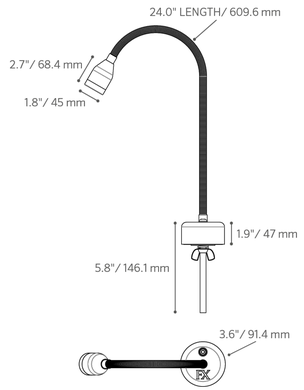
FXLuminaire.

LED Specialty Lights

The BQ 1 LED stainless steel light illuminates grilling areas. It is designed to work with the Luxor® system, or it can be operated independently with an optional plug-in transformer.

BQ: Barbeque Light

NUMBER OF LEDS:	1
HALOGEN LUMEN OUTPUT EQUIV-ALENT:	10 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V
VA TOTAL: (Use to size the lighting controller)	2.4
WATTS USED:	2.0
LUMENS PER WATT (EFFICACY)	42
MAX LUMENS:	81.5
CRI (Ra)	82



Learn more about FX Luminaire specialty lights. Visit: fxl.com/products

ORDERING INFORMATION LED

BQ: Barbeque Light

FACTORY INSTALLED OPTIONS: Order 1 + 2 (optional) + 3 + 4

Step	Description	Code
1	FIXTURE	BQ
2	OPTIONAL ZD	ZD (*Refer to the Luxor page in the Lighting Control section*)
3	LAMP	1LED (50,000 avg. life hours)
4	FINISH	SS

EXAMPLE: BQ-ZD-1LED-SS = BQ - ZD Option - 1LED Board - Stainless Steel

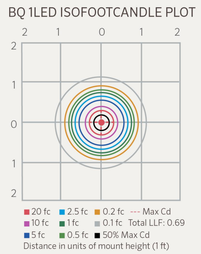
METALS

SS = Stainless Steel

FIELD INSTALLED OPTIONS:

PART NUMBER	DESCRIPTION
MT12W	MINI TRANSFORMER, 12W

PHOTOMETRICS:



Beam angle is defined as two times the vertical angle at which the intensity is 50% of the maximum. It is calculated using LM-79 method for SSL Luminaires.

c UL us LISTED 3YJ8

The BQ includes a 1 LED board, mounting hardware for countertop, and a 2 ft lead.

Low Voltage Light Fixture - "A"

BQ-ZD-1LED-WM-SS

FXLuminaire

LED Well Lights

PROJECT

CATALOG #

TYPE

NOTES

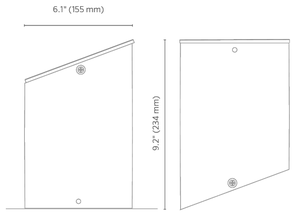
Angled Orientation

KG Well Light DESIGNER PREMIUM

Reversible angled or flat-top well light in 3, 6, or 9 LED.
RGBW capable with **Luxor®** systems.

Quick Facts

- Die-cast brass or aluminum construction
- Powder-coat, natural, or antiqued brass finishes
- Cree® integrated LEDs
- Reversible design for flat or angled installation
- Tamper-resistant features
- Compatible with Luxor technology
- Phase and PWM dimmable
- Input voltage: 10-15V



KG Well Light ORDERING INFORMATION

Fixture	Luxor Option	Compliance	Output	Finish			
KG*	**[default]** *Zone*	**[default]** *UL Listed*	**3LED** *128 Lumens*	**BS** *Natural Brass*		**WG** *White Gloss*	
	ZD *Zone/Dim*	**e** *CE Certified*	**6LED** *265 Lumens*	**BZ** *Bronze Metallic*		**FW** *Natural Brass*	
			9LED *321 Lumens*	**DG** *Desert Granite*		**AL** *Almond*	
	ZDC *Zone/Dim/Color*		**[default]** *123 Lumens*	**WI** *Weathered Iron*		**AB** *Antique Bronze*	
				SB *Sedona Brown*		**AT** *Antique Tumbled*	
				FB *Black*		**NP** *Nickel Plate*	
				CB** *Camo Bronze*			

***Composite grid faceplate*

EXAMPLE FIXTURE CONFIGURATION: KG-ZD-6LED-BS

KG – [ ] – [ ] – [ ] – [ ]

**Includes 6" (152 mm) Reversible (Flat/Angled) Conduit Sleeve (250011630000)*

Accessory: Specify Separately

Item	Code
CLEAR PROTECTIVE INSERT *2.5" (64 mm) x 12" (305 mm)*	KG-CPI

LANDSCAPE & ARCHITECTURAL LIGHTING

KG Well Light PHOTOMETRICS

KG 3LED Illuminance at a Distance

Feet (Meters)	Center Beam	Beam Width	
		Vertical 23.9°	Horizontal 23.8°
4.2' (1.3 m)	22.8 fc (245 lx)	1.8' (0.6 m)	1.8' (0.6 m)
8.3' (2.5 m)	5.7 fc (61 lx)	3.5' (1.1 m)	3.5' (1.1 m)
12.5' (3.8 m)	2.5 fc (27 lx)	5.3' (1.6 m)	5.3' (1.6 m)
16.7' (5.1 m)	1.5 fc (16 lx)	7.0' (2.1 m)	7.0' (2.1 m)
20.8' (6.3 m)	0.9 fc (10 lx)	8.8' (2.7 m)	8.8' (2.7 m)
25.0' (7.6 m)	0.6 fc (7 lx)	10.6' (3.2 m)	10.5' (3.2 m)

KG 6LED Illuminance at a Distance

Feet (Meters)	Center Beam	Beam Width	
		Vertical 27.8°	Horizontal 27.9°
4.2' (1.3 m)	42.7 fc (460 lx)	2.1' (0.6 m)	2.1' (0.6 m)
8.3' (2.5 m)	10.7 fc (115 lx)	4.1' (1.3 m)	4.1' (1.3 m)
12.5' (3.8 m)	4.8 fc (52 lx)	6.2' (1.9 m)	6.2' (1.9 m)
16.7' (5.1 m)	2.7 fc (29 lx)	8.3' (2.5 m)	8.3' (2.5 m)
20.8' (6.3 m)	1.7 fc (18 lx)	10.3' (3.1 m)	10.3' (3.1 m)
25.0' (7.6 m)	1.2 fc (13 lx)	12.4' (3.8 m)	12.4' (3.8 m)

KG 9LED Illuminance at a Distance

Feet (Meters)	Center Beam	Beam Width	
		Vertical 27.9°	Horizontal 27.0°
4.2' (1.3 m)	51.7 fc (557 lx)	2.1' (0.6 m)	2.0' (0.6 lx)
8.3' (2.5 m)	13.0 fc (140 lx)	4.1' (1.3 m)	4.0' (1.2 m)
12.5' (3.8 m)	5.8 fc (62 lx)	6.2' (1.9 m)	6.0' (1.8 m)
16.7' (5.1 m)	3.2 fc (35 lx)	8.3' (2.5 m)	8.0' (2.4 m)
20.8' (6.3 m)	2.1 fc (23 lx)	10.4' (3.2 m)	10.0' (3.1 m)
25.0' (7.6 m)	1.4 fc (15 lx)	12.4' (3.8 m)	12.0' (3.7 m)

KG ZDC Illuminance at a Distance

Feet (Meters)	Center Beam	Beam Width	
		Vertical 54.4°	Horizontal 38.9°
4.2' (1.3 m)	4.4 fc (47 lx)	4.4' (1.3 m)	3.0' (0.9 m)
8.3' (2.5 m)	1.1 fc (12 lx)	9.0' (2.7 m)	6.1' (1.9 m)
12.5' (3.8 m)	0.5 fc (5 lx)	13.4' (4.1 m)	9.2' (2.8 m)
16.7' (5.1 m)	0.3 fc (3 lx)	17.8' (5.4 m)	12.2' (3.7 m)
20.8' (6.3 m)	0.2 fc (2 lx)	22.3' (6.8 m)	15.3' (4.7 m)
25.0' (7.6 m)	0.1 fc (1 lx)	26.7' (8.1 m)	18.3' (5.6 m)

Cree is a registered trademark of Cree Inc. MoistureBlock is a trademark of DSM&T Co. Inc.

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Low Voltage Light Fixture - "B"
KG-ZD-3LED-FB

MODUS DEVELOPMENT

PAPAGO VILLAGE
Lighting Cut Sheet 2

Date:10-09-2024

ABLASTUDIO.COM

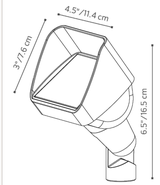
ABLA

FXLuminaire.

Our largest wall-wash up light, the LC, projects a broad spectrum of light on large walls and spaces. It is available in 1, 3, 6 and 9LED, and is available in an array of finishes to suit the needs of any design that calls for a large-span wall washing up light.

LC: Up Light

NUMBER OF LEDS:	1	3	6	9
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt	20 Watt	35 Watt	50 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V	10 to 15V	10 to 15V	10 to 15V
VA TOTAL: (Use to size the lighting controller)	2.4	4.5	13.5	13.5
WATTS USED:	2.0	4.2	10.1	11.2
LUMENS PER WATT (EFFICACY)	30.9	36.5	36.1	36.8
MAX LUMENS:	63	154	331	436
CRI (Ra)	82.8	80.2	82.2	79.2



LC: Up Light

FACTORY INSTALLED OPTIONS: Order 1 + 2 (optional) + 3 + 4

Step	Description	Code
1	FIXTURE	LC
2	OPTIONAL ZD	ZD (*Refer to the Luxor page in the Lighting Control section*)
3	LAMP	1LED, 3LED, 6LED, 9LED (*50,000 avg. life hours*)
4	FINISH	AB*, AT*, NP*, BS, WG, FW, AL, BZ, DG, WI, VF, SB, FB

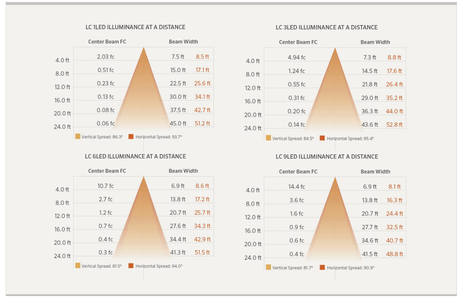
EXAMPLE: LC-ZD-3LED-BZ = **LC - ZD Option - 3LED Board - Bronze Metallic Finish**

FIELD INSTALLED OPTIONS: Order Individually

Mounting Options
Long Slot Spike *(250015840000) 2.5" x 10"* **Included**
Super Slot Spike *(753900) 2" x 10"*
SuperJ-Box *(SJ-XX**) 2.5" x 12"*
Post Mount *(PM-XX**) 2.5" x 13"*

EXAMPLE: 753900 = **Super Slot Spike**

PHOTOMETRICS:



Beam angle is calculated using LM-79 method for SSL Luminaires:
"Beam angle is defined as two times the vertical angle at which the intensity is 50% of the maximum."

METALS

- **AB** = Antique Bronze* (On Brass)
- **AT** = Antique Tumbled* (On Brass)
- **NP** = Nickel Plate*
- **BS** = Natural Brass

POWDER COAT

- **WG** = White Gloss
- **FW** = Flat White
- **AL** = Almond
- **BZ** = Bronze Metallic
- **DG** = Desert Granite
- **WI** = Weathered Iron
- **VF** = Verde Speckle
- **SB** = Sedona Brown
- **FB** = Flat Black

The LC includes your choice LED boards, choice of finish, 4 ft. lead wire and a Long Slot Spike.

All LC up lights come standard with amber, green, blue and frosted filters

** May require longer lead time*

*** Denotes finish code*

c UL us LISTED 3YJB

Learn more about FX Luminaire up lights. Visit: fxl.com

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Low Voltage Light Fixture - "C"
LC-ZD-3LED-FB

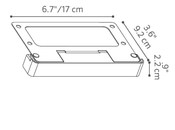
FXLuminaire.

LED Wall Lights

The LF is our LED under-the-cap hardscape wall light. It can easily be fitted between a block wall and capstone for a neat, clean installation. Due to its modular bracket design, the LF can even be installed under railings and existing construction.

LF: Wall Light

NUMBER OF LEDS:	1
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V
VA TOTAL: (Use this number to size the transformer)	2.4
WATTS USED:	2.0
LUMENS PER WATT (EFFICACY)	37
MAX LUMENS:	77
CCT (Ra)	81.6



ORDERING INFORMATION LED

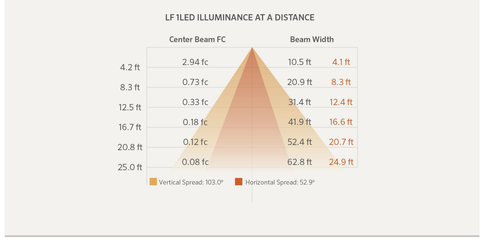
LF: Wall Light

FACTORY INSTALLED OPTIONS: Order 1 + 2 (optional) + 3 + 4

Step	Description	Code
1	FIXTURE	LF
2	OPTIONAL ZD	ZD (*Refer to the Luxor page in the Lighting Control section*)
3	LAMP	1LED (*50,000 avg. life hours*)
4	FINISH	AB*, AT*, CU, BS, SS, WG, FW, AL, BZ, DG, WI, VF, SB, FB

EXAMPLE: LF-ZD-1LED-SS = **LF - ZD Option - 1LED Board - Stainless Steel Finish**

PHOTOMETRICS:



Beam angle is calculated using LM-79 method for SSL Luminaires:
"Beam angle is defined as two times the vertical angle at which the intensity is 50% of the maximum."

METALS

- **AB** = Antique Bronze* (On Copper)
- **AB** = Antique Bronze* (On Brass)
- **AT** = Antique Tumbled* (On Copper)
- **AT** = Antique Tumbled* (On Brass)
- **CU** = Copper
- **BS** = Natural Brass
- **SS** = Stainless Steel

POWDER COAT

- **WG** = White Gloss
- **FW** = Flat White
- **AL** = Almond
- **BZ** = Bronze Metallic
- **DG** = Desert Granite
- **WI** = Weathered Iron
- **VF** = Verde Speckle
- **SB** = Sedona Brown
- **FB** = Flat Black

The LF includes a 1LED board, choice of faceplate finish, 9 ft lead wire.

All LF wall lights come standard with amber, and frosted filters

** May require longer lead time*

c UL us LISTED 3YJ8

Learn more about FX Luminaire wall lights. Visit: fxl.com

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4/12

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Low Voltage Light Fixture - "D"
LF-ZD-1LED-BZ

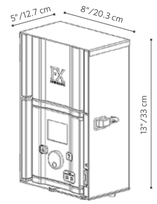
FXLuminaire.

LED Lighting Controller

With Luxor controlling an LED landscape lighting system, lights don't simply turn on and off. They come alive. Luxor offers both zoning and dimming capabilities that provide virtually limitless design possibilities.

LUXOR: Lighting Controller

MODELS:	150 or 300 Watt
FINISHES:	Stainless Steel or Matte Gray Powder Coat
DEPTH:	5" / 12.7 cm
WIDTH:	8" / 20.3cm
HEIGHT:	13" / 33 cm



ORDERING INFORMATION LED

LUXOR: Lighting Controller

FACTORY INSTALLED OPTIONS: Order 1 + 2 + 3

Step	Description	Code
1	**TRANSFORMER**	LZD
2	**SIZE**	150, 300
3	**FINISH**	SS, M

EXAMPLE: LZD-150-M = Luxor Transformer -150W - Matte Gray Finish

FIELD INSTALLED OPTIONS: Order individually

Description	Code
Wi-Fi module add-on with antenna	FXWIFIMOD
Light Assignment Module for iOS & Android	LAM
Luxor Faceplate Mount	LUXORFPMNT

EXAMPLE: LAM = Light Assignment Module

FEATURES:

- Up to 250 independently adjustable lighting groups can be created
- Compatible with FX LED ZD lights only
- All groups can be turned on independently and dimmed from 1-100%
- Utilizes FX Luxor Communication Technology to connect lights to the controller
- User interface includes a full color LCD display for easy setup, maintenance and adjusting of groups
- Uses event based scheduling, which allows a single group of lights to change dimming percentages throughout the night
- Fully removable facepack, uses a RJ-11 cable that is extendable up to 1000'
- Simple two-wire configuration for easy installation and adjusting
- Fixture addressing takes place on the front of the facepack for easy access
- No matter where a light is within a system, it can communicate with the transformer to receive its schedule, intensity, and group
- Astronomical Timing Function with Map Placement
- Available in 150 & 300 Watts
- Stainless Steel or Matte Gray powder coated cabinet finishes

METALS

SS = Stainless Steel

POWDER COAT

M = Paintable Matte Gray

The Luxor is available in 150 or 300 watt options, choice of stainless steel or matte gray powder coat and a 3' power cord.

WI-FI-OPTIONS

Smartphone with Luxor Wi-Fi App to wirelessly adjust lighting at any time

Smartphone with Light Assignment Module (LAM) which wirelessly assigns fixtures to groups using ActivAssign™ technology

Intertek

Learn more about FX Luminaire Lighting Controllers. Visit: fxl.com

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FXLuminaire.

Low Voltage Light Transformer
LZD300-M With WIFI Antenna
LZD150-M With WIFI Antenna

Zoning Aerial

16-DR-2024

ATTACHMENT #15

PUBLIC PARTICIPATION REPORT

Request:	Development Review Board Approval
Pre-Application Number:	576-PA-2023
Project Location:	6210 E Oak Street
Size:	10.01 acres/436,035 sf
Zoning:	S-R
Description of Project and Proposed Use:	Luxury Single-story, Family Rental Units

NOTIFICATION: Applicant mailed notification to 167 property owners that were located with 750' of the project. The notification included an invitation to a courtesy Open House, site plan and elevations. A copy of the notification letter is attached.

LETTERS OF SUPPORT: The applicant has received 112 favorable letters of support (attached) and more continue to come in.

OPEN HOUSES: The applicant hosted three (3) Open Houses to share information on the project and answer questions from neighbors.

Date:	June 10, 2024, 4:30 – 5:30 pm
Location:	7300 E Minnezona Avenue
Invited:	Mailing list of interested parties and Councilwoman Solange Whitehead
Attendance:	31

Date:	June 27, 2024, 9 – 10 am and 5 – 6 pm
Location:	6210 E Oak Street
Invited:	Mailing list of property owners within 750'
Attendance:	40 (morning) 25 (evening)

During the Open Houses the applicant team displayed boards with images of the site plan, elevations, perspectives and the transition plan.

The response to the project fell in several categories of concern:

1. Traffic – residents believed that traffic would increase as a result of the residential project. The team clarified for them that the traffic study that indicated the

proposed BTR Project is expected to generate approximately 51% fewer AM peak hour trips and 42% fewer PM peak hour trips, respectively, compared to the current office land use.

2. Height – residents were under the impression that this project would have 2-story homes as presented in a rezoning case four years ago (7-ZN-2020). The team explained that there was no rezone in this case and the residences would all be one story and no buildings would be over 18' as allowed within the current zoning.
3. Density – some residents expressed concern about the density. We informed them that the proposed 94 units is 30 units less than allowed by zoning.
4. Parking – residents expressed concerns about parking, fearing that insufficient parking might lead guests to park in the adjacent neighborhood (Heritage East). We showed them that there was more parking than required by code.

Overall, everyone liked the architecture and colors. The designed received a great number of compliments. Most agreed that it was a complement to the existing architecture in the adjacent neighborhood.

Neighborhood Open House Meeting

Date: June 27, 2024

Time: 9 am -10 am & 5 pm -6 pm

Location: 6210 E Oak St. Scottsdale, AZ 85257

Site Address: 6210 E Oak St. Scottsdale, AZ 85257

Project Overview:

- **Request:** Development Review Board Approval
- **Description of Project and Proposed Use:** Luxury Single Family Rental Single Story Units
- **Site Acreage/SF:** 10.01/436,035
- **Site Zoning:** S/R

Applicant/Contact: MODUS Companies/Ed Gorman

Phone Number: 480-630-6020

Email Address: Info@moduscompanies.com

City Contact: Wayland Barton

Phone Number: 480-312-2817

Email Address: wbarton@scottsdaleaz.gov

Pre-Application #: 576-PA-2023

Posting Date: June 17, 2024

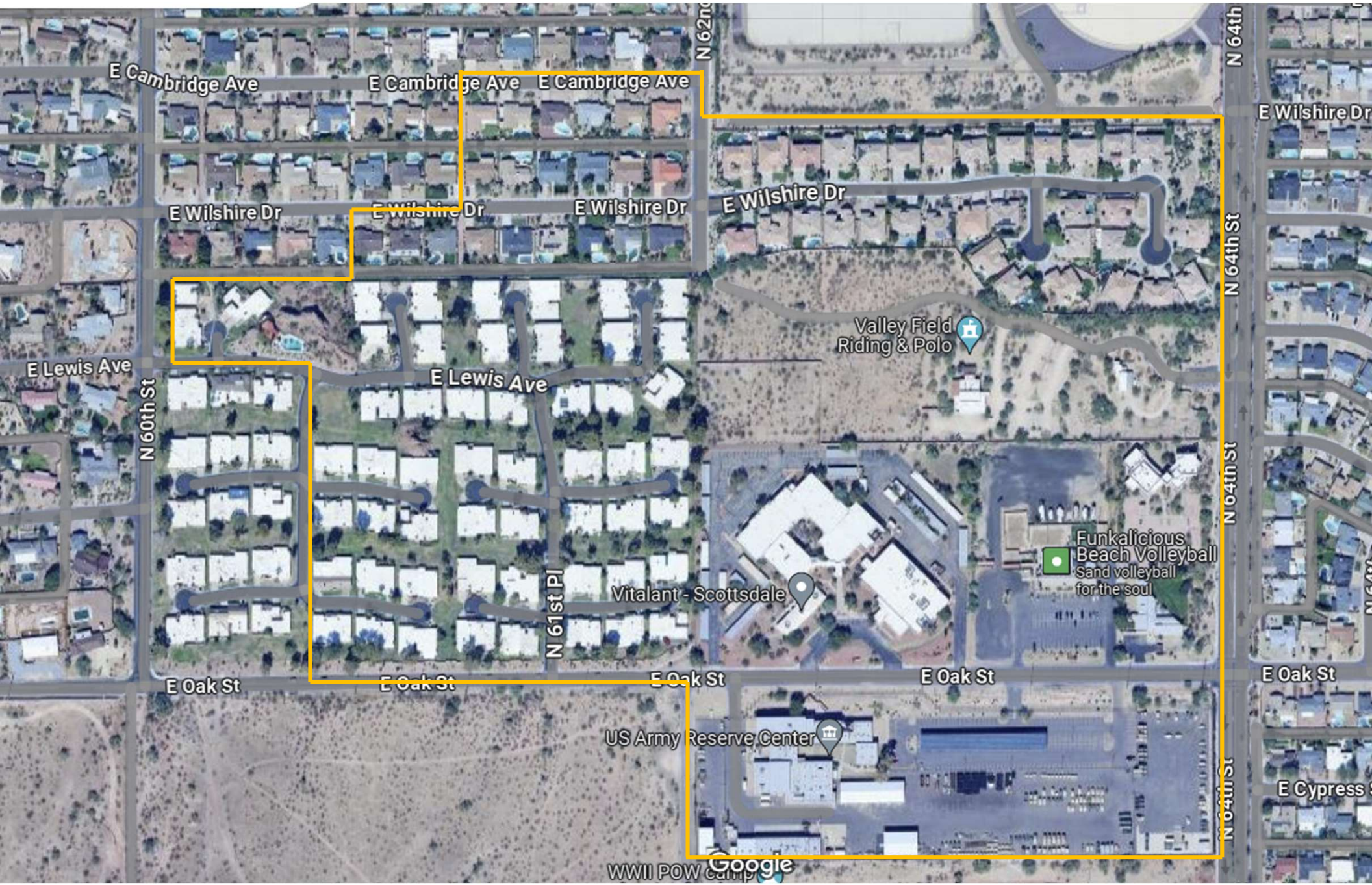
Parcel Number	Owner	Mailing Address	Date Contacted	# of Times Contacted	Method of Contact
129-23-016	ONG BILLY	6149 E CAMBRIDGE AVE SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-017	ROBERT CHARLES AND JOAN DUNN WILLIAMS REV TR	6141 E CAMBRIDGE AVE SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-018	TULLIS MARK W	6133 E CAMBRIDGE AVE SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-019	PALM TREE VENTURES LLC	12030 DONNER PASS STE 1 PMB 344 TRUCKEE CA USA 96161	6/17/2024	1	1st Class Mail
129-23-020	ERWIN FAMILY TRUST	6117 E CAMBRIDGE SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-021	SYRJALA LIVING TRUST	6109 E CAMBRIDGE AVE SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-038	JASON T BRUNEN LIVING TRUST	6110 E WILSHIRE DR SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-039	SCHAEFER-HOOD SUZANNE M	6118 E WILSHIRE DR SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-040	JAID SLT SCOTTSDALE LLC	6712 N CUTTER CIR PORTLAND OR USA 97217	6/17/2024	1	1st Class Mail
129-23-041	ANDERSEN JOEL/MISTI	6712 N CUTTER CIR PORTLAND OR USA 97217	6/17/2024	1	1st Class Mail
129-23-042	WILLIAM AND DENISE LOWELL-BRITT FAMILY TRUST	6142 E WILSHIRE DR SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-043	MARY STUBER EMBRY REVOCABLE TRUST	6150 E WILSHIRE DR SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-044	DHB FAMILY TRUST	6149 E WILSHIRE DR SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-045	CARRICO RYAN/HEATHER	6141 E WILSHIRE DR SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-046	ALISIA & DUSTY BODRERO TRUST	6133 E WILSHIRE DR SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-047	OLEARY EDWARD T	6125 E WILSHIRE DR SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-048	MCLAIN MATTHEW	6117 E WILSHIRE DR SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-049	MARGRAVE JANET K/REYES ASCENCION	6109 E WILSHIRE DR SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-050	PLJ TRUST/DCD TRUST	6101 E WILSHIRE DR SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-051	CROUCH RICHARD L JR	6049 E WILSHIRE DR SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-052	J&J RAMOS LIVING TRUST	6041 E WILSHIRE DR SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-058	RAYMOND ELLEN	2507 N 60TH PL SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-059	PLAYGROUND INVESTMENTS LLC	5319 E ROCKRIDGE RD PHOENIX AZ USA 85018	6/17/2024	1	1st Class Mail
129-23-060	NEE JUSTIN/HENSON SHANE	1835 N 64TH PL SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-061	DAMILINI JAMES/AMBER	2510 N 60TH PL SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-062	JOHNSON LEILA H	2506 N 60TH PL SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-081	RUBIN STEPHEN J/ROBIN A	6036 E VERNON AVE SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-082	GREGORY L LYON REV TR/JENNIFER H SALES REV TR	6363 S NETHERLAND WAY CENTENNIAL CO USA 800161329	6/17/2024	1	1st Class Mail
129-23-083	PAULINE E DAVIES FAMILY LIVING TRUST	4535 E JOSHUA TREE LN PARADISE VALLEY AZ USA 85253	6/17/2024	1	1st Class Mail
129-23-084	TILL CAROL L TR	6048 E VERNON AVE SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-085	MCKELVEY MATTHEW JAMES	6047 E VERNON AVE SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-086	STUBITSCH CHARLENE PASTIAK	9708 S TRIPP AVE OAK LAWN IL USA 60453	6/17/2024	1	1st Class Mail
129-23-087	TICE EUGENE R/EILEEN Y	6039 E VERNON AVE SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-088	HAHN REVOCABLE LIVING TRUST	6035 E VERNON AVE SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-101	TURPIN PATRICIA J/ACKERMAN STEVEN C	6036 E HARVARD ST SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-102	TODD AND MATILDA SOMERS FAMILY TRUST	6040 E HARVARD ST SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-103	WRIGHT RICHARD EUGENE/CAROL ANN	634 OSAGE RD MARYSVILLE KS USA 66508	6/17/2024	1	1st Class Mail
129-23-104	CHATTERTON FAMILY TRUST	6048 E HARVARD ST SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-105	PRICE STEPHEN D	6047 E HARVARD ST SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-106	NEPPL CHAD ALLEN	6043 E HARVARD ST SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-107	PEMALU TRUST	1531 COLUMBUS AVE BURLINGAME CA USA 940105511	6/17/2024	1	1st Class Mail
129-23-108	BARR STACY ELLEN/EBBERT JAMES HARMON	6035 E HARVARD ST SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-109	HUGHES FAMILY LIVING TRUST	2504 N 61ST ST SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail

129-23-110	LINKER KENNETH E	2817 E GARY WAY PHOENIX AZ USA 85042	6/17/2024	1	1st Class Mail
129-23-111	ROURKE 2020 REVOCABLE TRUST	2512 N 61ST ST SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-112	CHEKNIS PERTERSEN LIVING TRUST	2516 N 61ST ST SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-113	ANNE H HARRIS REVOCABLE TRUST	4 ENCLAVE DR DANBURY CT USA 06810	6/17/2024	1	1st Class Mail
129-23-114	TRUJILLO VALERIE KIME	2513 N 61ST ST SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-115	ANTOINETTE J DIMOND FAMILY TRUST	2509 N 61ST ST SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-116	GEE RICHARD GENE/ MARGIE M	2505 N 61ST ST SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-117	MARJORIE I COOK-DIXON REVOCABLE TRUST	2502 N 61ST PL SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-118	BOLLINGER SAMANTHA	2506 N 61ST PL SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-119	MERRILL MARJORIE K	2510 N 61ST PL SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-120	NACE JAMES W TR	2514 N 61ST PL SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-121	JOHN ROBERT FLORES AND PATRICIA MAE FLORES LIVING TR	2515 N 61ST PL SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-122	MARGARET SINCLAIR REVOCABLE TRUST	2511 N 61ST PL SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-124	DANERI HANNELORE K	2503 N 61ST PL SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-125	ROTH JEFFREY B/MARCIA L TR	2504 E 61ST WY SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-126	SONGER SAMARA ANN	2508 N 61ST WAY SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-127	J & M MILLER FAMILY TRUST	2512 N 61ST WAY SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-128	KELLY A ALDERMAN REVOCABLE LIVING TRUST	2516 N 61ST WAY SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-129	SMITH STUART DANIEL/SUSAN MILLER	4 GREENWOOD PARK PITTSFORD NY USA 14534	6/17/2024	1	1st Class Mail
129-23-130	WILKIE M MICHELLE	2513 N 61ST WY SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-131	SIMPSON KEITH	113 BAYVIEW RD SALT SPRING ISLAND BC CAN V8K1L2	6/17/2024	1	1st Class Mail
129-23-132	ION EQUITIES LLC	9 HERRICK LADERA RANCH CA USA 92694	6/17/2024	1	1st Class Mail
129-23-133	STEWART CATHERINE ELIZABETH	6151 E LEWIS AVE SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-134	FADDOUL FARES Y	6147 E LEWIS AVE SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-135	R3 HOLDINGS INC	6143 E LEWIS AVE SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-136	SUMNERS JOHN S/JEAN G	3909 HEATHCOTE RD DEEPHAVEN MN USA 55391	6/17/2024	1	1st Class Mail
129-23-137	GUY W TRUJILLO AND JOSEFINA S TRUJILLO REVOCABLE LIVI	6135 E LEWIS AVE SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-138	SALES BRUCE W/DARIN M	6131 E LEWIS AVE SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-139	MARILOU MILDRED PEAVLEY REVOCABLE TRUST	6123 E LEWIS AVE SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-140	GRAFF DONNA M/CATHERINE L	6119 E LEWIS AVE SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-141	LESLEE E VETTRAINO FAMILY LIVING TRUST	6115 E LEWIS AVE SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-142	KHAN STEPHEN/CECILE	55 ROSEWARNE AVENUE WINNIPEG MB CAN R2M0V8	6/17/2024	1	1st Class Mail
129-23-143	MARGARET A PUTMAN TRUST	6107 E LEWIS AVE SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-144	LANGENBACH KLAUS/DENIOUS KATHLEEN	6103 E LEWIS AVE SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-145	HUGHES ROBERT MICHAEL/CYNTHIA ANN	2504 N 61ST ST SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-146	WIRTEL REVOCABLE TRUST	6043 E LEWIS AVE SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-147	J BAKER TRUST	6052 E VERNON AVE SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-148	KING ANNETTE DEMOS	6056 E VERNON AVE SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-149	ASB KING FAMILY TRUST	6055 E VERNON AVE SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-150	NELKE CONRAD J/NANCY F	6051 E VERNON AVE SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-151	HAMILL MARY ANN	6052 E HARVARD ST SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-152	ARTHUR AND VIRGINIA TURNEY REVOCABLE TRUST	6056 E HARVARD ST SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-153	ARANT FAMILY TRUST	6055 E HARVARD ST SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-154	ROATCH SCOTT A	6051 E HARVARD ST SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail

129-23-157A	HERITAGE EAST HOME OWNERS ASSN	450 N DOBSON RD STE 201 MESA AZ USA 85201	6/17/2024	1	1st Class Mail
129-23-158	NELSEN JULIE BECKEL/JOHN FREDERICK	2913 NE 157TH ST VANCOUVER WA USA 98686	6/17/2024	1	1st Class Mail
129-23-159	SEGOS ANDREW TED/BEAN PATRICIA G	1055 DONAHVE ST UNIT 8 SAN DIEGO CA USA 92110	6/17/2024	1	1st Class Mail
129-23-160	HUMPHREY ALEXANDER HARTLEY/LAUREN NICOLE	465 MINERS GULCH DR CLARKDALE AZ USA 86324	6/17/2024	1	1st Class Mail
129-23-161	YILMAZ BAHRI GOKHAN/HUSSAIN NOSHEEN	666 W OLYMPIC PL UNIT 402 SEATTLE WA USA 98119	6/17/2024	1	1st Class Mail
129-23-162	MARKEY BRUCE EDWARD AND CYNTHIA JOAN MARKEY FAMII	6122 E HARVARD ST SCOTTSDALE AZ USA 852571961	6/17/2024	1	1st Class Mail
129-23-163	MILLIGAN MAUREEN TR	6118 E HARVARD ST SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-164	SAMPSON ROBERT F/STANISCIA PETER R	6114 E HARVARD ST SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-165	KRAMER FAMILY REVOCABLE TRUST	6110 E HARVARD ST SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-166	KELLY JUDITH TR	3311 N VALENCIA LN PHOENIX AZ USA 85018	6/17/2024	1	1st Class Mail
129-23-167	ALEXANDER JACQUELINE C	PO BOX 52440 MESA AZ USA 85208	6/17/2024	1	1st Class Mail
129-23-168	TIMOTHY AND JOAN LASHER FAMILY TRUST	6113 E VERNON AVE SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-169	RICHARD C AND PATRICIA B RICHARDSON REV TRUST	705 CLOUD CAP AVE PAGOSA SPRINGS CO USA 81147	6/17/2024	1	1st Class Mail
129-23-170	PALOMBI FAMILY 2012 TRUST	5615 BRYANT RD SHINGLE SPRINGS CA USA 95682	6/17/2024	1	1st Class Mail
129-23-171	HANDELSMAN ALAN M/ANITA K	6112 E VERNON AVE SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-172	SOLA ALMOJUELA LIVING TRUST	6116 E VERNON AVE SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-173	RUDIN JOSHUA	6120 E VERNON AVE SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-174	TUCKER DENISE/BENJAMIN	6128 E VERNON AVE SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-175	WILLIAMS BARBARA L	6132 E VERNON AVE SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-176	STARKS SPENCER WAYNE/HEATHER	6136 E VERNON AVE SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-177	ROKEY JEROME C/HIRSCHI-ROKEY VICKY L	6140 E VERNON AVE SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-178	SURVIVORS TRUST	6144 E VERNON AVE SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-179	NAVARRO MANUEL/MARGIE F TR	6148 E VERNON AVE SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-180	JASON B MCINTYRE LIVING TRUST	6149 E VERNON AVE SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-181	BARRY PETER P	157 GLEN RIDDLE RD MEDIA PA USA 19063	6/17/2024	1	1st Class Mail
129-23-182	CORTESE LOUIS F/RACZKIEWICZ JOANNE E	2372 BAYSIDE CT LISLE IL USA 60532	6/17/2024	1	1st Class Mail
129-23-183	STEVENS KATHERINE MCCUNE/JAMES OLIVER	6137 E VERNON AVE SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-184	JORDAN JOYCE M TR	6133 E VERNON AVE SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-185	WATKINS ROBERT/CHARMELLE	6129 E VERNON AVE SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-186	HIBLER SUSAN B	6130 E HARVARD ST SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-187	THOMPSON JEFFREY J	1408 LEMANS BLVD DAYTON OH USA 45458	6/17/2024	1	1st Class Mail
129-23-188	SERGY FAMILY TRUST	6138 E HARVARD ST SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-189	TUMBARELLO MARY LEE	6142 E HARVARD ST SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-190	KINKEL SARAH A	6146 E HARVARD ST SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-191	RODRIQUEZ VICTOR SR	6150 E HARVARD ST SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-192	VOLK ALAN/LISA	3601 FAIRWAY DR GREAT FALLS MT USA 59401	6/17/2024	1	1st Class Mail
129-23-193	ABRAMS JOSEPHINE C	6147 E HARVARD ST SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-194	EUGENE A STEVENS AND DIANE J STEVENS FAMILY TRUST	6143 E HARVARD ST SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-195	KEISER KEVIN A/GAYLE L	460 EVERGREEN LN ROBINS IA USA 52328	6/17/2024	1	1st Class Mail
129-23-196	THRAEN MATTHEW ALLEN/RONDA RAE BECKERLEG	6135 E HARVARD ST SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-23-197	CROUCH LORRAINE	6131 E HARVARD ST SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-24-002F	CAVALLIERE ELKS LLC	706 W IVY CIR MESA AZ USA 85201	6/17/2024	1	1st Class Mail
129-24-002G	PAPAGO BUTTES CHURCH OF THE BRETHREN LTD	2450 N 64TH ST SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-24-002H	FIBCO FAMILY SERVICES INC	1141 E JEFFERSON ST PHOENIX AZ USA 85034	6/17/2024	1	1st Class Mail

129-24-003C	VALLEY FIELD RIDING & POLO CLUB	PO BOX 10570 PHOENIX AZ USA 850640570	6/17/2024	1	1st Class Mail
129-24-005	SCALISE BINGHAM LIVING TRUST	6222 E WILSHIRE DR SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-24-006	SHERIDAN RONALD L/DONNA KAY TR	6234 E WILSHIRE DR SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-24-007	JONOVICH GREG T/JOYCE	6246 E WILSHIRE DR SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-24-008	BOSSERMAN JAMES N/CAROLYN W	6258 E WILSHIRE DR SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-24-009	KASEL JOHN A	6270 E WILSHIRE DR SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-24-010	TAYLOR RICHARD P JR TR	6282 E WILSHIRE DR SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-24-011	CYNTHIA GUDMUNDSEN GROSSO LIVING TRUST	6294 E WILSHIRE DR SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-24-012	POULOS ALEXANDER/SHELLI	6306 E WILSHIRE DR SCOTTSDALE AZ USA 85016	6/17/2024	1	1st Class Mail
129-24-013	ELLIS JASON J	6318 E WILSHIRE DR SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-24-014	JOYCE MATTHEW L/KRETCHMER KATHRYN M	6330 E WILSHIRE DR SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-24-015	KEITH L RESENZWEIG LIVING TRUST	6342 E WILSHIRE DR SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-24-016	CLOSE RYAN	6354 E WILSHIRE DR SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-24-017	ARGALL KELLY J	6369 E WILSHIRE DR SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-24-021	YORK JACK WILLIAM	6345 E WILSHIRE DR SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-24-022	OSLEY KRISTI A	6339 E WILSHIRE DR SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-24-023	LANCE AND CYNTHIA SPOTLESON REVOCABLE TRUST	6333 E WILSHIRE DR SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-24-024	VUCINICH FAMILY REVOCABLE TRUST	6327 E WILSHIRE DR SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-24-027	GATES DAN A/CAROL D TR	6309 E WILSHIRE SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-24-028	CHERUKURI SUBBARAO V/KAMALA	6303 E WILSHIRE DR SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-24-029	POPPE STEVEN C/STEPHANI J	6291 E WILSHIRE DR SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-24-030	STUNS FAMILY REVOCABLE LIVING TRUST	6279 E WILSHIRE DR SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-24-031	LAURA MITHOFF TRUST	1295 HOLLY ST DENVER CO USA 80220	6/17/2024	1	1st Class Mail
129-24-032	LAWFUL FAMILY TRUST	6255 E WILSHIRE DR SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-24-033	GODFREY FAMILY REVOCABLE LIVING TRUST	6243 E WILSHIRE DR SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-24-034	VOSS MARK	PO BOX 1943 SCOTTSDALE AZ USA 85252	6/17/2024	1	1st Class Mail
129-24-035	SULLIVAN FAMILY LIVING TRUST	6219 E WILSHIRE DR SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-24-040	PAPAGO BUTTES HOMEOWNERS ASSOC	625 N GILBERT RD STE 101 GILBERT AZ USA 85234	6/17/2024	1	1st Class Mail
129-24-041	DIX WIX LIVING TRUST	6210 E WILSHIRE DR SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-24-042	JEHLING MATTHEW	6363 E WILSHIRE DR SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-24-043	SURVIVORS TRUST	6357 E WILSHIRE DR SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-24-044	PATEL NAITIK D/SANDHYA	6351 E WILSHIRE DR SCOTTSDALE AZ USA 852571122	6/17/2024	1	1st Class Mail
129-24-045	SPEROS LIVING TRUST	1210 E NORTHERN AVE PHOENIX AZ USA 85020	6/17/2024	1	1st Class Mail
129-24-046	VELARIDES PAUL	6315 E WILSHIRE DR SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-24-047	PIMSNER DAVID A/MADDEN SHEILA	6207 E WILSHIRE DR SCOTTSDALE AZ USA 85257	6/17/2024	1	1st Class Mail
129-38-001B	UNITED STATES OF AMERICA	10 CAMPUS BLVD NEWTOWN SQUARE PA USA 19073	6/17/2024	1	1st Class Mail

Map of Notified Neighbors



MZ2 Open House 6/10/2024	
Name	**Attended**
Andrew Duncan	x
Anne Kincaid	x
Bill Saul	x
Bob Kammerle	x
Caila Kelly	x
Chris Frettoloso	x
CR Herro	x
David Dick	x
Debra Vaughn	x
Dennis Burke	x
Ed Hadley	x
Gary Gluck	x
Gerda Kauks	x
Holly Macchiaroli	x
Jim Macchiaroli	x
Joey Goodman	x
Jorge Cordova	x
Josh Holmes	x
Kristi Thames	x
Kyle Ingram	x
Madelyn Kretlow	x
Madelyn Lister	x
Mark Bolte	x
Mark Winkleman	x
Mindy Holmes	x
Pete Te Kampe	x
Sam Campana	x
Sean Banda	x
Solange Whitehead	x
Stetson Allie	x
Steven Burgoyne	x
Vicki Etherton	x

CITY OF SCOTTSDALE

Open House Sign-In Sheet

Date: June 27,2024

Location: 6210 E Oak Street, Scottsdale, AZ

This Sign-In Sheet is a Public Record

Name	Business Name		
John Evans			
Address & Zip	Phone	E-mail	
6015 E. Vernon Ave.	785-760-0429	Johnmevans####@gmail.com	
Name	**Business Name**		
ANDREW DUNCAN	—		
Address & Zip	Phone	E-mail	
4834 N. MILLER RD 85251	619 278 8464	ANDTRODUNCAN@ICLOUD.COM	
Name	**Business Name**		
Madelyn Kretton	MODUS companies		
Address & Zip	Phone	E-mail	
2731 W Villa Rita Dr PHX, AZ 85053	480.334.3440	Madelyn@moduscompanies.com	
Name	**Business Name**		
DEENA HARMS			
Address & Zip	Phone	E-mail	
7137 E. RANCHO VISTA	480-620-4212	FEISTYGAL@YAHOO.COM	
Name	**Business Name**		
ED GORMAN	MODUS		
Address & Zip	Phone	E-mail	
7149 E RANCHO VISTA	602.42.2221	ED@MODUSCOMPANIES.COM	
Name	**Business Name**		
Josh Haines			
Address & Zip	Phone	E-mail	
7147 E. Rancho Vista B#01	602.502.6187	Josh@moduscompanies.com	
Name	**Business Name**		
Address & Zip	Phone	E-mail	

CITY OF SCOTTSDALE

Open House Sign-In Sheet

Date: June 27,2024

Location: 6210 E Oak Street, Scottsdale, AZ

This Sign-In Sheet is a Public Record

Name Patricia Turpin		**Business Name**
Address & Zip 6036 E Harvard St	Phone	E-mail [redacted]. reesht@live.com
Name Cathy Stewart		**Business Name**
Address & Zip 6151 E. Lewis	Phone 480.296-6426	E-mail Cathy85257@gmail.com
Name STEVE VUCINICH		**Business Name** STEVEVUC@gmail.com
Address & Zip	Phone	E-mail
Name Steve Burgoyne		**Business Name**
Address & Zip 3130 N. Hayden	Phone 602-625-8464	E-mail
Name MARK BOLTE		**Business Name**
Address & Zip 10466 E Sheena Dr 85255	Phone 602-499-8558	E-mail mark@bolte homes.com
Name		**Business Name**
Address & Zip	Phone	E-mail
Name		**Business Name**
Address & Zip	Phone	E-mail

CITY OF SCOTTSDALE

Open House Sign-In Sheet

Date: June 27,2024

Location: 6210 E Oak Street, Scottsdale, AZ

This Sign-In Sheet is a Public Record

Name Judy Baker		**Business Name**	DavBak01@gmail.com
Address & Zip 6052 E Vernon	Phone 480-945-0996	E-mail DavBak	
Name Toni Clark		**Business Name**	
Address & Zip 6144 E. Vernon	Phone 602-2923184	E-mail j.clark10@Cox.net	
Name Pauline Davies		**Business Name**	
Address & Zip 6044 E Vernon Ave	Phone (602)571-9123	E-mail pedavies53@gmail.com	
Name Jim NACE		**Business Name**	
Address & Zip 2514 N. 61st PLACE	Phone 602-524-6408	E-mail JIMNACE@AOL.COM	
Name J. Alexander		**Business Name**	
Address & Zip P.O. Box 52440 Mesa AZ 85208	Phone	E-mail Jalx99@yahoo.com	
Name Susan Frazier		**Business Name**	
Address & Zip 6028 E Harvard St	Phone 602-316-8714	E-mail bandsfrazier@yahoo.com	
Name Kathleen Grant		**Business Name**	
Address & Zip 6055 E HARVARD ST	Phone 480 946 2924	E-mail wiredmervesp@icloud.com	

CITY OF SCOTTSDALE

Open House Sign-In Sheet

Date: June 27,2024

Location: 6210 E Oak Street, Scottsdale, AZ

This Sign-In Sheet is a Public Record

Name Keith + Cindy Marzofka	**Business Name**	
Address & Zip 6023 E Vernon Ave 85257	Phone 6085756790	E-mail cjmarzofka@gmail.com
Name Michelle Wilkie	**Business Name**	
Address & Zip 2513 N 61st way 85257	Phone 480-277-1276	E-mail wilkiem4226@gmail.com
Name Marcy Kostewa	**Business Name** SWABS-AZ	
Address & Zip 5902 E Lewis Ave	Phone 602-448-1622	E-mail queenmarcy@gmail.com
Name Elaine Riley	**Business Name**	
Address & Zip 5802 E. Wilshire Dr.	Phone	E-mail popsterbob@yahoo.com
Name Christa Pauly	**Business Name**	
Address & Zip 2312 N. 58th St 85257	Phone	E-mail christapaulya cox.net
Name CRAIG ERWIN	**Business Name**	
Address & Zip 6617 E CAMBRIDGE	Phone 480.250.5486	E-mail craig.erwin@cox.net
Name Mary Miller	**Business Name**	
Address & Zip 2512 N. 61st Way	Phone 928-243-0127	E-mail marymiller08@gmail.com

CITY OF SCOTTSDALE

Open House Sign-In Sheet

Date: June 27,2024

Location: 6210 E Oak Street, Scottsdale, AZ

This Sign-In Sheet is a Public Record

Name Leslee Vetterni	**Business Name**	
Address & Zip 6115 E. [redacted] AVE	Phone 602-391-5502	E-mail leslee1@cox.net
Name [redacted] Love	**Business Name**	
Address & Zip 6255 E. Wilshire	Phone 480 307-3807	E-mail frobet2@cox.net
Name Donna C Lutin	**Business Name**	
Address & Zip 6038 E. Vernon Ave	Phone 480-949-5890	E-mail lrj10@cox.net
Name Eileen Tica	**Business Name**	
Address & Zip	Phone 48[redacted]9-49	E-mail
Name Bob Kammerle	**Business Name**	
Address & Zip 8025 E. Del Tiburon 85258	Phone 623-694-2368	E-mail
Name Cynthia Hughes	**Business Name**	
Address & Zip 2504 N. 61st St	Phone 6232565650	E-mail azcacti23@gmail.com
Name Regina Donlon	**Business Name** 480-292-9825	
Address & Zip 6357 E. Wilshire	Phone	E-mail Reginadonlon@MSN.COM

CITY OF SCOTTSDALE

Open House Sign-In Sheet

Date: June 27,2024

Location: 6210 E Oak Street, Scottsdale, AZ

This Sign-In Sheet is a Public Record

Name Guy Trujillo	**Business Name**	
Address & Zip 6735 E. Lewis Ave	Phone 602-908-8724	E-mail gavin1415@gmail.com
Name John Deal	**Business Name**	
Address & Zip 5936 E. Cambridge	Phone 4809478111	E-mail jdeal@hotmail.com
Name Kathy Kretchmer	**Business Name** n/a	
Address & Zip 6330 E Wilshire Dr	Phone 6025018704	E-mail cloud57k@aol.com
Name Marilou Peavley	**Business Name**	
Address & Zip 6123 E Lewis, Scottsdale, AZ 85257	Phone 480 203-7451	E-mail Mpeavley45@outlook.com
Name Christina Habelt	**Business Name**	
Address & Zip 6039 E Harvard	Phone 650 796 2657	E-mail habeltfamily@gmail.com
Name MARGARET PUTMAN	**Business Name**	
Address & Zip 6107 E LEWIS AVE	Phone 6232567504	E-mail margaretaputman@yahoo
Name Lloan Lasher	**Business Name**	
Address & Zip 6113 E Vernon ave	Phone 480-467-8717	E-mail girlzlikeus@hotmail.com

CITY OF SCOTTSDALE

Open House Sign-In Sheet

Date: June 27,2024

Location: 6210 E Oak Street, Scottsdale, AZ

This Sign-In Sheet is a Public Record

Name Scott Roatch	**Business Name**	
Address & Zip 6051 E HARVARD ST SCOTTSDALE, AZ 85257	Phone 602 687 3456	E-mail roatchmeister@hotmail.com
Name JEROME + VICKY ROKKEY	**Business Name**	
Address & Zip 6140 E VERNON AVE	Phone 602 376-8541	E-mail jrokkey@cox.NET
Name Lesa Etter	**Business Name**	
Address & Zip 5842 E. OAK ST	Phone 6023304970	E-mail lesaetter@gmail
Name DAVID BINGHAM + JUDIE SCACISE	**Business Name**	
Address & Zip 6222 E WILSHIRE DR	Phone 480-209-4570	E-mail wwriverratdb@gmail.com
Name Eugene & Diane Stevens	**Business Name**	
Address & Zip 6143 E. Harvard St 85257	Phone 707 373-3472	E-mail bencalsvc@aol.com
Name Liz Richardson	**Business Name** N/A	
Address & Zip	Phone 480-269-2513	E-mail ~~N/A~~ Richardson2309@gmail
Name Ellen Raymond	**Business Name**	
Address & Zip 2507 N. 60th Place	Phone 480 7480 308	E-mail e.raymond@cox.net

CITY OF SCOTTSDALE

Open House Sign-In Sheet

Date: June 27,2024

Location: 6210 E Oak Street, Scottsdale, AZ

This Sign-In Sheet is a Public Record

Name	Business Name	Address & Zip	Phone	E-mail
DAVE & LINDA SERGY	RETIRED	6138 E. NAVARRO ST.	602-321-0815	LTSERGY@GMAIL.COM.
Denise Lowell-Britt	—	6142 E. Wilshire Dr.	480-461-5333	dlb@udallshumway.com
Laura Coordes		5825 E. Lewis Ave	4809658976	Coordes.laura@gmail.com
JUSTIN GREGONIS	UPWARD ARCHITECTS	5912 E CAMBRIDGE AVE	480-241-3604	JUSTIN@UPWARDARCHITECTS.COM
MICHAEL CHUROSH		5514 E. PENCHOT AVE	PHOENIX 85018	MICKEYCHUROSH@GMAIL.COM
Randy Rochford		6143 E. Lewis Ave	480 619 3664	randy.rochford@me.com
ALAN HALL	Paint Valley Riding Club	2708 E. Marshall	602-401-1127	ALAN.HALL539@gmail.com

CITY OF SCOTTSDALE

Open House Sign-In Sheet

Date: June 27,2024

Location: 6210 E Oak Street, Scottsdale, AZ

This Sign-In Sheet is a Public Record

Name Mr + Mrs Doug/Ester Sola		**Business Name**	
Address & Zip 6116 E. Vernon Aves	Phone 805 259 8633	E-mail Dougasola@hotmail.com	
Name Chris Perez		**Business Name**	
Address & Zip 5045 E. Carmen Dr Scottsdale	Phone 602-290-4663	E-mail cperez2044@gmail.com	
Name Ed Hadley		**Business Name**	
Address & Zip 8405 E. Appaloosa Scottsdale	Phone 4807720180	E-mail hadleyess@gmail.com	
Name David Pimsner Eshkol Madison		**Business Name**	
Address & Zip 6707 E. Wilshire	Phone 602-514-7512	E-mail david.pimsner@usdoj.gov	
Name Tiffany Milliman		**Business Name**	
Address & Zip 4002 E McDonald Dr Paradise Valley	Phone 480-371-4297	E-mail tiffanymillimana@gmail.com	
Name Victor Sidy		**Business Name**	
Address & Zip 2300 E UTOPIA RD, PHOENIX	Phone 480.688.5599	E-mail victor@victorsidy.com	
Name Chad Nagel		**Business Name**	
Address & Zip 6643 E. Harvard St, Scottsdale	Phone 602.695-4909	E-mail	

CITY OF SCOTTSDALE

Open House Sign-In Sheet

Date: June 27,2024

Location: 6210 E Oak Street, Scottsdale, AZ

This Sign-In Sheet is a Public Record

Name FRANK BABY	**Business Name**	
Address & Zip 5618 E OAK	Phone 602-690-8286	E-mail FRANKOFOAK@GMAIL.COM
Name David Delnoce	**Business Name**	
Address & Zip 5901 E. Edgemont Ave	Phone 602.622-2727	E-mail dldodelnoce@gmail.com
Name Brian Rice	**Business Name**	
Address & Zip 7147 E Rancho Vista Dr	Phone 602 348 1968	E-mail drbri1@me.com
Name Katherine Stevens	**Business Name**	
Address & Zip 6137 E Vernon Ave	Phone 503-502-8342	E-mail KatherineMStevens@yahoo.com
Name	**Business Name**	
Address & Zip	Phone	E-mail
Name	**Business Name**	
Address & Zip	Phone	E-mail
Name	**Business Name**	
Address & Zip	Phone	E-mail

CITY OF SCOTTSDALE

Open House Sign-In Sheet

Date: June 27,2024

Location: 6210 E Oak Street, Scottsdale, AZ

This Sign-In Sheet is a Public Record

Name Anne Kincaid	**Business Name**	
Address & Zip 7147 E Rancho Vista Dr	Phone 7857661078	E-mail AnneKincaid7@gmail.com
Name Sam Bollinger	**Business Name**	
Address & Zip 2506 N 64th PL SCDL	Phone 6023166536	E-mail bollinger.501@gmail.com
Name	**Business Name**	
Address & Zip	Phone	E-mail
Name	**Business Name**	
Address & Zip	Phone	E-mail
Name	**Business Name**	
Address & Zip	Phone	E-mail
Name	**Business Name**	
Address & Zip	Phone	E-mail
Name	**Business Name**	
Address & Zip	Phone	E-mail

CITY OF SCOTTSDALE

Open House Sign-In Sheet

Date: 8/5/24

Location: Heritage East

This Sign-In Sheet is a Public Record

Name MARGARET A PUTMAN	**Business Name**	
Address & Zip 607 E LEWIS 85257	Phone 623 256 7504	E-mail margaretaputman@yahoo
Name Bob Hughes	**Business Name**	
Address & Zip 2504 E. 61st 85257	Phone 480-340-2271	E-mail HughesMARKETING@GMAIL.COM
Name Maureen Milligan	**Business Name**	
Address & Zip 618 E. Harvard St	Phone 480-421-9003	E-mail
Name Joan Lasher	**Business Name**	
Address & Zip 6113 E Vernon Ave	Phone 480-467-8717	E-mail girlzlikeus@hotmail.com
Name Eugene Stevens	**Business Name**	
Address & Zip 6143 E. Harvard St.	Phone 707 373 3472	E-mail, bencalsvc@aol.com
Name Sandra Hicks	**Business Name**	
Address & Zip 6019 E. Harvard	Phone 602-697-4532	E-mail sandyhicks43@icloud.com
Name BEN TUCKER	**Business Name**	
Address & Zip 6128 E. VERNON	Phone 480-262-4124	E-mail BENTUCKER13@COX.NET

CITY OF SCOTTSDALE

Open House Sign-In Sheet

Date: 8/5/24

Location: Heritage East

This Sign-In Sheet is a Public Record

Name	Business Name		
Alice Tarico			
Address & Zip	Phone	E-mail	
6024 E Vernon Ave 85257-1916	480-577-3952	alicetar37@gmail.com	
Name	**Business Name**		
MARY ANN HAMIL			
Address & Zip	Phone	E-mail	
6052 E HARVARD ST	602.214.8077		
Name	**Business Name**		
Cynde Hughes			
Address & Zip	Phone	E-mail	
2504 N 61ST St	6232565650	azcactus23@gmail.com	
Name	**Business Name**		
Janet Evans			
Address & Zip	Phone	E-mail	
6015 E. Vernon Ave	785-727-0216	janet.evans@live.com	
Name	**Business Name**		
John Evans			
Address & Zip	Phone	E-mail	
6015 E. Vernon Ave	785-760-0429	johnmevans1111@gmail.com	
Name	**Business Name**		
ZOOM- LISA			
Address & Zip	Phone	E-mail	
Name	**Business Name**		
Address & Zip	Phone	E-mail	

CITY OF SCOTTSDALE

Open House Sign-In Sheet

Date: 8/5/24

Location: Heritage East

This Sign-In Sheet is a Public Record

Name SPENCER KOEPP	**Business Name** TRESTLE Management	
Address & Zip 1022 W Hickory ST	Phone 480-422-08[illegible]	E-mail SKOEPP@TrestleManagement.com
Name Cathy Stewart	**Business Name**	
Address & Zip 6151 E. Lewis 85257	Phone 480-296-6426	E-mail Cathy85257@gmail.com
Name ZOOM- LESLIE	**Business Name**	
Address & Zip	Phone	E-mail
Name ZOOM- JAY HANK	**Business Name**	
Address & Zip	Phone	E-mail
Name ZOOM- JOHN NELSON	**Business Name**	
Address & Zip	Phone	E-mail
Name ZOOM- DONNA	**Business Name**	
Address & Zip	Phone	E-mail
Name ZOOM- ANITA	**Business Name**	
Address & Zip	Phone	E-mail

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: 576-PA-2023

Project Name: Papago Village

Location: 6210 E Oak St. Scottsdale, AZ 85257

Site Posting Date: 06/17/2024

Applicant Name: MODUS Companies, LLC

Sign Company Name: Scottsdale Signs (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.

Applicant Signature

Date 6/20/24

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 20th day of June 2024

MARTIN SANCHEZ, NOTARY PUBLIC
COMM. NO. 642209
COMM. EXP. 10-12-26
MARICOPA CO., AZ

Notary Public

My commission expires: 10/12/2026

City of Scottsdale -- Current Planning Division
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ◆ Phone: 480-312-7000 ◆ Fax: 480-312-7088

From: **chris moduscompanies.com** chris@moduscompanies.com
Subject: Fw: 9292 - Completed photo
Date: July 9, 2024 at 1:00 PM
To: ed moduscompanies.com ed@moduscompanies.com

CF

CHRIS FRETTOLOSO- LEED Green Assoc.
Development Deviser + Chief Sustainability Officer
(602) 793-8778
chris@moduscompanies.com

MODUS Companies
7147 E Rancho Vista Dr, Suite B01
Scottsdale, AZ 85251
moduscompanies.com

From: sales@signarama-scottsdale.com <Sales@signarama-scottsdale.com>
Sent: Tuesday, June 18, 2024 6:32 PM
To: chris moduscompanies.com <chris@moduscompanies.com>
Subject: 9292 - Completed photo

Chris,

I wanted to make sure you received this completed photo and I apologize if it was sent more than once. It was installed Monday afternoon 6/17/24.

Thank you for your business.

PLEASE NOTE WE WILL BE CLOSED JULY 4th & 5th AND WILL REOPEN MONDAY JULY 8TH.

Beth I Scottsdale Signarama Sales Team
7625 E Redfield Rd • Ste 160 • Scottsdale, AZ 85260 • 480-994-4000
Monday – Friday 8:00am – 4:30pm
www.signarama-scottsdale.com
Online Catalog www.sarcatalog.com

Scottsdale Signarama
The way to grow your business.

Early Notification of
Project Under Consideration
Neighborhood Open House Meeting
Date: June 27, 2024
Time: 9am-10am & 5pm-6pm
Location 6210 E Oak St. Scottsdale, AZ
Site Address:
6210 E Oak St. Scottsdale, AZ 85257
Project Overview:
• Request: Development Review Board Approval
• Description of Project & Proposed Use: Luxury Single Family Rental Single Story Units
• Site Acreage/SF: 16.01/436,935
• Site Zoning: S/R
Applicant/Contact: MODUS Companies/Ed Gorman
Phone Number: 480-630-6820
Email Address: info@moduscompanies.com
City Contact: Wayland Barton
Phone Number: 480-312-2817
Email Address: wbarton@scottsdale.gov

Name: Adam Finkel
Address: 15333 N. Pima Rd
Scottsdale, AZ 85260

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Adam Finkel

Adam Schaefer
8401 N. 80th PL
Scottsdale, AZ 85258

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Adam Schaefer

Name: Alese Bolte
Address: 10466 E Sheena Dr
Scottsdale, AZ 85255

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Alese Bolte

Alese Bolte

Allen W. Glidewell
8519 E. Plaza Ave.
Scottsdale, AZ 85250

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Name: ANDY DUNCAN
Address: 4834 N. MILLER RD
SCOTTSDALE AZ 85251

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

J. A. Duncan.

Name: Andy Baron
Address: 4205 N. 64th Street
Scottsdale, AZ 85251

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a proud resident of Scottsdale, I care deeply about the quality of new developments in our city. Recently, the developer of the Papago Village home project shared their plans and renderings with me, which have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the character of our neighborhood. It maintains the single-family home context while using colors and materials that are common in the area. These homes will be a welcomed addition to our wonderful neighborhood.

Please accept this correspondence as support for this project.

Sincerely,

Andrew D. Baron

Anne Getz
9555 W. Windrose Dr
Scottsdale, AZ 85260

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Anne Getz

Name: Anne Duncan
Address: 5201 W 70th Place
Paradise Valley AZ 85253

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Anne Duncan

Bob Garland
7713 E. Hazelwood St.
Scottsdale, AZ 85250

_____

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Bob Garland

Name: K PARKINSON
Address: 7147 E RANCHO VISTA DR. #5006
SCOTTSDALE AZ 85251

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Name: Brian Bottonarage
Address: 8230 E. Juan Tabo Rd
Scottsdale, AZ 85255

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Name: BRIAN RIVE
Address: 7147 E. RANCHO VISTA DR #5009
SCOTTSDALE 85251

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Name: Caila Kelly
Address: 7426 E
Stetson Dr
Scottsdale AZ 85251

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

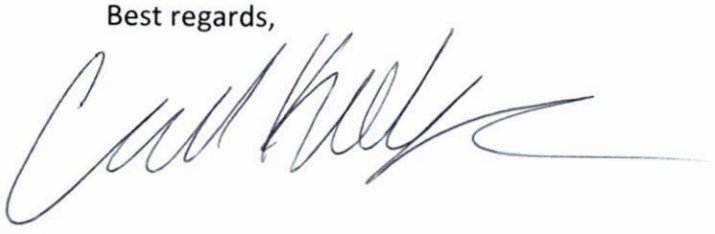
Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,



Name: Carolyn Rael
Address: 8341 E. Cheery Lynn Rd
Scottsdale, AZ 85251

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Carolyn Rael

Name: Catalina Garza-Cruz
Address: 7147 E Rancho Vista Drive, #B01
Scottsdale, AZ 85251

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

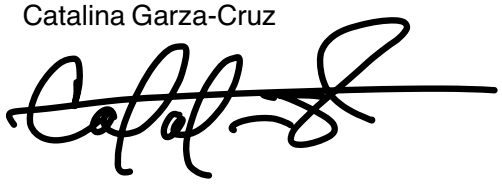
Dear Wayland,

I am someone who cares deeply about our city's growth. I believe it is important to maintain an identity while continuing to improve our city of Scottsdale. I see that this project is thoughtfully designed to enhance and strengthen the area's character. This project being Net Zero Energy is great for the environment. These new homes will be a welcome addition to our neighborhood.

I fully support this project.

Best Regards,

Catalina Garza-Cruz



Name: Char Falk
Address: 7626 E. Via Del Reposo
Scottsdale, AZ 85258

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Char Falk

Name: Chase Johnson
Address: 7501 E Mcdowell Rd
Scottsdale 85257

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Chris Frettoloso
6430 N 68th St.
Scottsdale, AZ 85251

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Chris Frettoloso

Name: Chris Roach
Address: 7609 E Indian Bend Rd # 2010
Scottsdale, AZ 85250

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

I have been a resident of Scottsdale for 10 years. I play softball at the Papago park across the street from this site and I take pride in the city's growth but care about maintaining utmost quality for new projects. I have toured several past projects that Modus has built. I know Ed and his team build some of the nicest housing projects in the community and every project seems to set a new bar for quality. His communities attract very affluent residents which is driven from the design elements, amenities and technology he incorporates into every home. His communities often house pro sports players, doctors, and successful business professionals.

I am in full support of this project.

Regards,

Chris Roach
908 331 2099

Christi Warner
7550 East Via Estrella
Scottsdale, AZ 85258

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

I am an original Phoenician and lived my whole life here in Arizona. I love our state and all the amazing growth I have seen over the years.

As a resident of Scottsdale, I take pride in our great City and care about the quality of new developments. I have met the developer of the Papago Village home project and he recently shared with me their plans and renderings that have been presented to the City of Scottsdale.

I love this project and having children that will be looking to rent in this area and it would be a perfect project for them to live in. This is a great neighborhood and I feel this project will enhance the whole area and bring the values and livability to a higher standard. This project will be a wonderful addition to the neighborhood.

This would be a wonderful project for this neighborhood.

Sincerely,

Christi Warner

Claudia Clouse
6599 E. Tomas Rd., Unit 2601
Scottsdale AZ 85251

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I have reviewed the proposed development known as the Papago Village home project, which I understand, has been presented to the City of Scottsdale. The project strikes me to be thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. As such, these homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Claudia Clouse

Name: Connor Larkin
Address: 15850 N. Thompson Peak Parkway
Scottsdale, AZ, 85260

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Connor Larkin

Cynthia Hammond
10340 E Cortez Drive
Scottsdale, AZ 85258

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a 52 year resident of Scottsdale and Scottsdale business owner, I take pride in Scottsdale and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

Scottsdale, like the rest of metro Phoenix is experiencing a severe housing shortage. High quality units like this developer is planning are a good step toward increasing housing availability in Scottsdale.

I would like to acknowledge my support for this project.

Best regards,

Darryl Levin
7224 E Palm Ln
Scottsdale, AZ 85257

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Darryl Levin

Dave Garcia
14188 N 106th Way
Scottsdale AZ 85255

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

David Garcia

Name: David Delnock
Address: 5901 E. Edgemont Ave
Scottsdale, Az 85257

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Name: David Dick
Address: 8324 E Cheery Lynn
Scottsdale, AZ 85251

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

David B. Roderique
7354 E. Quail Track Rd
Scottsdale, AZ 85266
roderique@cox.net

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a long-term resident of Scottsdale, and as the City's former Economic Development Director (for 22 years) I take great pride in Scottsdale and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area, while maintaining the single-family home context of the neighborhood.

I have known and worked with the developer for a long time, and can attest to his creativity and integrity. This will be a wonderful addition to the neighborhood, and I would like to acknowledge my support for this project.

Sincerely,

David Roderique

David B Roderique

Name: _____David Stull_____
Address: ____15333 N Pima Rd_#375_____
_____Scottsdale, AZ 85260_____

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

David Stull
David Stull
Vice President

Name: Deboran Vaughn
Address: 20100 N 78th Pl
Scottsdale AZ 85258

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Name: Debra Miller
Address: 7147 E Rancho Vista Dr #5005
Scottsdale, AZ. 85251

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Debra Miller

Hi Nina,

I know of the developer,
Modus, ... had nice conversation
with Andy about what
Modus does.

Definitely "top notch"...
My career was working for
a Ca. developer, V.P. Sales +
Mktg ... I understand
what it takes to get
projects "off the ground"

Good Luck - Looks great!

Debbie

Name: DEENA HARMS
Address: 7137 E. RANCHO VISTA DR #5003
SCOTTSDALE 85251

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Name: DENNIS BURKE
Address: 601 W. Palmaire
Phoenix, AZ 85021

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Dennis Burke

Don McCaul
8141 E Indian Bend Rd, Suite 103
Scottsdale, AZ 85250

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

I work and have lived in Scottsdale for many years. I take pride in this great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Name: Doug Sims
Address: 7750 E. Gelding Dr.
Scottsdale AZ 85260

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Edward Hadley
8405 E. Appaloosa Trail
Scottsdale, AZ 85258

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Ed Hadley

Name: ELIZABETH BOYLE
Address: 4831 N MILLER RD.
SCOTTSDALE AZ 85251

Bryan Cluff
Principal Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
bcluff@scottsdaleAZ.gov

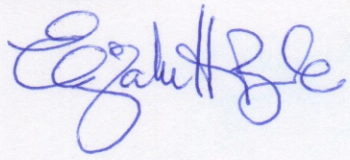
Re: 576-PA-2023
Papago Village
6210 E Oak Street

Dear Bryan,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,



Subject: Fwd: 576-PA-2023 Papagp Village 6200 E Oak St.
Date: Friday, June 21, 2024 at 6:35:38 PM Mountain Standard Time
From: ed moduscompanies.com
To: Madelyn Kretlow
CC: josh moduscompanies.com, chris moduscompanies.com, deena moduscompanies.com

Maddy,
One more for the week!
Thought it was worth sharing with the team…
Thanks,
Ed

Begin forwarded message:

From: Elliott Pollack <pollack@edpco.com>
Subject: FW: 576-PA-2023 Papagp Village 6200 E Oak St.
Date: June 21, 2024 at 6:22:12 PM PDT
To: Ed Gorman <ed@moduscompanies.com>

FYI

From: Elliott Pollack
Sent: Friday, June 21, 2024 6:19 PM
To: WBarton@Scottsdaleaz.gov
Subject: 576-PA-2023 Papagp Village 6200 E Oak St.

Dear Wayland-It has been my pleasure to be a resident of Scottsdale since 1976. I take great pride in Scottsdale as not only have I lived here for decades but my business has been housed in Scottsdale for more than 35 years. Given by profession as an economist I pay a great deal of attention to what is being developed in the city. I have seen many projects come and go. Some were quite excellent. Some have been quite a bit less than excellent. I have also had the pleasure of seeing the developer of the proposed project work over the years. I believe his projects to be on the excellent side of the ledger. His attention to detail, keeping utility costs low by using the best technologies and designs and concerns for the long run of his projects truly separate him from the rest of the pack. This includes designs that will enhance the character of the area. While maintaining the context of the neighborhood, the project utilizes color and materials that appear in many home in the area. I believe that this project will be a positive addition to a great neighborhood.

I fully support this project.

Thank you for your consideration. Elliott Pollack

Name: Gary Gluck
Address: 7181 E Camelback Rd
Unit 5D
Scottsdale, AZ 85251

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Gary Gluck

Name: George Maravilla II
Address: 8825 N 86th Street
Scottsdale, AZ 85258

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

George Maravilla II

Name: Gerda Kaufy
Address: 7117 E Rancho Vista Dr.
Scottsdale, AZ 85251

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Gerda Kaufy

Grant D Helgeson
Westland Properties
8141 E Indian Bend Rd Ste 103
Scottsdale AZ 85250

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Grant D. Helgeson

Subject: Fwd: Papago Village Project - Letter of Support Request
Date: Monday, June 24, 2024 at 12:41:19 PM Mountain Standard Time
From: ed moduscompanies.com
To: Madelyn Kretlow

One more

Sent from my iPhone

Begin forwarded message:

From: Greg Gmail <gregcampbellaz58@gmail.com>
Date: June 24, 2024 at 12:30:46PM PDT
To: "ed moduscompanies.com" <ed@moduscompanies.com>
Subject: Re: Papago Village Project - Letter of Support Request

Done
Sent from my iPad

On Jun 24, 2024, at 10:58AM, ed moduscompanies.com <ed@moduscompanies.com> wrote:

Wayland Barton
WBarton@scottsdaleaz.gov
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a long time resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to

enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Greg Campbell

Name: Heather Halliday
Address: 7074 E Sweetwater Ave
Scottsdale, AZ 85254

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Heather Halliday

Name: HOLLY MACCHIAROLI
Address: 4377 N. 66th ST.
SCOTTSDALE, AZ 85251

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Holly Macchiaroli

Name: _Holly Wright
Address: 7246 E Vernon Ave, Scottsdale AZ 85257

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

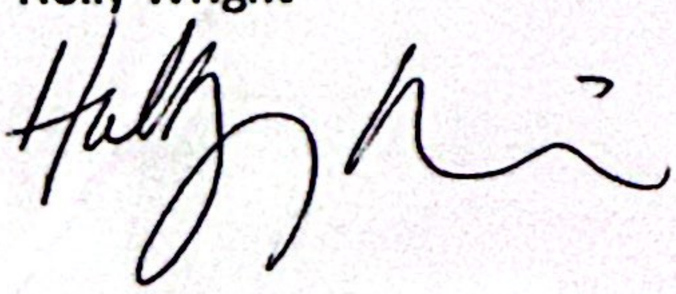
Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Holly Wright



Scanned with CamScanner

Name: Ian Clarkin
Address: 7147 E Rancho Vista Drive, #B01
Scottsdale, AZ 85251

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

I take pride in our wonderful city and am committed to ensuring the quality of its new developments. The developer of the Papago Village home project recently shared their plans and renderings with me, as presented to the City of Scottsdale. This project is designed thoughtfully to enhance and strengthen the area's design character. It respects the single-family home context of the neighborhood while using colors and materials common in local homes. These new homes will be a welcome addition to our great neighborhood.

I am pleased to express my support for this project.

Best regards,

Ian Clarkin

June 19, 2024

Mr. Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a longtime resident and business owner in Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. In my opinion, the project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood in our City.

Yours truly,

J. Greg Brickey, SE
Principal
GB/mg

7047 East Greenway Parkway, Suite 250
Scottsdale – Arizona 85254
480-398-7729
www.bdadesign.com

Name: JACKSON HICKS
Address: 7626 E VIA DEL RANCHO
SCOTTSDALE, AZ 85258

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

J. H

JACKSON R. HICKS

DocuSign Envelope ID: 49F374B0-CE7A-46DF-AB44-3BB2BE5B6C5A

Name: Jacob Crawford
Address: 5642 E Edgemont Ave Scottsdale AZ

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

DocuSigned by:
Jacob Crawford
503B363E741549D...

7/1/2024

Jacob Crawford

Name: Jacqueline F. Johnson
Address: 6929 E Lafayette Blvd
Scottsdale AZ 85251

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

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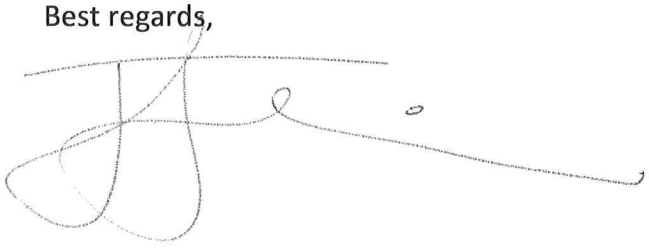
I would like to acknowledge my support for this project.

Best regards,



Name: Jake Miller
Address: 6101 East Edgemont Avenue
Scottsdale, AZ 85257

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

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I would like to acknowledge my support for this project.

Best regards,

Jake Miller

Name: JAMES W. MACCHIAROLI JR
Address: 4377 N. 66TH ST
SCOTTSDALE AZ
85251

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

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I would like to acknowledge my support for this project.

Best regards,

Name: JAN HARMS
Address: 7658 E. MEDLOCK DR.
SCOTTSDALE AZ 85250

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

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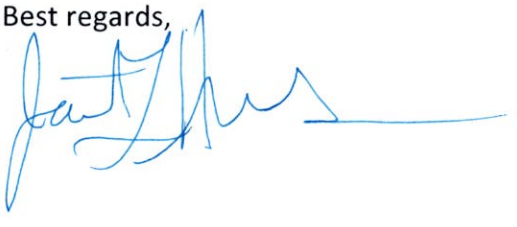
Best regards,



Subject: Fwd: Support for Papago Village Home Project
Date: Wednesday, June 19, 2024 at 1:23:15 PM Mountain Standard Time
From: ed moduscompanies.com
To: Madelyn Kretlow

Here's one in the form of an email. Please print as a PDF to add to the file.

Begin forwarded message:

From: Jeff Davis <jeff@majusculewine.com>
Subject: Support for Papago Village Home Project
Date: June 19, 2024 at 10:17:17 AM PDT
To: "wbarton@scottsdaleAZ.gov" <wbarton@scottsdaleAZ.gov>
Cc: "ed@moduscompanies.com" <ed@moduscompanies.com>

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023

Papago Village

6200 E Oak Street

Dear Mr. Barton,

As a resident of Scottsdale, I take pride in our city and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale.

The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Jeff Davis
8117 E Del Tiburon Drive
Scottsdale, AZ 85258
(480) 252-1665

Jeff Jellings
7224 E Palm Ln
Scottsdale, AZ 85257

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Name: Jessica Baux
Address: 4132 N 81st Street, 85251

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Name: Jessica Fleischer
Address: 7625 E Camelback 1128
Scottsdale AZ 85251

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Jessi Fleischer

Name: Joe Lavin
Address: : 16427 N Scottsdale Rd, Suite 390,
Scottsdale, AZ 85254

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear City of Scottsdale,

I am writing to express my enthusiastic support for the Papago Village home project.

This development is not just about building new homes; it's about preserving and enhancing the unique charm of our area. The project incorporates colors and materials that are in harmony with the existing homes, ensuring a seamless blend with the neighborhood's aesthetic. Moreover, the commitment to maintaining the single-family home context is commendable and crucial for preserving the community's identity.

The introduction of these homes will bring a fresh yet familiar feel to the neighborhood, attracting new residents who value quality and design integrity. This project represents a perfect balance between innovation and tradition, and I believe it will set a new standard for future developments in our area.

I support the Papago Village home project and look forward to seeing its positive impact on our community.

Best regards,
Joe Lavin
Joe Lavin

Name: Joseph Goodman
Address: 12754 N. 114TH WAY
Scottsdale 85259

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

J Goodman

Name: Josh Holmes
Address: 7147 E. Rancho Vista Dr. #B01
Scottsdale, AZ 85251

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

DocuSign Envelope ID: 72CB2AB8-EFEA-4186-8472-78FCF1916C8B

Name: Kate Crawford

Address: 8734 E Amelia Ave Scottsdale 85251

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

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I would like to acknowledge my support for this project.

Best regards,

DocuSigned by:
Kate Crawford 7/1/2024
CB3F8D1F8FD64CC...

Kate Crawford

Name: Katherine Stevens
Address: 6137 E Vernon Ave.
Scottsdale, AZ

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Katherine Stevens

I like the designs & plans. I think they will enhance the neighborhood. They seem to have addressed the issues & concerns that Heritage East community had with plans proposed by a previous developer.

Subject: Fwd: Papagp Village Project - 6200 E Oak Street
Date: Friday, June 28, 2024 at 7:38:20 PM Mountain Standard Time
From: ed moduscompanies.com
To: Madelyn Kretlow
Attachments: image002.jpg

I'm not stopping.

Sent from my iPhone

Begin forwarded message:

From: Katy Davies <katy@mcnamaracompany.com>
Date: June 28, 2024 at 6:28:15PM MST
To: "ed moduscompanies.com" <ed@moduscompanies.com>
Cc: wbarton@scottsdaleaz.gov
Subject: Papagp Village Project - 6200 E Oak Street

Katy Davies
13567 N 107th PL
Scottsdale, AZ 85255

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

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homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Katy Davies
Insurance Agent
CA Agency License Number: 0C60225

McNamaraCompany.com
1330 East Highway 96, Saint Paul, MN 55110
Business, Auto, Home, Life, and Health Insurance
651-426-0607 | Direct: 651-383-9235 | Fax: 651-426-5790

In observance of Independence Day, our office will be closed on Thursday, July 4th and Friday, July 5th.

Name: KEITH M. SMITH
Address: 4829 N 74th PL
Scottsdale AZ 85251

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Name: Lewis Lampton
Address: 8349 E Thoroughbred trail
Scottsdale, AZ 85258

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

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I would like to acknowledge my support for this project.

Best regards,

Name: Linda Jarr
Address: 8166 E Del Cuarzo Dr.
Scottsdale, AZ 85258

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

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I would like to acknowledge my support for this project.

Best regards,

Linda Jarr

Name: Lisa Ebert
Address: 6811 E Main St
Scotts AZ 85251

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

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I would like to acknowledge my support for this project.

Best regards,

Name: Lisa Moore
Address: 244 E. Hackberry Drive
Chandler, Az 85284

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Lisa Moore

Name: Lori Randall Scharmach
Address: 16436 N 113th Way, Scottsdale, AZ 85255

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great city and care deeply about the quality of new development. The developer of the Papago Village home project recently shared their plans and renderings with me, which have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, it utilizes colors and materials that are prevalent in many of the existing homes. These new homes will be a welcomed addition to our wonderful neighborhood.

I would like to express my support for this project.

Sincerely,

Name: MADELYN KROTLOW
Address: 7147 E RANCHO VISTA DR
~~8501~~ SCOTTSDALE, AZ 85251

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Name: Madelyn Lister
Address: 3131 N 70th St
Scottsdale, AZ 85251

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

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I would like to acknowledge my support for this project.

Best regards,

M. Lister

Madelyn Lister

Name: Mark Bolte
Address: 10466 E Sheena Dr
Scottsdale, AZ 85255

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Name: Mark H. Borodkin
Address: 16230 E. Gelding Drive
Scottsdale, AZ 85255

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

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I would like to acknowledge my support for this project.

Best regards,

June 28, 2024

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

I have lived in south Scottsdale for 13 years and have watched with interest the developments that have occurred during that time. I had the opportunity to see the plans and renderings prepared by the developer of the Papago Village home project that have been presented to the City of Scottsdale. It has been a long time since any significant single family type development has been constructed in south Scottsdale. Communities like this one have been springing up around the Valley for the past several years and it is great that this type of new housing option will be available in Scottsdale. The developer has a history of building high-quality, well-designed projects in Scottsdale and this project will certainly enhance the area.

I strongly support the development of this project.

Sincerely,

Mark Winkleman
7117 E. Rancho Vista Drive
#6003
Scottsdale, AZ 85251

Name: MARY THISS
Address: 7463 E. PLEASANT RUN
SCOTTS 85258

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

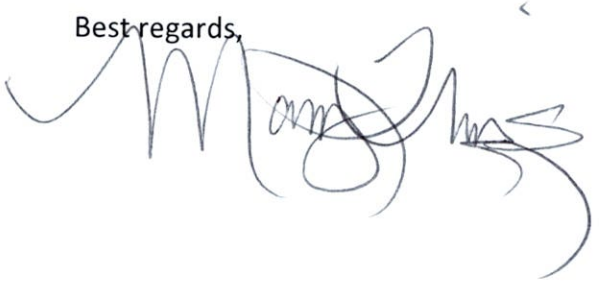
Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,



Name: Michael Toll
Address: 7112 N Via De Paz
Scottsdale AZ 85258

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Michael Toll

6/20/24

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

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I would like to acknowledge my support for this project.

Monique Reindersma

Best regards,

Monique Reindersma, AIA, NCARB
Sr Partner
Stewart + Reindersma Architecture, PLLC.
8145 E Indian Bend Rd | Scottsdale, AZ 85250
o 480.515.5123
d 480.656.5287
c 480.452.3335
SRA360.com
Where design revolves around **you.**

Name: Mya Trivison
Address: 8337 E. Edward Ave
Scottsdale, AZ 85250

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

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I would like to acknowledge my support for this project.

Best regards,

Mya Trivison

Nadine M Lachat
10211 E. Le Marche Drive
Scottsdale, AZ 85255

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

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I would like to acknowledge my support for this project.

Best regards,

Nadine Lachat

Nick Tuohy
8738 E Plaza Ave
Scottsdale, AZ 85250

June 13,2024

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

I am a 12-year transplant, home owner and resident of Scottsdale. I love our city and care about the quality of new developments, as it affects my overall quality of life, taxes and home value appreciation over time. The developer of this Papago Village project recently shared their development plans, and renderings presented to the City.

Upon review, the project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area.

In short, this project will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Name: Pam Stone
Address: 4421 N 75th St
~~Scotts AZ 85251~~
Scotts

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

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I would like to acknowledge my support for this project.

Best regards,

Pamela Stone

Paul Beyer
Scottsdale Arizona

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

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I would like to acknowledge my support for this project.

Best regards,

Paul Beyer

Name: Paula Powell
Address: 7833 E Harvard St
Scottsdale, Az 85257

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

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I would like to acknowledge my support for this project.

Best regards,

Powell
6/19/24

Main: (602)-805-5683
Web: evolvewealthadvisors.com
16427 N Scottsdale Road, Suite 410, Scottsdale, Arizona,85254

Wayland Barton

Senior Planner

City of Scottsdale Current Planning Services

3939 N. Drinkwater Blvd.

Scottsdale, AZ 85251

wbarton@scottsdaleAZ.gov

Re: 576-PA-2023

Papago Village

6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Peter J. Henry

Peter J. Henry

CEO and Co - Founder

Evolve Wealth Advisors

Name: Price Nosky
Address: 7235 E. Arlington Road
Scottsdale, Arizona 85250

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

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I would like to acknowledge my support for this project.

Best regards,

Price A. Nosky

Name: Rachael Ebert
Address: 1715 N 70th St
Scotts AZ 85257

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

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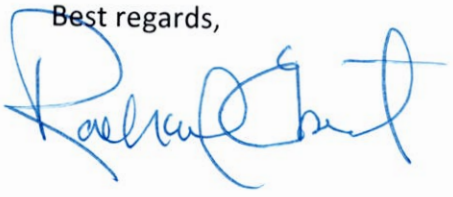
I would like to acknowledge my support for this project.

Best regards,



Subject: Fwd: Letter of Support | Papago Village Project
Date: Tuesday, June 25, 2024 at 6:47:33 AM Mountain Standard Time
From: ed moduscompanies.com
To: Madelyn Kretlow

Sent from my iPhone

Begin forwarded message:

From: Randi Matalas <rmatalas@gmail.com>
Date: June 25, 2024 at 6:29:17AM MST
To: wbarton@scottsdaleaz.gov
Subject: Letter of Support | Papago Village Project

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many of the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Randi Matalas
5724 N Echo Canyon Dr.
Phoenix, AZ 85018
310-590-9186

--

Name: Robert Hicks
Address: 7626 E. Via Del Reposo
Scottsdale, AZ 85258

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

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I would like to acknowledge my support for this project.

Best regards,

Robert Hicks

Name: Robert Kammerle
Address: 8025 East Del Tiburon
Scottsdale, AZ
85258

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

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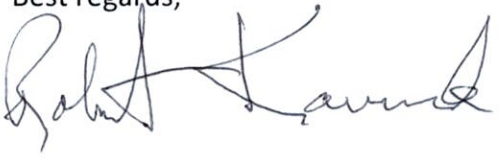
I would like to acknowledge my support for this project.

Best regards,



Name: Ryan Huffman
Address: 7702 E Doubletree Ranch Road
Scottsdale, AZ 85258

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

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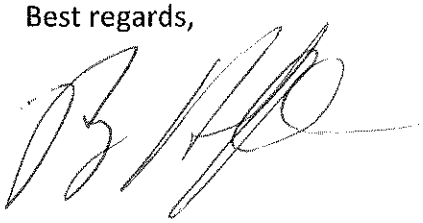
I would like to acknowledge my support for this project.

Best regards,



Name: Ryan Pubins
Address: 8113 E Oak St., Scottsdale, AZ 85257

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear City of Scottsdale,

I am writing to convey my strong support for the Papago Village project. As a local real estate mortgage broker, I recognize the value of high-quality developments that enhance our community.

The Papago Village project has impressed me with its well-thought-out design and commitment to maintaining the character of the neighborhood.

This development will undoubtedly attract buyers who appreciate both the quality of construction and the attention to detail that this project embodies. Additionally, the thoughtful planning and design will likely increase property values in the area, benefiting current residents and the broader community.

I am confident that the Papago Village home project will be a valuable addition to our neighborhood and a model for future developments. I fully support this project and look forward to its successful completion.

Best regards,

Ryan Pubins

Ryan Rahaeuser
10847 E. Raintree Drive
Scottsdale, AZ 85255

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Stewart + Reindersma Architecture, PLLC.

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Sincerely,

Stewart + Reindersma Architecture, PLLC.

Sake H. Reindersma, AIA / Sr. Partner
changes in services.

Scott Andersen
7147 E. Rancho Vista Dr., Unit 5008
Scottsdale AZ 85251

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I have reviewed the proposed development known as the Papago Village home project, which I understand, has been presented to the City of Scottsdale. The project strikes me to be thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. As such, these homes will be a good addition to this neighborhood.

I would like to acknowledge my support for this project.

Very truly yours,

Scott M. A

Scott Andersen

DocuSign Envelope ID: 78B385C8-9C90-4089-9FF4-33354AE8A9F0

Scott Grigg
15825 N 61st St
Scottsdale, AZ 85254

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

DocuSigned by:
Scott Grigg
631DC201DB0D4D8...

Name: Scott Merrill
Address: 6811 E Main St
Scotts Az 85251

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Scott Merrill

Name: Scott Rostchi
Address: 6051 E Harvard St
Scottsdale, AZ 85257

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

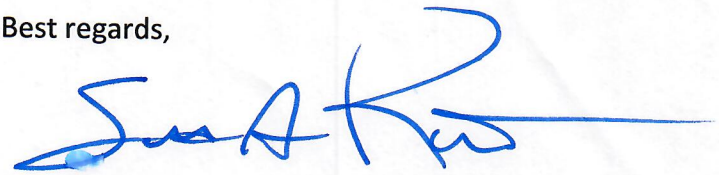
Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,



Sophia Hadley
8405 E. Appaloosa Trail
Scottsdale, AZ 85258

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Sophia Hadley

Stephanie Hadley
8405 E. Appaloosa Trail
Scottsdale, AZ 85258

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Stephanie Hadley

Stephanie Hadley

Name: Stetson Allie
Address: 7147 E Rancho Vista Drive, #B01
Scottsdale, AZ 85251

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a local real estate agent, I am committed to the growth and prosperity of our community. Recently, I reviewed the plans and renderings for the Papago Village home project. This project is thoughtfully designed to enhance and elevate the design character of the area.

These new homes will not only be a welcome addition to our neighborhood but will also attract discerning buyers seeking quality and aesthetic harmony.

I am excited to express my support for this project.

Best regards,

Stetson Allie

Name: STEVEN HARMS
Address: 7658 E. MEDLOCK DR
SCOTTSDALE 85250

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Name: Sydney Bolte
Address: 10466 E Sheena Dr
Scottsdale, AZ 85255

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Sydney Bolte

CHERMACK
CONSULTING GROUP

June 26th, 2024

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As someone who has worked in the City of Scottsdale for the past 12 years, I take pride in the great City and care about the quality of new development. The developer, Modus Companies, of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These modern style homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

T. Ashton Duggins, Project Manager
Chermack Consulting Group, LLC
7373 E. Doubletree Ranch Road, Suite 100
Scottsdale, AZ 85258

Name: Tany Gagnon
Address: 7838 N Via de la Luna Scottsdale, Az 85258

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Tanya Gagnon

Name: Tedd Sherman
Address: 7332 E Pleasant Run
Scottsdale, AZ 85258

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

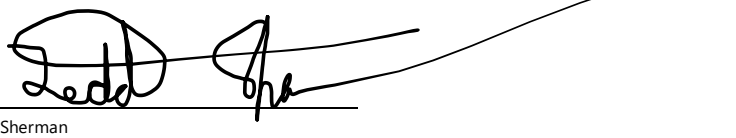
Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

X 

Tedd Sherman

Timothy L Lachat
10211 E. Le Marche Drive
Scottsdale, AZ 85255

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

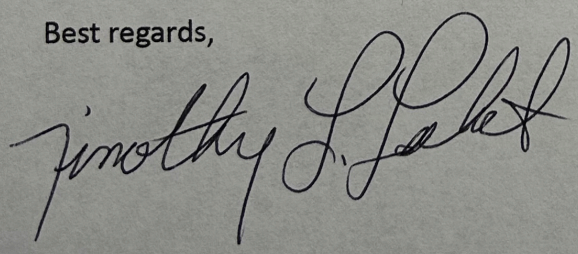
Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,



CHERMACK
CONSULTING GROUP

June 22, 2024

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a 25+ year resident of Scottsdale and 15-year Scottsdale-based business owner, I have a deep appreciation for our City and take great interest in all new developments that occur within our community.

The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. In my opinion, the project is thoughtfully designed to enhance and strengthen the design character of the surrounding area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many of the homes adjacent to this proposed community. As such, I strongly believe these homes will be a welcome addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Tom Chermack, President
Chermack Consulting Group, LLC
7373 E. Doubletree Ranch Road, Suite 200
Scottsdale, AZ 85258

Name: Tracy Lampton
Address: 8349 E Thoroughbred trail
Scottsdale AZ 85258

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Name: VICTOR SIDY
Address: 2300 E UTOPIA RD
PHOENIX, AZ 85024

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Name: Violet Rael
Address: 8341 E. Cheery Lynn
Scottsdale, AZ 85251

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Violet Rael

Name: Wendy Smith
Address: 4829 N. 74th Place
Scottsdale, AZ 85251

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Barton, Wayland

From: Jeff Davis <jeff@majusculewine.com>
Sent: Wednesday, June 19, 2024 10:17 AM
To: Barton, Wayland
Cc: ed@moduscompanies.com
Subject: Support for Papago Village Home Project

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

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023

Papago Village

6200 E Oak Street

Dear Mr. Barton,

As a resident of Scottsdale, I take pride in our city and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale.

The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Jeff Davis
8117 E Del Tiburon Drive
Scottsdale, AZ 85258
(480) 252-1665

ATTACHMENT #17

Name: Michael Toll
Address: 7112 N Via De Paz
Scottsdale AZ 85258

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Michael Toll

6/20/24

Cynthia Hammond
10340 E Cortez Drive
Scottsdale, AZ 85258

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a 52 year resident of Scottsdale and Scottsdale business owner, I take pride in Scottsdale and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

Scottsdale, like the rest of metro Phoenix is experiencing a severe housing shortage. High quality units like this developer is planning are a good step toward increasing housing availability in Scottsdale.

I would like to acknowledge my support for this project.

Best regards,

Barton, Wayland

From: Ben Sanchez <bensanchez@gmail.com>
Sent: Thursday, June 20, 2024 10:02 AM
To: Barton, Wayland
Subject: 576-PA-2023 Papago Village

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

Wayland,

I am a Phoenix native and resident, but I have worked in Scottsdale for the past 23 years and have witnessed firsthand much of the new development throughout the city. The developer of the **Papago Village** project at 64th St & Oak recently shared their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many of the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Ben Sanchez
bensanchez@gmail.com

Barton, Wayland

From: Elliott Pollack <pollack@edpco.com>
Sent: Friday, June 21, 2024 6:19 PM
To: Barton, Wayland
Subject: 576-PA-2023 Papagp Village 6200 E Oak St.

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

Dear Wayland-It has been my pleasure to be a resident of Scottsdale since 1976. I take great pride in Scottsdale as not only have I lived here for decades but my business has been housed in Scottsdale for more than 35 years. Given by profession as an economist I pay a great deal of attention to what is being developed in the city. I have seen many projects come and go. Some were quite excellent. Some have been quite a bit less than excellent. I have also had the pleasure of seeing the developer of the proposed project work over the years. I believe his projects to be on the excellent side of the ledger. His attention to detail, keeping utility costs low by using the best technologies and designs and concerns for the long run of his projects truly separate him from the rest of the pack. This includes designs that will enhance the character of the area. While maintaining the context of the neighborhood, the project utilizes color and materials that appear in many home in the area. I believe that this project will be a positive addition to a great neighborhood.

I fully support this project.

Thank you for your consideration. Elliott Pollack

Barton, Wayland

From: Greg Gmail <gregcampbellaz58@gmail.com>
Sent: Monday, June 24, 2024 12:30 PM
To: Barton, Wayland
Cc: Ed Gorman
Subject: Papago Village Project Letter of Support

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

Wayland Barton
WBarton@scottsdaleaz.gov
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a long time resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Greg Campbell

Barton, Wayland

From: Randi Matalas <rmatalas@gmail.com>
Sent: Tuesday, June 25, 2024 6:28 AM
To: Barton, Wayland
Subject: Letter of Support | Papago Village Project

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

Dear Wayland,

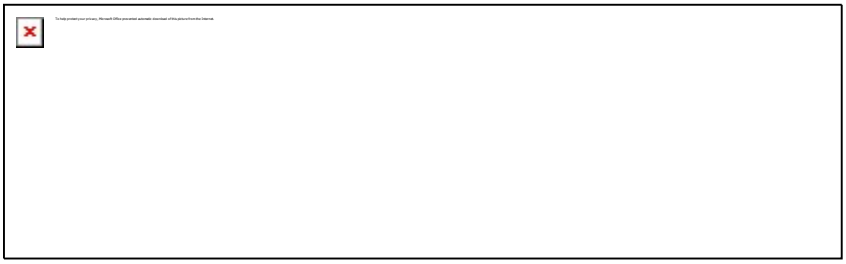
As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many of the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Randi Matalas
5724 N Echo Canyon Dr.
Phoenix, AZ 85018
310-590-9186

--



Paul Beyer
Scottsdale Arizona

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Paul Beyer

Christi Warner
7550 East Via Estrella
Scottsdale, AZ 85258

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

I am an original Phoenician and lived my whole life here in Arizona. I love our state and all the amazing growth I have seen over the years.

As a resident of Scottsdale, I take pride in our great City and care about the quality of new developments. I have met the developer of the Papago Village home project and he recently shared with me their plans and renderings that have been presented to the City of Scottsdale.

I love this project and having children that will be looking to rent in this area and it would be a perfect project for them to live in. This is a great neighborhood and I feel this project will enhance the whole area and bring the values and livability to a higher standard. This project will be a wonderful addition to the neighborhood.

This would be a wonderful project for this neighborhood.

Sincerely,

Christi Warner

Barton, Wayland

From: Katy Davies <katy@mcnamaracompany.com>
Sent: Friday, June 28, 2024 6:28 PM
To: ed@moduscompanies.com
Cc: Barton, Wayland
Subject: Papagp Village Project - 6200 E Oak Street

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

Katy Davies
13567 N 107th PL
Scottsdale, AZ 85255

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Katy Davies
Insurance Agent
CA Agency License Number: 0C60225
McNamaraCompany.com
1330 East Highway 96, Saint Paul, MN 55110
Business, Auto, Home, Life, and Health Insurance
651-426-0607 | Direct: 651-383-9235 | Fax: 651-426-5790

Barton, Wayland

From: Jjeenelsen <jjeenelsen@gmail.com>
Sent: Tuesday, June 18, 2024 9:18 PM
To: Barton, Wayland
Subject: Fwd: Delivery Status Notification (Failure)
Attachments: mime-attachment; mime-attachment.eml

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

Wayland,

It appears that they used your incorrect email on their mailing for the Papago Village development open house notice.

I was emailing to ask if a zoom or conference call could be set up for this meeting as we are not physically able to be present for the meeting.

Since your email wasn't accurate, you may want to resend the letter.

Julie

Julie Nelsen
Sent from my iPhone

Begin forwarded message:

> **From:** Mail Delivery Subsystem <mailer-daemon@googlemail.com>
> **Date:** June 18, 2024 at 9:10:20 PM PDT
> **To:** jjeenelsen@gmail.com
> **Subject: Delivery Status Notification (Failure)**

Address not found

Your message wasn't delivered to **wbarton@scottsdale.gov** because the domain scottsdale.gov couldn't be found. Check for typos or unnecessary spaces and try again.

LEARN MORE

The response was:

```
DNS Error: DNS type 'mx' lookup of scottsdale.gov responded with code NXDOMAIN Domain name
not found: scottsdale.gov For more information, go to
https://support.google.com/mail/?p=BadRcptDomain
```

Barton, Wayland

From: Jennifer Sullivan <thebestsullyj@gmail.com>
Sent: Wednesday, June 19, 2024 3:57 PM
To: Madelyn Kretlow; Barton, Wayland
Subject: Re: Development @ 6210 E Oak

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

Madelyn - Thanks for pointing out my error in Waylands email.

Wayland - Is parking allowed on Oak St between 64th and 62nd Streets where this development is planned?

Thanks,
Jennifer Sullivan

On Wed, Jun 19, 2024 at 11:26 AM Madelyn Kretlow <info@moduscompanies.com> wrote:

> Good morning Ms. Sullivan,
>
> The City code requires 157 parking spaces.
> We are providing 173 parking spaces.
>
> Wayland Barton is still the contact and his email should be wbarton@scottsdaleaz.gov
>
> Thank you,
>
> MODUS

From: Jennifer Sullivan <thebestsullyj@gmail.com>
Sent: Wednesday, June 19, 2024 6:18 AM
To: Madelyn Kretlow <info@moduscompanies.com>
Cc: wbarton@scottsdale.gov <wbarton@scottsdale.gov>
Subject: Re: Development @ 6210 E Oak

Hi Madelyn,

Thanks for the prompt response. What is the number of parking spaces required by City code and how many will the complex have.

Also, the open house invite lists W Barton (on Cc) as the City of Scottsdale contact. But yesterday that email bounced. Do you know who your new contact is? I have a question about Oak St.

Thank You,
Jennifer Sullivan

On Tue, Jun 18, 2024 at 8:22 AM Madelyn Kretlow <info@moduscompanies.com> wrote:

> Good morning Ms. Sullivan,

The provided parking for the homes is more than required by City code and is located near and in front of the homes.
In addition, there will be a number of enclosed garages throughout the property.
Most of the parking spaces will be covered to allow for the option of solar panels to help power the community.

MODUS

From: Jennifer Sullivan <thebestsullyj@gmail.com>
Sent: Monday, June 17, 2024 5:03 PM
To: Madelyn Kretlow <info@moduscompanies.com>
Cc: wbarton@scottsdale.gov <wbarton@scottsdale.gov>
Subject: Development @ 6210 E Oak

Hi Ed,

I live in the subdivision north of this proposed development. What is the plan for parking?

Jennifer Sullivan

Barton, Wayland

From: Mary Miller <marymiller08@gmail.com>
Sent: Thursday, July 11, 2024 4:07 PM
To: Joan Lasher
Cc: Barton, Wayland; Graham, Barry; bob@boblittlefield.com; Littlefield, Kathy; Whitehead, Solange; Janik, Betty; Cathy Stewart; keith simpson; Terry Ramos
Subject: Re: Heritage East vs Papago Village 16-DR-2024

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

Well stated, Joanie - many of us agree with your sentiments, and your follow-up email is very much appreciated! We have serious concerns about this proposed development, and feel it has moved forward far too quickly, without adequate community input.

We all look forward to answers to these questions.

Mary and Jeff Miller

On Thu, Jul 11, 2024 at 3:39 PM Joan Lasher <girlzlikeus@hotmail.com> wrote:

Hi All,

I just wanted to check in and see if anyone can respond to my email sent on July 7th?

Waylon,

Can you please forward me the review comments from the other departments. I will also send you another email with my concerns about the two story clubhouse.

Thanks,

Joanie Lasher

Begin forwarded message:

From: Joanie <girlzlikeus@hotmail.com>
Subject: Heritage East vs Papago Village 16-DR-2024
Date: July 7, 2024 at 2:12:55 PM MST
To: wbarton@scottsdale.gov, bgraham@scottsdaleaz.gov, bob@boblittlefield.com, klittlefield@scottsdaleaz.gov, "SWhitehead@scottsdaleaz.gov" <SWhitehead@Scottsdaleaz.gov>
Cc: bjanik@scottsdaleaz.gov

To whom it may concern,

Our community (Heritage East) attended the morning Neighborhood Open House on June 27, 2024 and were shocked to find out that Modus Companies held their Open House in a building that did not have any aircondlting. The meeting was a hot mess and was not well organized and a lot of the staff were not able to answer our questions. We stuck it out in the extreme heat and once they brought in the evaporative coolers it was so loud in the building that it was difficult to hear what they were talking about.

We felt that it was deliberate attempt to hold a meeting in a space without aircondlting and also on the evening of the Presidential Debate because they did not want the neighbors input on this project.

Modus also put the wrong email address for our city contact Wayland Barton on the letter that they sent out to our community!

Again proving my point that they don't want any input from the adjacent neighborhoods.

Can someone please answer my questions below? We have a tight knit community and we care about what is going on in our neighborhood!

Stop the madness!

Entrada Apartments, which is south of us on McDowell Rd and 64th Street has over 800 units for rent and over 224,094 SF of office space available.

You can do the math on the amount of cars this will bring to this area and the last thing we need in this area is a road diet.

One last thing - We all love the old blood bank building that was designed by Taliesin Architects and thought that I would be a great site for City of Scottsdale offices.

Thanks,

Joan Lasher 480-467-8717

(Born and raised in South Scottsdale)

--

Mary Miller
Associate Broker
West USA Realty
Cell: (928) 243-0127
Fax: (877) 556-8402
Email: marymiller08@gmail.com
GRI, MCNE, ABR
WMAR - White Mountain Board of Realtors
ARMLS - Arizona Regional Multiple Listing Service

Barton, Wayland

From: NoReply
Sent: Sunday, September 8, 2024 5:42 AM
To: Barton, Wayland
Subject: Papago Village (Case 16-DR-2024)

I see that there is a fence around this property on Oak St, as of this week. Please inform status of project and date of public hearing, if known. Thanks John -- sent by john deal (case# 16-DR-2024)

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Name: Janet Evans
Address: 6015 E. Vernon Ave (Heritage East)
Scottsdale

Wayland Barton
Senior Planner
City of Scottsdale Current Planning Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
wbarton@scottsdaleAZ.gov

Re: 576-PA-2023
Papago Village
6200 E Oak Street

Dear Wayland,

As a resident of Scottsdale, I take pride in our great City and care about the quality of new development. The developer of the Papago Village home project recently shared with me their plans and renderings that have been presented to the City of Scottsdale. The project is thoughtfully designed to enhance and strengthen the design character of the area. While maintaining the single-family home context of the neighborhood, the project utilizes color and materials that appear in many the homes in the area. These homes will be a welcomed addition to this great neighborhood.

I would like to acknowledge my support for this project.

Best regards,

Janet Evans

The biggest concern I and others expressed was the absence of a "dog park". Please approve an area large enough to accommodate all the pets their tenants will have. Otherwise, they will walk their dogs through our grass on our private HOA property. This will cause much angst and many complaints.

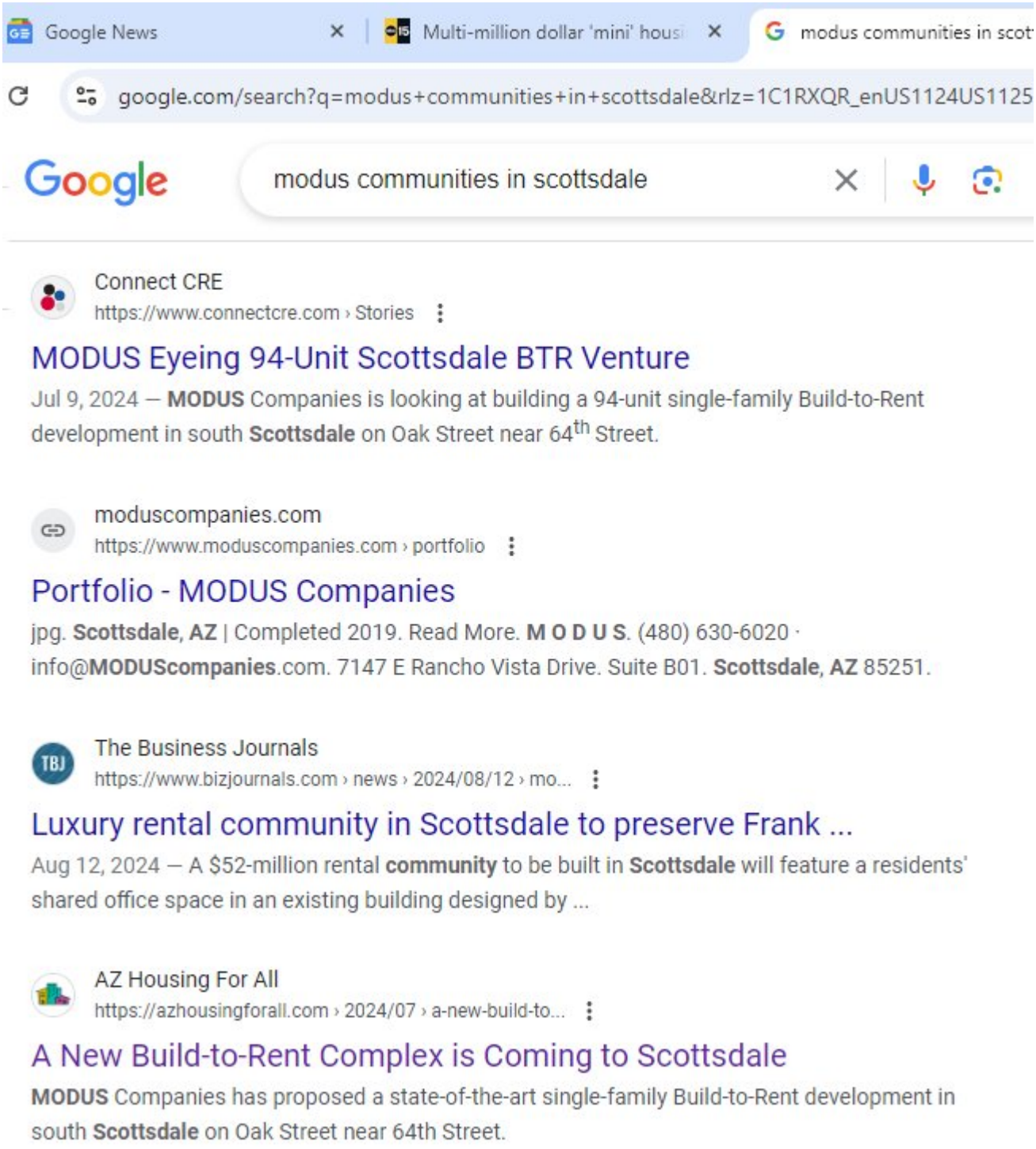
Barton, Wayland

From: Arthur Deal <jdeal@hotmail.com>
Sent: Friday, October 18, 2024 7:19 AM
To: Barton, Wayland
Subject: Re: Papago Village (Case 16-DR-2024)

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

I see the project has been resubmitted, although I see little change from the initial June proposal. Basically, it seems to have 4 more parking spaces and small realignments on middle and eastside entrances. Since these could have been done in about 3 days on an Autocad-type software, there must be more to it, but I don't have the time or inclination to analyze the 24-page documents item by item.

So, I guess now we wait for you guys to do the technical review and then the thing goes to the council. I see that Modus is waging a full blown PR and news campaign.



Anyway, I think it is too much in too small, but then consider what they (Phoenix) have done at the NW corner of 56th and Thomas. Modus must be green with envy.

Thanks for the response.
John

From: Barton, Wayland <wbarton@Scottsdaleaz.gov>
Sent: Monday, September 30, 2024 8:21 PM

Barton, Wayland

From: Arthur Deal <jdeal@hotmail.com>
Sent: Sunday, November 10, 2024 7:19 AM
To: Barton, Wayland
Subject: Re: Papago Village (Case 16-DR-2024) on Oak

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

Wayland, either you guys at Planning Central are very very picky, or the technical people behind Modus are less than competent... I suppose the holdup problem is more than just the use of too many acacia aneuras or a Dunn Edwards vs Sherwin Willians debate.
John on Cambridge

PS1: It is kind of nice to see someone acknowledging, howbeit ignoring, the true dimensions of the misuse (invasion) of road land by abutting owners from the centerline all along most of Oak (Page 17 of revision).
PS2: The Papago Village project is built squarely over the Camp Pima portion of the old POW camp. The ghosts of the Campimareans would not be happy with this, too!
PS3: Could I have a copy of the second review comments, so to have an idea of the issues?

From: Barton, Wayland <wbarton@Scottsdaleaz.gov>
Sent: Thursday, November 7, 2024 8:55 PM
To: jdeal@hotmail.com <jdeal@hotmail.com>
Subject: RE: Papago Village (Case 16-DR-2024) on Oak

Hi John,

We just issued a 2nd review comment letter so no pending hearing date is currently scheduled. Once they address the 2nd review comments, they'll submit for a 3rd review.

Please let me know if you have any further questions.

Thank you,
-Wayland

From: NoReply <noreply@scottsdaleaz.gov>
Sent: Thursday, November 7, 2024 12:28 PM
To: Barton, Wayland <wbarton@Scottsdaleaz.gov>
Subject: Papago Village (Case 16-DR-2024) on Oak

Any news on when this goes before the planning folks? Not today, I hope. Not scheduled yet, I see. John -- sent by john deal (case# 16-DR-2024)

Barton, Wayland

From: Arthur Deal <jdeal@hotmail.com>
Sent: Friday, November 15, 2024 6:36 AM
To: Barton, Wayland; Thompson, Jim; Murphy, Bill; Worth, Daniel; City Council
Subject: Traffic on 60th Street north of Oak

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

This is to request a traffic intervention on 60th Street, between Thomas Rd and Oak St. The posted speed limit is 25 mph, but it is rarely adhered to. Over the years there have been several complaints to the City departments about this issue. Last week we had a very bad accident at the corner of Wilshire and 60. Both vehicles were probably speeding. An officer estimated that cars were doing about 60 when one ran a stop sign and T-boned the other. It was ugly. Both drivers went to the hospital – one after having been pulled from a burning car by nearby residents.

At times in the past the City has posted officers on 60th with radar speed guns to issue tickets, This in response to neighbor complaints, but these only last about a week, and were only effective because the officer was very visible.

I live on 60th street and Cambridge Ave, on a corner. Any vehicle coming North-bound from Wilshire to Cambridge (1 short block) in less than 4 seconds is seriously exceeding the speed limit. The frequency in which this occurs is disturbing. In a conversation with 2 neighbors, also on 60th, we discussed traffic calming measures that might ameliorate this problem. We even voted on 8 alternatives: a. Speed bumps (2 feet wide, 15 mph limiting); b. Speed humps (20' wide, lower,15-20 mph limiting); c. Two small roundabouts (nice, but tight fit); d. Curvy chicanes (kinda like 48th street); e. stop signs every block; f. Flashing LED speed signs (with speed limit and 'your speed' indicators); g. speed enforcement photo-radar (with tickets); h. trap door pit (15x40' and 50' deep, activated at 50mph+). The votes for/against each were as follows: a. 0-3, b. 3-0, c. 2-1, d. 1-2, e. 0-3, f. 3-0, g. 0-3, h. 1-2.

Clearly, a lot of thought went into this discussion, by some of the best minds in the neighborhood. The two best solutions were b and f, at approximately $6-8K each. Two of us liked the roundabouts idea but they would probably cost $10 million each. I personally liked the spring-loaded trap door (option h) so that any speeding car would disappear, permanently. The pit would have to be emptied weekly.

I would like the traffic folks at the City of Scottsdale to consider possible solutions to limit speeding on 60th Street between Oak and Thomas Road. THIS IS A SAFETY ISSUE, given the pedestrian traffic along the street – one with no sidewalks. Any injuries occurring after this notice are upon the head of officials at the City of Scottsdale, if no action is taken. Note that the situation will only get worse if the Planning Commission approves the 9400 mini-homes on Oak at 62nd (give or take a decimal or two).

John Deal

5936 East Cambridge Ave

From: NoReply
To: Projectinput
Subject: Case 16 DR 2024 Papagp Village
Date: Monday, July 1, 2024 7:06:40 AM

Another new residential case. Nothing new about that in Scottsdale. Oak Street is full enough residential complexes. Try to be more imaginative development company. -- sent by Carolyn Kinville (case# 16-DR-2024)

City of Scottsdale

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