

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: April 21, 2022  
General Plan Element: *Character and Design*  
General Plan Goal: *Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*

## ACTION

**Standing Stones Preliminary Plat 7-PP-2021** | Request for approval for an 8-lot subdivision and associated tracts and easements, on a +/- 10-acre site. (parcels 219-11-451A and 219-11-450A)

## SUMMARY

### Staff Recommendation

Approve, subject to the attached stipulations (Attachment #4)

### Goal/Purpose of Request

The applicant's request for approval of a preliminary plat will allow for the development of an 8-lot community.

### Items for Consideration

- McDowell Sonoran Preserve area is located approximately one-quarter mile south of site
- Amended Development Standards requested for lot width of four lots and net lot area for one lot
- One desert wash over 50 cfs (55 cfs) is located within the proposed subdivision site
- Staff received concerns from residents located to the south and east of the proposed site

## BACKGROUND

**Location:** Southwest corner of E. Standing Stones Road and N. Lone Mountain Parkway (east of Treviso community)

**Zoning:** Single-family Residential, Environmentally Sensitive Lands (R1-43/ESL)

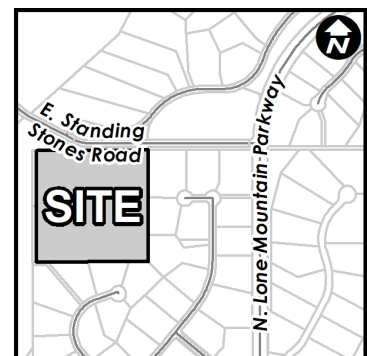
### Adjacent Uses

North: Mirabel Village 7 subdivision, R1-43/ESL

East: Treviso subdivision, R1-43/ESL

South: Treviso subdivision, R1-43/ESL

West: Mirabel Village 9 subdivision (open space tract), R1-43/ESL



### Property Owner

Robert and Janis Lewis

### Applicant/Engineer

Paul Sigston, Graham Engineering  
480-488-4393

## **General Plan**

City of Scottsdale General Plan 2035 Conceptual Land Use Map designates the subject property as Rural Neighborhoods and Natural Open Space. Within the Rural Neighborhoods category, land uses typically include areas of relatively large lot single-family neighborhoods or subdivisions. Densities in Rural Neighborhoods are usually one house per acre, or more, of land. The Natural Open Space Category applies to locations where significant environmental amenities or hazards may exist. In most cases, these areas represent mountainous terrain.

## **Zoning**

This site is zoned Single-family Residential, Environmentally Sensitive Lands (R1-43/ESL), which allows single-family residential uses and has an Environmentally Sensitive Lands Overlay zoning designation.

The site was annexed into the City in July of 1984, through Ordinance 1655. The annexed parcel was rezoned from the county designation of Rural-43, to the Single-family Residential, Environmentally Sensitive Lands (R1-43/ESL) zoning district designation, through Case 2-ZN-1985.

In 1991, the Environmentally Sensitive Lands (ESL) overlay was added as an amendment to the Hillside District overlay. The current ESL Overlay version took effect in February of 2004. This version of the ESL overlay presides over this site.

## **Context**

The subject property is generally located on the northwest corner of the E. Stagecoach Pass Road and N. Lone Mountain Parkway intersection, approximately a quarter-mile north of E. Stagecoach Pass Road. The site has a desert wash that becomes over 50 cfs. (55 cfs) by the midpoint of the site, and the other washes located on the property are under 50 cfs. Please refer to context graphics attached.

## **Other Related Policies, References:**

Scottsdale General Plan 2035

Zoning Ordinance

Land Division Ordinance

2004 Trails Master Plan

2014 Transportation Master Plan

2-ZN-1985 and 11-TA-2000#3

## **DEVELOPMENT PROPOSAL**

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The request will allow the applicant to establish an 8-lot residential subdivision, with limited amended development standards on +/- 10 acres. The proposal requests amended development standards for net lot area (for one lot) and minimum lot width (for four lots) and the applicant seeks to dedicate 0.49 acres of additional Natural Area Open Space (NAOS) in order to justify the request for amended development standards.

These lots will provide a main building setback of thirty-five (35) feet from the adjacent existing Treviso homes located to the south and east of the site. This rear yard setback matches the required rear yard setback for the Treviso subdivision. The proposed density also matches the density existing within the Treviso subdivision. The same number of lots about the existing development located along the southern boundary, and the site includes two lots abutting the three existing lots along the eastern boundary.

Site and landscape improvements within the subdivision include private streets, a gated entry drive, and an entry-wall sign. Homes within the proposed subdivision are limited to 24 feet in height.

The application requests an eight percent (8%) amendment to the R1-43 development standards for minimum required net lot area that will affect four (4) lots. In turn, the applicant will provide approximately half an acre (0.49 acres) of additional NAOS. This would increase the minimum amount of NAOS being dedicated from 4.03 acres to 4.43 acres. A majority of the NAOS is being placed within environmentally sensitive areas, such as washes.

### **Development Information**

- Existing Use: Vacant Lands
- Proposed Use: 8-lot Subdivision
- Parcel Size: 10 acres gross
- Building Height Allowed: 24 feet
- Building Height Proposed: 24 feet
- Natural Area Open Space Required: 4.03 acres
- Natural Area Open Space Provided: 4.43 acres
- Density Allowed: 0.83 du/ac
- Density Proposed: 0.8 du/ac
- Number of Lots Allowed: 8 lots
- Number of Lots Proposed: 8 lots

## **IMPACT ANALYSIS**

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### **Plat**

The proposed subdivision has been designed to meet all applicable city requirements, including access and utility service. The 10-acre parcel is proposed to create an 8-lot subdivision and an access tract (Reference Attachment #6). The proposed 8-lot subdivision requests a density that is equal to the density allowed by the underlined zoning. The underlying zoning allows for eight (8) lots on the ten-acre (10-ac.) site. The proposed eight (8) lot layout is achieved by requesting limited amended development standards, as previously described. The application requests an eight percent (8%) amendment to the R1-43 development standards for minimum required net lot area and requests the ordinance's allowance for flag lot design (amendment for minimum lot width). The request includes amendment of net lot area for one (1) lot, and amendment to minimum required lot width for four (4) lots.

A majority of the washes will be protected within dedicated Natural Area Open Space (NAOS) easements (Reference Attachment #8). The proposed lots have been laid out between the existing desert washes. The revegetated NAOS is related to the drainage basins located within the project. The proposed NAOS is located along the entire outer boundary of the site, and between the proposed lots.

### **Transportation/Trails**

The proposed subdivision will provide one entry point into the proposed subdivision off E. Standing Stone Road to provide access to the 8-lots. The preliminary plat will be dedicating an internal private street tract for access to the individual lots that conforms to the design guidelines and policies as per Transportation Department review.

### **Water/Sewer**

The Water Resources Department has reviewed the applications and finds that there are adequate water and wastewater services for the proposed use.

### **Public Safety**

The Public Safety Department has reviewed the applications and finds that there is adequate ability to provide fire and police services for the proposed use. Overall, emergency and non-emergency activities in Scottsdale are continually monitored and tracked to evaluate the effectiveness of our service delivery and to identify any potential for future public safety resource needs for the community.

### **NAOS**

With the proposed preliminary plat, the applicant will provide approximately half an acre (0.40 acres) of additional NAOS. This would increase the minimum amount of NAOS being dedicated from 4.03 acres to 4.43 acres. A majority of the NAOS is being placed within the environmentally sensitive areas, such as washes. The provided NAOS is located along the boundary of the subdivision site and between the proposed lots. Areas disturbed by the drainage basins will be revegetated to resemble a natural state. The entire required NAOS acreage is proposed to be dedicated over the major wash's level of inundation, located throughout the site.

### **Community Involvement**

Both staff and the applicant contacted neighbors within the area. The applicant contacted properties within 750 feet of the project area, and staff contact property owners within 750 feet of the Treviso subdivision community. The notification area generated 230 postcard notifications. Staff received input from approximately 10 residents. The residents submitted similar concerns: disturbance of washes, drainage, current times of drought, wildlife in trees, and not wanting the property to be developed in general (Reference Attachment #10).

A particular resident, located immediately to the south of the future development, expressed concerns regarding the drainage design adjacent to their property. The drainage design of the project includes a drainage basin located between the resident's property and the proposed project. The project initially included a wall in the design to mitigate drainage requirements. The resident did not want to see any portion of a wall above ground. Staff, the applicant, and the neighbor worked together to create a drainage basin that contains a bermming solution to meet the drainage requirements.

### **Policy Implications**

All stipulations and ordinance requirements have been considered in the review of the preliminary plat. The development densities proposed by the project are slightly lower than the range of density allowed under the existing Rural Neighborhoods General Plan land use category. The proposed densities have been decreased from 0.83 dwelling-units per acre to 0.80 dwelling-units per acre. The request will provide an increase in Natural Area Open Space of 0.4 acres.

### **STAFF RECOMMEND ACTION**

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Staff recommends that the Development Review Board approve the proposed Standing Stones preliminary plat per the attached stipulations, finding that the Character and Design Element of the General Plan and Development Review Board Criteria have been met.

**RESPONSIBLE DEPARTMENTS**

**STAFF CONTACTS**

**Planning and Development Services**  
Current Planning Services

Jesus Murillo  
Senior Planner  
480-312-7849    jmurillo@scottsdaleaz.gov

**APPROVED BY**



Jesus Murillo, Report Author

4/8/2022

Date



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

4/11/2022

Date



Erin Perreault, AICP - Acting Executive Director  
Planning, Economic Development, and Tourism  
Phone: 480-312-7093    Email: eperreault@scottsdaleaz.gov

April 12, 2022

Date

**ATTACHMENTS**

1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Stipulations / Zoning Ordinance Requirements
5. Preliminary Plat
6. Natural Area Open Space (NAOS) Plan
7. Zoning Map
8. Public Correspondence
9. City Notification Map



Context Aerial

7-PP-2021



**Close-up Aerial**

**7-PP-2021**

**STANDING STONES  
PROJECT NARRATIVE  
7-PP-2021/78-PA-2021  
LONE MOUNTAIN ROAD +STANDING STONES ROAD  
November 2021  
Updated January 19, 2022**

**INTRODUCTION**

This site is ideally suited for a semi-custom home community. Each home will be specifically design to:

- fit each lot to owners taste
- maximize the views
- accent unique architectural features
- and be constructed to the most rigorous standards

Future semi-custom homes will be designed to fit each development envelope as it is not feasible to have flat pre-designed homes fit well on any of these lots. No mass grading. The architecture of these homes will blend with the beauty of the natural setting of the Sonoran desert. This will produce a community that will compliment the character and spirit of the land and enhance the identity of the area.

**LOCATION**

Situated at west of the southwest corner of Lone Mountain Road and Standing Stones Road, Standing Stone is an assemblage of 2 lots totaling 10.0 gross acres. Combining these lots assures the City of maintaining strict control through the subdivision platting process.

The parcel numbers are: 219-11-451A and 219-11-450A.

The surrounding communities include Mirabel Village 9 to the west, Mirabel Village 7 to the north, and Treviso to the south and east. It is just southeast of the construction entrance to Mirabel Village. These lots lie in the Upper Desert Landform.

**HISTORY**

These two lots, which are approximately 5 acres each in size, are undeveloped land. The Deed numbers are 210338577 and 210372363.

**PRELIMINARY PLAT REQUEST**

We request preliminary plat approval for an eight (8) lot subdivision with amended development standards. According to the R1-43 zoning district, the minimum lot size is 43,000 square feet (sq.ft.). One lot, Lot 8, has only 39,789 sq. ft. This and other development standards will be discussed in more detail in this narrative. This project complies with the City's General Plan.



## ***SUBDIVISION DESIGN, LOT SITING, AND SENSITIVE DESIGN***

The internal streets Stoney Circle and Stoney Court and all Development Envelopes were configured to follow the natural topography of the site and reduce impacts to the existing washes and other sensitive areas. We began by identifying natural features using aerial photography, topographic mapping, slope analysis, bedrock and soils investigations, distance to neighbors, and on-site visualization, with the intent of preserving the surrounding desert conceptual siting of the development envelopes and road began by defining areas of significant natural features we want to retain and defining areas suitable for improvements. Those areas we want to retain include wash corridors, small rock formations, large trees, and concentrated vegetation. The result is this proposed 8 lot subdivision that integrates the natural features of the site and strives to protect the areas of highest aesthetic and environmental value. This design encourages development towards an organic design, instead of the typical block style subdivisions of the past.

We examined the site to ensure adequate buffering and protection of natural features like small rock clusters and wash corridors are preserved. We've created a site plan that best integrates the improvements within the environment. This property has many aesthetic qualities with areas that have unique character. Each of these has been closely guarded and the layout has been intended to protect them and ensure design excellence. This development attempts to enhance the Sonoran desert by considering its topography, vegetation, washes and view corridors. Each building will be oriented to consider the character of its environmental context and be sensitive to the surrounding area by protecting the natural features. This development will protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.

The Fan 6A North wash provides further buffering along the west property line with Mirabel Village 9. This is a FEMA Flood Zone AE and will not be disturbed.

Three (3) detention areas will be situated throughout the subdivision. The detention basins collect the subdivision's stormwater runoff and will discharge at a metered rate less than the historical flowrate. The detention areas will be located behind walled areas. These areas will be visible and have access from roadways. These areas will be dedicated as re-vegetated natural area open space and drainage easements. It will be the responsibility of lot owner to maintain the basin and keep the system free of debris and sediment.

A wash corridor will promote the unique natural character of the area. The site gently slopes downward from the northeast to the southwest with the largest wash meandering through the middle of the subdivision. Other minor watersheds exist on the property. The property hosts a diversified palette of mature plant species, particularly within the wash corridor area. Efforts have been made to site the lots in order to cause the least amount of impact to existing terrain and to maximize the NAOS. We identified areas most suitable for development envelopes and appropriate for preservation based on the presence of natural features.

## ***DEVELOPMENT ENVELOPES***

Development areas have been oriented outside of wash corridors, maintain the site's natural features, and blend into the desert topography. The development areas are defined by the plat and are located within the building setbacks.

Natural area open spaces are continuous, provide a buffer to adjacent properties, and are designed to minimize disturbance within the most sensitive natural features. Development envelopes have been laid out around washes, small boulder clusters, small game trail corridors, and view sheds.

## ***AMENDED STANDARDS***

We've designed this subdivision to be environmentally sensitive. Because significant design elements are used for the purpose of creating an environmental sensitive community are not in line with some development standards, we propose using amended development standards as allowed in Section 6, 1083 in the ESL ordinance. We are requesting the approval of the following changes from the development standards and offer the following justification for such request:

1. Minimum Lot Size: The minimum lot size for R1-43 is 43,000 square feet. We are requesting an eight (8) percent reduction for Lot 8. This will be the only lot undersized, and will help protect the main wash through the project.

2. The use of Flag Lots: Lots 3 & 7 are "flag" lots. Lot 3 is a flag lot not only to provide square footage for lot 2, but to prevent lot 2 from becoming a flag lot as well. By placing the lot line between Lot 4 & 3 down the middle of a small Wash 4, Lot 4 has more square footage, and therefore, will be able to build away from the major Wash 2. Lot 7 is a flag lot to provide lots 6 & 8 with as much square footage as possible. Lot 7 does not contain any major washes

We offer the additional justification per Section 6.1083.

3. There will be no sidewalks, perimeter subdivision walls, or streetlights according to the Upper Desert Landform requirements, and ESLO. Even though Figure 5-3.19 shows sidewalk, Section 5-3.110, C outlines exemptions. Neither Maribel Village nor Treviso have sidewalks. Sidewalks would add to the increase of storm water and the "heat island" effect, which would be against the spirit of ESL development.

4. We are saving approximately 800 lineal feet of natural wash and the nearby vegetation. We are also dedicating 10% more NAOS than what is required.

5. The proposed layout will preserve most of the large wash and a smaller wash to the southeast. Future protection is guaranteed by dedication NAOS throughout the sensitive areas.

6. We are providing a minimum 35 foot buffer around the entire subdivision to create more space between neighbors.

## ***NEIGHBORHOOD INVOLVEMENT MEETINGS***

A letter has been mailed to the surrounding neighbors and property (within 750'). An exhibit was also included in the mailing. Neighbors were instructed to email Graham Surveying and Engineering, Inc. or the city project coordinator.

No meetings are planned at this time.

## ***INFRASTRUCTURE***

Stoney Circle and Stoney Court will be constructed according to MAG standards with an 18 inch ribbon curb on both sides. A portion of Stoney Circle will have roll curb.

All streets will be private. There will be a gate just south of Standing Stones Road.

## ***UTILITIES AND SERVICES***

The following utilities will be provided for the subject property:

Sewer	City of Scottsdale
Electric	Arizona Public Service
Telephone	CenturyLink
Water	City of Scottsdale
Gas	Southwest Gas
Cable TV	Cox Communications
Police	City of Scottsdale Police Department
Fire	City of Scottsdale Fire Department
Schools	Cave Creek Unified School District

### ***Covenant to Construct***

Standing Stones developers understand that a covenant to construct and assurances are required prior to final plat recordation. The developers will provide the City with a financial assurance that the improvements associated with the development, such as street paving, curb and gutter, water lines, and traffic signals will be properly installed. The covenant to construct defines the improvements and the standards to which they are to be constructed while the financial assurances protect the City by providing the City with the money to finish the improvements, if for some reason the developer does not do so.

### ***CONCLUSION***

Standing Stones will be developed in an environmentally sensitive manner with careful attention to each of the natural environmental elements, including the wash and drainage corridors, natural vegetation, scenic corridor, minor boulder clusters and open space.

## AMENDED DEVELOPMENT STANDARDS FOR

STANDING STONE, CASE 7-PP-2021

Modifications are made in Changes are shown in **BOLD CAPS** and ~~strike throughs~~

Sec. 5.104. - Property development standards.

The following property development standards shall apply to all land and buildings in the R1-43 District:

A. Lot area.

1. Each lot shall have a minimum lot area of not less than forty-three thousand (43,000) square feet **for lots 1 through 7.**

a. **Lot Eight (8) shall have a minimum lot area of not less than thirty-nine thousand and seven hundred and eighty-nine (39,789) square feet.**

2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. Lot dimensions.

Width. All lots shall have a minimum lot width of one hundred fifty (150) feet. **Lots 3, 4, 6 and 7 shall be considered flag lots, and shall have a minimum of forty-two (42) feet.**

C. Density. There shall be not more than one (1) single-family dwelling unit on any one (1) lot.

D. Building height. No building shall exceed thirty (30) feet in height, except as otherwise provided in article VII.

E. Yards.

1. Front Yard.

a. There shall be a front yard having a depth of not less than forty (40) feet.

b. Where lots have a double frontage on two (2) streets, the required front yard of forty (40) feet shall be provided on both streets.

c. On a corner lot, the required front yard of forty (40) feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. Exception: On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2. Side Yard. There shall be a side yard of not less than twenty (20) feet on each side of a building.

3. Rear Yard. There shall be a rear yard having a depth of not less than thirty-five (35) feet.

4. Other requirements and exceptions as specified in article VII.

F. Distance between buildings.

1. There shall be not less than ten (10) feet between an accessory building and the main building.
2. The minimum distance between main buildings on adjacent lots shall be not less than forty (40) feet.

G. Walls, fences and landscaping. Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side and rear yard. Walls, fences and hedges up to twelve (12) feet in height are allowed subject to a twenty-foot setback from the side and rear property line. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard of the longer street frontage need only conform to the side yard requirements.

H. Access. All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

I. Corral. Corral not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.

(Ord. No. 2509, § 1, 6-1-93; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, §§ 27, 28), 4-3-12)

**Stipulations for the  
Development Review Board Application:  
Standing Stones Preliminary Plat  
Case Number: 7-PP-2021**

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 civil construction documents and plat shall substantially conform to the following documents:
  - a. The Preliminary Plat submitted by Graham Engineering, with a city staff date of April 13, 2022.
  - b. The Amended Development Standards submitted by Graham Engineering, with a city staff date of April 13, 2022.
  - c. The Natural Area Open Space (NAOS) analysis exhibit and plan submitted by Graham Engineering, with a city staff date of April 13, 2022.
  - d. The construction envelope exhibit submitted by Graham Engineering, with a city staff date of April 13, 2022.
  - e. Case Drainage Report for Standing Stone; submitted by Graham Engineering, accepted on March 3, 2022.
  - f. Case Grading and Drainage Plan for Standing Stone; submitted by Graham Engineering, accepted on March 3, 2022.
  - g. Water and Sewer System Basis of Design Report submitted by Graham Surveying & Engineering, Inc. and approved as noted by Water Resources.

**ARCHAEOLOGICAL RESOURCES:**

**Ordinance**

- A. 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.

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**SUBDIVISION PLAT REQUIREMENTS**

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**DRB Stipulations**

2. With the final plat, the owner shall dedicate a minimum four-point-forty-nine (4.49) acres of Natural Area Open Space (NAOS) area for the development project.

**STREET DEDICATIONS:**

**Ordinance**

- B. On the final subdivision plat, and prior to the issuance of a permit for the development project, the owner shall make the following private street tract dedications to the property owners association consisting of property owners within the subdivision of the development project:
  - i. INTERNAL PRIVATE STREETS. All internal private street tracts shall have a minimum forty (40) foot wide and fifty (50) foot cul-de-sac radius dedications.

**DRB Stipulations**

**EASEMENT DEDICATIONS:**

**DRB Stipulations**

- 3. Prior to the issuance of a permit for the development project, the owner shall dedicate the following easements to the City of Scottsdale on the final subdivision plat:
  - a. A sight distance easement to the City of Scottsdale on the final subdivision plat where a sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM cross on to the property.
  - b. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses on to the lot.
  - c. Provide Drainage and Flood Control Easements to street tract to complete access to provided drainage basins.

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**INFRASTRUCTURE AND IMPROVEMENT REQUIREMENTS**

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**WALLS AND FENCSE:**

**Ordinance**

- C. Walls within an intersection and driveway sight distance triangle and/or a traffic safety triangle shall conform with Section 5.3 of the DSPM.

**NATURAL AREA OPEN SPACE (NAOS):**

**Ordinance**

- D. NAOS shall not be dedicated over rip-rap.

**DRB Stipulations**

- 4. NAOS that is dedicated over a Public Utility Easement shall be considered as revegetated NAOS.

**LANDSCAPE DESIGN:**

**Ordinance**

- E. Prior to the issuance of permit, the owner shall submit landscape construction documents that require the utilization of the City of Scottsdale's Supplement to MAG Standard Specifications for the landscape and irrigation improvements.

**DRB Stipulations**

- 5. Prior to the issuance of a permit, the owner shall submit landscape construction documents that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.

**EXTERIOR LIGHTING DESIGN:**

**Ordinance**

- F. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting)
- G. All exterior luminaires mounted above three (3) feet shall be directed downward, have an integral lighting shield, and comply with the Illuminating Engineering Society requirement for full cutoff.
- H. The initial vertical luminance at 6-foot above grade, along the north, south, east, west, property line shall not exceed 0.3 foot-candles. All exterior luminaires shall be included in this calculation.

**DRB Stipulations**

- 6. All exterior luminaires for parking lot and site lighting shall comply with the IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
  - a. Incorporate the following into the project’s design:
    - i. The maintained average horizontal luminance level, at grade on the site, shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.
    - ii. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 6. foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this calculation.
    - iii. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.3 foot-candles. All exterior luminaires shall be included in this calculation.
  - b. The total lumen per luminaire shall not exceed 24,000 lumens.

**STREETS AND RELATED INFRASTRUCTURE IMPROVEMENTS:**

**Ordinance**

- I. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- J. Prior to the issuance of a building permit for the development project, the owner shall submit and obtain approval of civil construction documents to construct the following improvements:
  - i. INTERNAL STREETS.
    - a. Construct full-street improvements (curb, gutter, SIX (6) foot sidewalk, pavement, etc.) in accordance with the Local Residential -- Rural/ESL Character figure of the DSPM.

**DRB Stipulations**

- 7. All public sidewalks shall be integral colored concrete to match Davis, San Diego Buff.
- 8. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to



match Frazee Western Reserve (8617N) color, or Sherwin Williams (SW7055) Enduring Bronze (246-C7).

**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

9. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.
10. 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.

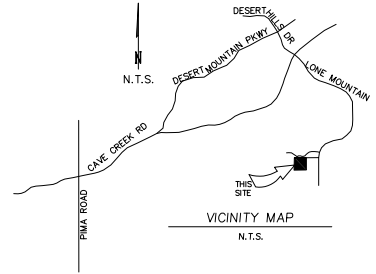
**WATER AND WASTEWATER STIPULATIONS:**

**DRB Stipulations**

11. Prior to the issuance of a building permit for the development project, the owner shall submit and obtain approval of civil construction documents to construct the following improvements:
  - a. WATER.
    - i. Watermain construction using standard water fittings.
    - ii. Watermain located in standard location within Right of Way.
    - iii. Watermain located within a minimum twenty (20) foot water and sewer facility easement, when not located within Right of Way.
    - iv. Water system pressure reducing valve to be approved by Water Resources.
  - b. SEWER.
    - i. Sewer system alignment and configuration per city standards.
  - c. WATER AND SEWER.
    - i. The Developer is required to coordinate with Treviso Community HOA on water and sewer connection through Tract "X" and at N. Vasari Dr.

# PRELIMINARY PLAT STANDING STONES

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 33  
TOWNSHIP 6 NORTH, RANGE 5 EAST,  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
SCOTTSDALE, MARICOPA COUNTY, ARIZONA.



**NOTES:**

THE DEVELOPMENT ENVELOPE LYING OUTSIDE OF BUILDING SETBACK LINES SHALL BE USED ONLY FOR A POOL, MECHANICAL EQUIPMENT, SITE WALLS, OUTDOOR FIREPLAGE, BBQ, DRIVEWAY, OPEN PATIO, AND/OR OUTBUILDING.

THE BUILDING SETBACKS ARE PER ZONING ORDINANCE.

NO ACCESSORY BUILDING ALLOWED IN BUILDING SETBACKS.

A STRUCTURE MAY BE CONSTRUCTED WITHIN FIVE FEET OF THE SCENIC CORRIDOR OR DETENTION BASIN.

6.1070 DESIGN STANDARDS. B. BUILDING HEIGHTS. A. THE MAXIMUM BUILDING HEIGHT IN THE ESL DISTRICT SHALL BE ESTABLISHED BY A PLANE MEASURED VERTICALLY ABOVE THE EXISTING NATURAL TERRAIN ELEVATION PRIOR TO GRADING; AS THE NATURAL GRADE RISES, THE MAXIMUM HEIGHT WILL RISE ACCORDINGLY. SMALL AREA OF RUGGED TERRAIN INCONSISTENT WITH THIS PLANE WILL NOT REDUCE BUILDING HEIGHT. SMALL AREAS ARE THOSE FEATURES WITH A MAXIMUM WIDTH OF TWENTY-FIVE (25) FEET.

ANY NAOS THAT IS DEDICATED OVER A PUBLIC UTILITY EASEMENT OR DRAINAGE EASEMENT SHALL BE COUNTED AS REVEGETATED NAOS.

NAOS TO REMAIN PER THIS APPROVED PLAT AND SHALL NOT BE RELEASED OR REDEDICATED.

NAOS SHALL NOT BE DEDICATED WITHIN FIVE (5) FEET OF ANY BUILDING.

NAOS AREAS DEDICATED WITHIN TEN (10) FEET OF ANY BUILDING SHALL BE CONSIDERED AS REVEGETATED NAOS.

NAOS AREAS DEDICATED WITHIN FIVE (5) FEET OF ANY WALL SHALL BE CONSIDERED AS REVEGETATED NAOS.

NAOS IS PERMITTED IN FRONT YARD ON THE INDIVIDUAL LOT GRADING PLANS.

**DRAINAGE NOTES:**

DRAINAGE OF INDIVIDUAL LOT DEVELOPMENT SHALL BE GRADED SUCH THAT HISTORICAL FLOWS ARE NOT CHANGED.

**DETENTION AREA NOTE:**

REFER TO DRAINAGE REPORT FOR DRAINAGE DETENTION AREA CALCULATIONS AND LOCATIONS.

**NAOS PROVIDED & LOT DATA:**

LOT	LOT AREA	DEVELOPMENT ENVELOPE	UNDISTURBED NAOS DEDICATED BY PLAT
LOT 1	59,233 SF	16,154 SF	37,919 SF
LOT 2	43,592 SF	14,188 SF	22,505 SF
LOT 3	43,575 SF	12,657 SF	24,599 SF
LOT 4	59,362 SF	15,983 SF	36,956 SF
LOT 5	50,602 SF	17,681 SF	23,620 SF
LOT 6	43,578 SF	13,638 SF	16,344 SF
LOT 7	49,102 SF	15,688 SF	22,055 SF
LOT 8	39,789 SF	13,922 SF	16,238 SF
<b>TOTAL</b>	<b>388,833 SF</b>	<b>119,911 SF (2.75 ac±)</b>	<b>202,236 SF (4.64 ac±)</b>

**LOT TABLE**

LOT #	LOT AREA
LOT 1	59,233 SF
LOT 2	43,592 SF
LOT 3	43,575 SF
LOT 4	59,362 SF
LOT 5	50,602 SF
LOT 6	43,578 SF
LOT 7	49,102 SF
LOT 8	39,789 SF

TOTAL LOT AREA 388,833 SF / 8.93 AC± (APPROX)

**TRACT TABLE**

TRACT #	AREA
TRACT "A"	46,500 SF

TOTAL TRACT AREA 46,500 SF / 1.07 AC± (APPROX)

TOTAL 411,058 SF / 9.44 AC± (APPROX)

**LEGEND:**

- BRASS CAP MONUMENT
- △ SUBDIVISION CORNER
- FOUND MONUMENT
- RECORD MONUMENT
- PROPERTY LOT LINE
- STREET MONUMENT LINE
- EASEMENT
- NAOS
- BSL BUILDING SETBACK LINE
- C.O.S. CITY OF SCOTTSDALE
- D.E. DRAINAGE EASEMENT
- M MONUMENT LINE
- NAOS NATURAL AREA OPEN SPACE
- P.U.E & S.E. PUBLIC UTILITIES & SLOPE EASEMENT
- ROW RIGHT OF WAY
- S.D.E. SIGHT DISTANCE EASEMENT
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT

**OWNER:**

ESOTERIC STRATEGIES LP  
C/O FREEDOM WORKS CONSTRUCTION  
PARTNER  
8742 E. VIA DE COMMERCIO  
SCOTTSDALE, AZ 85258  
480-898-5620  
AS@FREEDOMWORKSCONSTRUCTION.COM

**ENGINEER/SURVEYOR:**

GRAHAM SURVEYING & ENGINEERING, INC.  
PO BOX 1240  
CAREFREE, AZ 85377  
480-488-4393  
BRZHA@GRAHAMSANDE.COM

**HOMEOWNERS ASSOCIATION:**

N/A  
HOMES SHALL CONFORM TO  
C.O.S. REGULATIONS

**UTILITIES:**

WATER	CITY OF SCOTTSDALE
SEWER	CITY OF SCOTTSDALE
ELECTRIC	APS
GAS	SOUTHWEST GAS
TELEPHONE	CENTURY LINK / COX
CABLE TV	CENTURY LINK / COX

**COS 1/4 SEC. #**

61-53 / 62-53

**ZONING ORDINANCE DEVELOPMENT STANDARDS:**

MIN LOT AREA	43,000 SF
MIN LOT WIDTH	150 SF
MIN YARD SETBACKS:	
FRONT YARD	40'
SIDE YARD	20'
REAR YARD	35'
MINIMUM DISTANCE BETWEEN BUILDINGS:	
MAIN BUILDING & ACCESSORY BUILDING	10'
MAIN BUILDING / ADJACENT LOTS	40'
MAX WALL HEIGHT	8'

**ZONING:**

RT-43

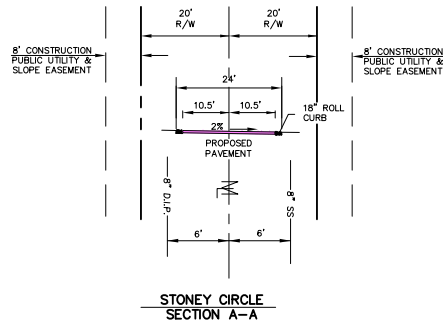
UPPER-DESERT

**LANDFORM:**

UPPER-DESERT

**GRAHAM SURVEYING & ENGINEERING INC.**

Civil Engineers & Land Surveyors  
P.O. BOX 1240, Carefree, Arizona 85377  
BRZHA@GRAHAMSANDE.COM (480) 488-4393  
STANDING STONES, SHT. 1 OF 2, JOB #21-079prelimplat

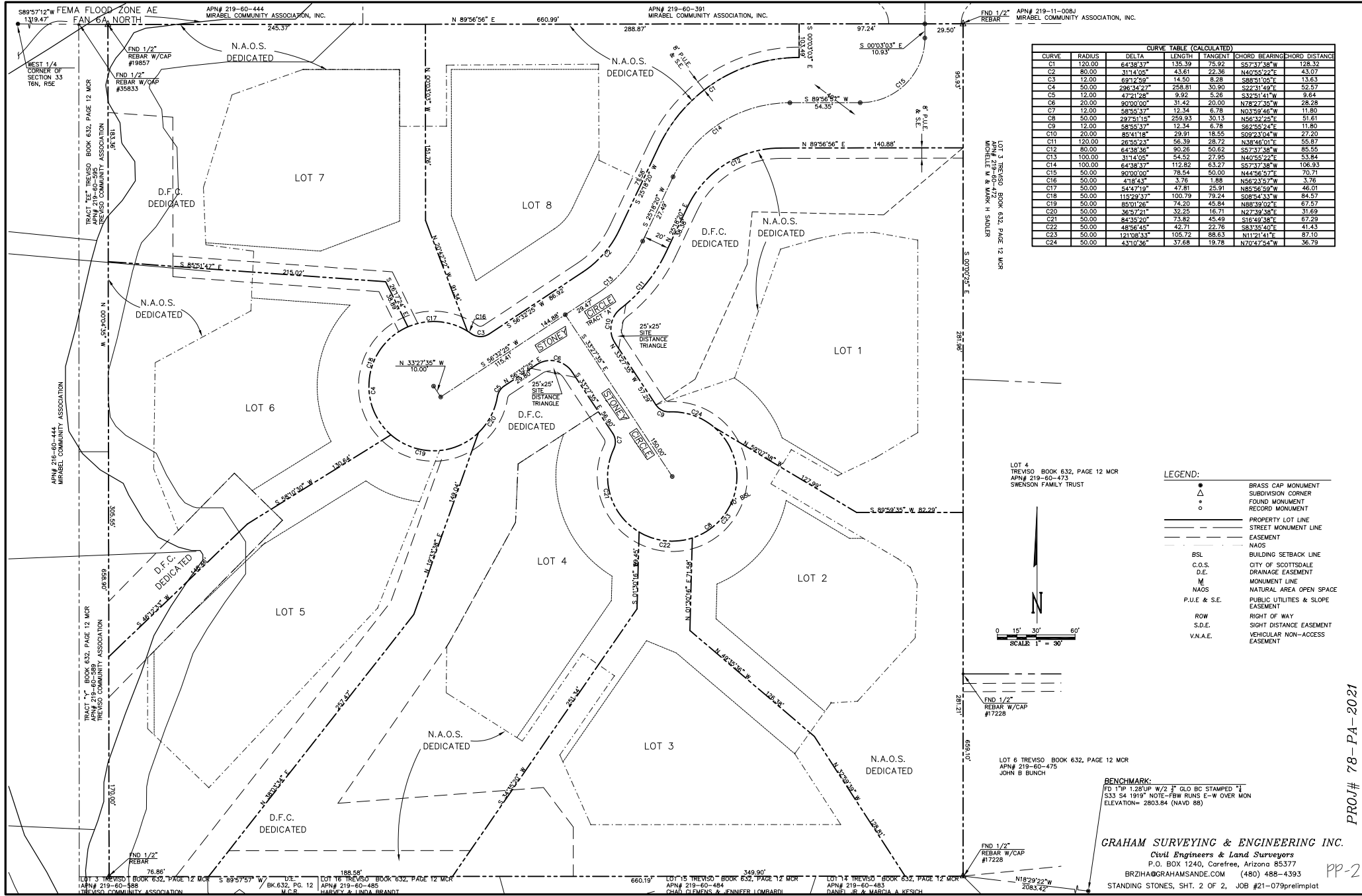


**NOTE:**

PROPOSED GRADE CONTOURS SHOWN HEREON ARE SUBJECT TO REVISION DURING THE FINAL PLAT DESIGN STAGE.

**BENCHMARK:**

FD 1"IP 1.28'UP W/2 3" GLO BC STAMPED "1  
S33 S4 1919" NOTE-FBW RUNS E-W OVER MON  
ELEVATION= 2803.84 (NAVD 88)



CURVE TABLE (CALCULATED)						
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	120.00	64°38'37"	135.39	75.92	S57°37'38"W	128.32
C2	80.00	31°14'05"	43.61	22.36	N40°52'22"E	43.07
C3	12.00	89°12'59"	14.50	8.28	S88°11'09"E	13.63
C4	50.00	29°14'27"	25.81	13.90	S22°14'14"E	52.57
C5	12.00	47°21'58"	9.92	5.26	S32°51'41"W	9.64
C6	20.00	90°00'00"	31.42	20.00	N78°27'35"W	28.28
C7	12.00	38°55'37"	12.34	6.78	N03°59'46"W	11.80
C8	50.00	29°15'11"	25.93	13.13	N56°12'25"E	51.61
C9	12.00	58°55'37"	12.34	6.78	S62°52'24"E	11.80
C10	20.00	85°41'18"	29.91	18.55	S09°24'04"E	27.20
C11	120.00	26°55'23"	56.39	28.72	N38°46'01"E	55.87
C12	80.00	64°38'56"	90.26	50.62	S57°37'38"W	85.95
C13	100.00	31°14'05"	54.52	27.95	N40°52'22"E	53.84
C14	100.00	64°38'57"	112.82	63.27	S57°37'38"W	106.93
C15	50.00	92°00'00"	78.54	50.00	N44°56'57"E	79.71
C16	50.00	4°18'43"	3.76	1.88	N56°23'57"W	3.76
C17	50.00	54°47'19"	47.81	25.91	N85°56'50"W	46.01
C18	50.00	115°29'37"	100.79	78.24	S08°44'32"W	84.57
C19	50.00	85°01'26"	74.20	45.84	N88°19'02"E	67.57
C20	50.00	36°57'21"	32.25	16.71	N27°39'38"E	31.69
C21	50.00	84°35'20"	73.82	45.49	S16°49'38"E	67.29
C22	50.00	48°58'45"	42.71	22.76	S83°35'40"E	41.43
C23	50.00	121°08'33"	105.72	88.63	N11°14'15"E	87.10
C24	50.00	43°10'36"	37.68	19.78	N70°47'54"W	36.79

LOT 3 TREVISO BOOK 632, PAGE 12 MCR  
 APN# 219-60-475  
 MICHIELE M & MARK H SODLER

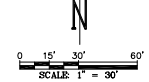
LOT 4 TREVISO BOOK 632, PAGE 12 MCR  
 APN# 219-60-473  
 SWENSON FAMILY TRUST

END 1/2" REBAR W/CAP #17228

LOT 6 TREVISO BOOK 632, PAGE 12 MCR  
 APN# 219-60-475  
 JOHN B BUNCH

END 1/2" REBAR W/CAP #17228

- LEGEND:**
- BRASS CAP MONUMENT
  - △ SUBDIVISION CORNER
  - FOUND MONUMENT
  - RECORD MONUMENT
  - PROPERTY LOT LINE
  - STREET MONUMENT LINE
  - EASEMENT
  - N.A.O.S.
  - BUILDING SETBACK LINE
  - C.O.S.
  - CITY OF SCOTTSDALE
  - D.E.
  - DRAINAGE EASEMENT
  - MONUMENT LINE
  - N.A.O.S.
  - NATURAL AREA OPEN SPACE
  - P.U.E. & S.E.
  - PUBLIC UTILITIES & SLOPE EASEMENT
  - ROW
  - S.D.E.
  - SIGHT DISTANCE EASEMENT
  - V.N.A.E.
  - VEHICULAR NON-ACCESS EASEMENT

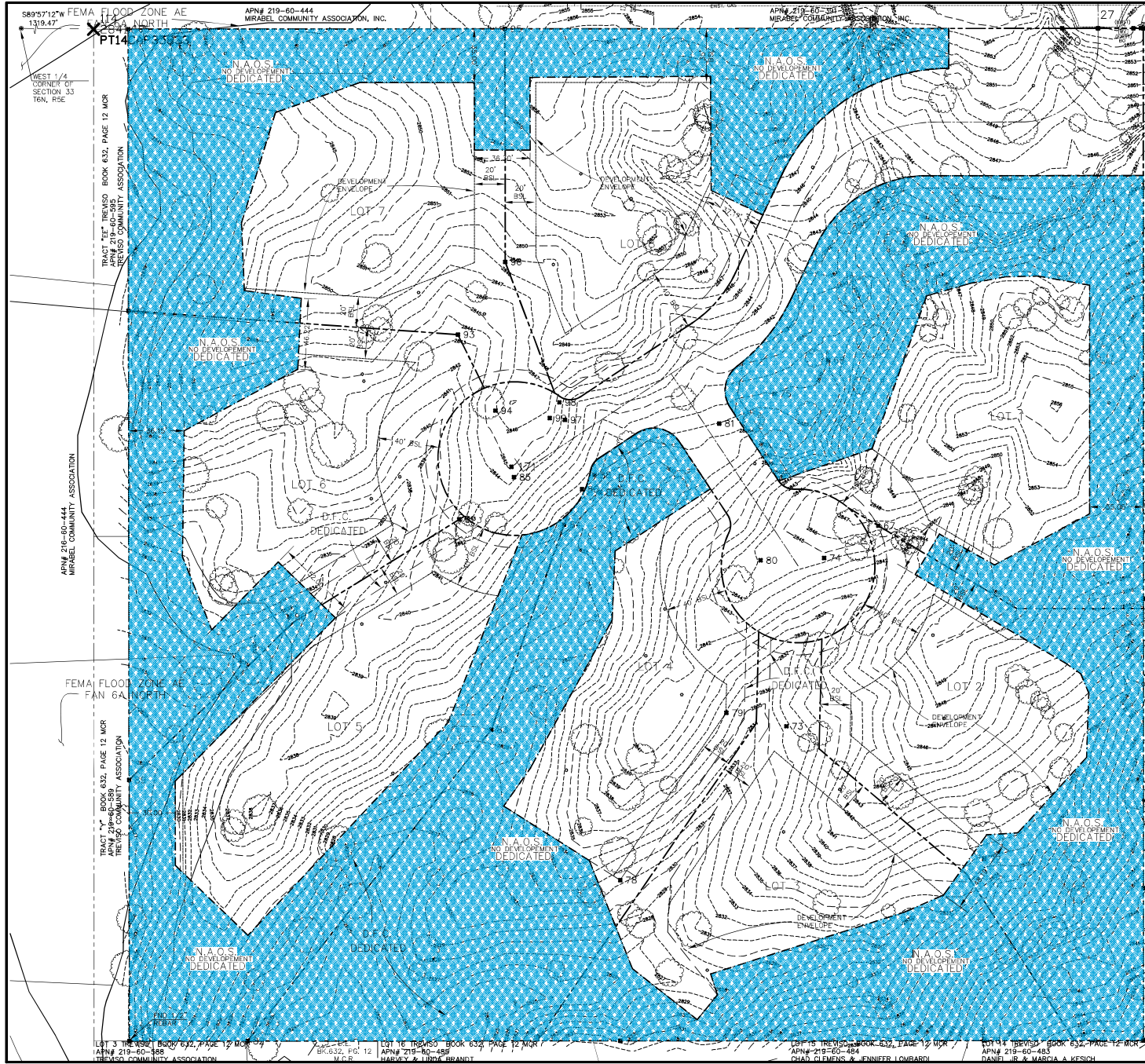


**BENCHMARK:**  
 FD 1"IP 1.28"UP W/2" FLO BC STAMPED "I"  
 S33.54 1918' NOTE-FWB RUNS E-W OVER MON  
 ELEVATION= 2803.84 (NAVD 88)

**GRAHAM SURVEYING & ENGINEERING INC.**  
*Civil Engineers & Land Surveyors*  
 P.O. BOX 1240, Carefree, Arizona 85377  
 BRZHAGRAMSANDE.COM (480) 488-4393  
 STANDING STONES, SHT. 2 OF 2, JOB #21-079prelimplat

PROJ# 78-PA-2021

PP-2



# DEVELOPMENT ENVELOPE & NAOS ANALYSIS PLAN STANDING STONES

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 33  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
SCOTTSDALE, MARICOPA COUNTY, ARIZONA.

COS 1/4 SEC. #  
61-53 / 62-53

ZONING:  
R7-43

LANDFORM:  
UPPER-DESERT

NAOS PROVIDED & LOT DATA:

LOT	LOT AREA	DEVELOPMENT ENVELOPE	REVEGETATED NAOS DEDICATED BY PLAT	UNDISTURBED NAOS DEDICATED BY PLAT
LOT 1	59,233 SF	16,154 SF	13,229 SF	22,797 SF
LOT 2	43,582 SF	14,188 SF	**	20,559 SF
LOT 3	43,375 SF	12,637 SF	3,313 SF	16,334 SF
LOT 4	59,362 SF	15,983 SF	20,756 SF	16,040 SF
LOT 5	50,602 SF	17,681 SF	**	23,621 SF
LOT 6	43,278 SF	13,638 SF	**	18,338 SF
LOT 7	49,102 SF	15,688 SF	**	23,051 SF
LOT 8	39,789 SF	13,922 SF	1,598 SF	13,519 SF
TOTAL	388,833 SF	119,911 SF (2.75 ac±)	38,856 SF (22%)	154,259 SF (3.54 ac±)

**LEGEND:**

- BRASS CAP MONUMENT
- △ SUBDIVISION CORNER
- FOUND MONUMENT
- RECORD MONUMENT
- PROPERTY LOT LINE
- STREET MONUMENT LINE
- EASEMENT
- NAOS
- BSL BUILDING SETBACK LINE
- C.A.E. CROSS ACCESS EASEMENT
- C.O.S. CITY OF SCOTTSDALE
- D.E. DRAINAGE EASEMENT
- NE NATURAL AREA OPEN SPACE
- MOHUMENT LINE
- NAOS NATURAL AREA OPEN SPACE
- P.U.E & S.E. PUBLIC UTILITIES & SLOPE EASEMENT
- ROW RIGHT OF WAY
- S.D.E. SIGHT DISTANCE EASEMENT
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- NAOS (NATURAL AREA OPEN SPACE)

LOT 4  
TREVISO BOOK 632, PAGE 12 MCR  
APN# 219-60-473  
SWENSON FAMILY TRUST

SCALE: 1" = 30'

**SLOPE ANALYSIS:**

Upper Desert	0-2%	2%-5%	5-10%	10-15%	15-25%	25%	Total
Slope Category	25.00	25.00	35.00	45.00	45.00	45.00	45.00
Percent Allowed (%)	32,007.00	10,752.00	114,240.00	155,782.00	114,204.00	8,343.00	435,328.00
/Area per Category (sf)	8,001.75	2,688.00	39,984.00	70,101.90	51,391.80	3,754.35	175,921.80
NAOS Required(sf)							

**NOTE:**

NAOS DEDICATED ADJACENT TO THE OUT SIDE OF RETAINING WALLS SHALL BE CONSIDERED REVEGETATED FOR THE LENGTH OF THE WALL AND A WIDTH THAT IS DETERMINED BY THE FOLLOWING CALCULATIONS:  
THE DIFFERENCE BETWEEN THE NATURAL GRADE AND THE BOTTOM OF THE FOOTING X2 PLUS THE WIDTH OF THE FOOTING ON THE NAOS SIDE

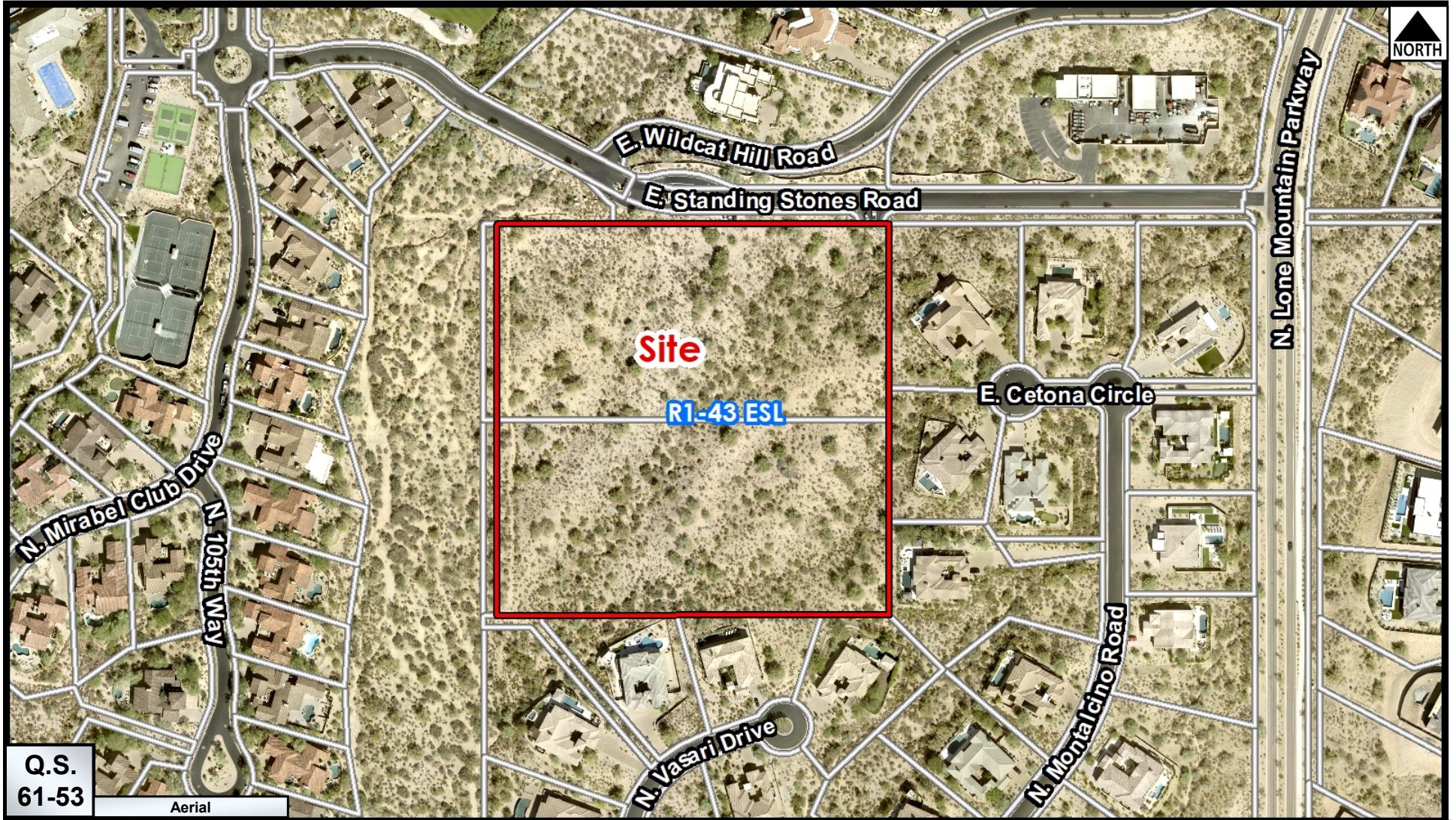
END 1/2" REBAR W/CAP #17228

LOT 6 TREVISO BOOK 632, PAGE 12 MCR  
APN# 219-60-475  
JOHN B BUNCH

**BENCHMARK:**  
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ELEVATION = 2803.84 (NAVD 88)

**GRAHAM SURVEYING & ENGINEERING INC.**  
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BRZHAG@GRAMSAND.COM (480) 488-4393

STANDING STONES, SHT. 1 OF 1, JOB #21-079prelimplat



Q.S.  
61-53

Aerial

Zoning Aerial

7-PP-2021

## Murillo, Jesus

---

**From:** Murillo, Jesus  
**Sent:** Monday, April 11, 2022 8:07 PM  
**To:** Russell Falconer  
**Subject:** RE: Standing Stones Estates

Hello Mr. Falconer,

The only significant change is that there will no longer be a wall located at the southern boundary of the site, near the drainage basins. At the request of the neighboring property, the wall as been replaced with a berm.

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

Sincerely,

Jesús

---

**From:** Russell Falconer <[russell.falconer@gmail.com](mailto:russell.falconer@gmail.com)>  
**Sent:** Monday, April 11, 2022 8:33 AM  
**To:** Murillo, Jesus <[JMurillo@ScottsdaleAz.Gov](mailto:JMurillo@ScottsdaleAz.Gov)>  
**Subject:** Re: Standing Stones Estates

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

Thanks Doug—any significant changes ?

On Apr 10, 2022, at 6:14 PM, Murillo, Jesus <[JMurillo@ScottsdaleAz.Gov](mailto:JMurillo@ScottsdaleAz.Gov)> wrote:

Hello Doug,

Forgive me, I placed your email in the folder without realizing I had not responded.

Please find attached the updated information.

Sincerely,

Jesús

---

**From:** Doug Harrower <[doug@dougharrower.com](mailto:doug@dougharrower.com)>  
**Sent:** Sunday, March 13, 2022 4:56 PM  
**To:** Murillo, Jesus <[JMurillo@ScottsdaleAz.Gov](mailto:JMurillo@ScottsdaleAz.Gov)>  
**Cc:** Russ Falconer <[russell.falconer@gmail.com](mailto:russell.falconer@gmail.com)>  
**Subject:** Standing Stones Estates

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

Mr. Murillo,

I am a Board Member of the Treviso Community, which is south and east of the proposed Standing Stones Estates. I have been trying to get an update on the status of the developer's submittal for Plan Review to the City of Scottsdale. In the past I have used one of two plan review codes to access the

information successfully. Those codes are 7-PP-2021 and 78-PA-2021. I have tried them over the last two days and get the following response: **No records were found matching your search criteria.**

Can you tell me if there is a new Plan Number that I should be using or what the status of the project is and where can I find the documents?

We have met in your offices along with Russ Falconer another Treviso Board member. I believe it was last August or September.

Thank you for your assistance.

Sincerely,

Doug Harrower

[doug@dougharrower.com](mailto:doug@dougharrower.com)

480-299-7340

<7-PP-2021\_V2\_Preliminary Plat.pdf><7-PP-2021\_V2\_Preliminary Plat-2.pdf><figure5  
(002).pdf><development\_env\_naos (004).pdf>

## Murillo, Jesus

---

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**Sent:** Monday, April 11, 2022 8:33 AM  
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**Subject:** Re: Standing Stones Estates

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

Thanks Doug—any significant changes ?

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Hello Doug,

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Jesús

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Doug Harrower  
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480-299-7340

<7-PP-2021\_V2\_Preliminary Plat.pdf><7-PP-2021\_V2\_Preliminary Plat-2.pdf><figure5  
(002).pdf><development\_env\_naos (004).pdf>

## Murillo, Jesus

---

**From:** Murillo, Jesus  
**Sent:** Sunday, April 10, 2022 6:15 PM  
**To:** Doug Harrower  
**Cc:** Russ Falconer  
**Subject:** RE: Standing Stones Estates  
**Attachments:** 7-PP-2021\_V2\_Preliminary Plat.pdf; 7-PP-2021\_V2\_Preliminary Plat-2.pdf; figure5 (002).pdf; development\_env\_naos (004).pdf

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Sincerely,

Jesús

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Sincerely,

Doug Harrower  
[doug@dougharrower.com](mailto:doug@dougharrower.com)  
480-299-7340

## Murillo, Jesus

---

**From:** Murillo, Jesus  
**Sent:** Wednesday, April 06, 2022 7:18 AM  
**To:** Rex and Margie Porter  
**Subject:** RE: Standing Stone project 7-PP-2021

Hello Rex and Margie,

When would be a good time to call or meet. I can also respond via email prior to the meeting to give you some preliminary comments.

Sincerely,

Jesús

---

**From:** Rex and Margie Porter <rexandmargie@yahoo.com>  
**Sent:** Sunday, April 03, 2022 10:00 PM  
**To:** Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>  
**Cc:** Rex Porter <rexandmargie@yahoo.com>  
**Subject:** Standing Stone project 7-PP-2021

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

Hello Jesus -

I am reaching out to you related to the Standing Stone (7-PP-2021) project. My home is adjacent to track x at the project site (south of the track) and Mr Brandt's property is to the north of track X. I have reviewed existing documentation online and have several questions -- mostly pretty basic questions I was looking for your help with. If I should ask these questions of someone else on city staff, please let me know.

Here are my questions:

1. I noted below in your email that later this month that the project hearing will be before the Development Review Board on April 21st. What time of day is the hearing? I assume there are multiple projects on the hearing agenda. Can you all estimate when the Standing Stone project will come before the board?
2. I had several questions about how the project will progress after the hearing -- specifically regarding the surveying and marking of track X? Could I learn how track X will be surveyed and marked under City standards prior to earth work begins?
3. And, I also had several questions about several existing sanitary sewer covers (and concrete collars) along track X west of Vasari Drive. Based on that evidence of prior, existing sanitary sewer line work will this project in track X fundamentally involve installing a water line and whether sanitary sewer installation is also involved?

Thanks very much Jesus for your time and information,

Rex

Rex Porter  
36730 N. Vasari Drive, Scottsdale, AZ 85262  
360-929-5868  
[rexandmargie@yahoo.com](mailto:rexandmargie@yahoo.com)

-----  
From: Murillo, Jesus <[JMurillo@ScottsdaleAz.Gov](mailto:JMurillo@ScottsdaleAz.Gov)>

Sent: Thu, Mar 24, 2022 12:29 pm

Subject: Standing Stone (7-PP-2021)

Hello Everyone,

I hope this email finds you all doing well.

I wanted to provide an update on the above-mentioned case to your team. Staff has received the resubmittal for the "Standing Stone" project (7-PP-2021), and deemed the project ready for public hearing. The project has been assigned to the April 21, 2022 Development Review Board hearing. All the correspondence that I have received will be included in staff's report to the board. You may still provide more written remarks. You may also attend the meeting to provide comments in person.

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

Sincerely,

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

## Murillo, Jesus

---

**From:** Rex and Margie Porter <rexandmargie@yahoo.com>  
**Sent:** Sunday, April 03, 2022 10:00 PM  
**To:** Murillo, Jesus  
**Cc:** Rex Porter  
**Subject:** Standing Stone project 7-PP-2021

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

Hello Jesus -

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1. I noted below in your email that later this month that the project hearing will be before the Development Review Board on April 21st. What time of day is the hearing? I assume there are multiple projects on the hearing agenda. Can you all estimate when the Standing Stone project will come before the board?
2. I had several questions about how the project will progress after the hearing -- specifically regarding the surveying and marking of track X? Could I learn how track X will be surveyed and marked under City standards prior to earth work begins?
3. And, I also had several questions about several existing sanitary sewer covers (and concrete collars) along track X west of Vasari Drive. Based on that evidence of prior, existing sanitary sewer line work will this project in track X fundamentally involve installing a water line and whether sanitary sewer installation is also involved?

Thanks very much Jesus for your time and information,

Rex

Rex Porter  
36730 N. Vasari Drive, Scottsdale, AZ 85262  
360-929-5868  
rexandmargie@yahoo.com

-----  
From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>

Sent: Thu, Mar 24, 2022 12:29 pm

Subject: Standing Stone (7-PP-2021)

Hello Everyone,

I hope this email finds you all doing well.

I wanted to provide an update on the above-mentioned case to your team. Staff has received the resubmittal for the "Standing Stone" project (7-PP-2021), and deemed the project ready for public hearing. The project has been assigned to the April 21, 2022 Development Review Board hearing. All the correspondence that I have received will be included

in staff's report to the board. You may still provide more written remarks. You may also attend te meeting to provide comments in person.

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

Sincerely,

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

## Murillo, Jesus

---

**From:** Microsoft Outlook  
**To:** 1neilswenson.xfer@gmail.co; johnbunchkc@gmail.co  
**Sent:** Saturday, March 26, 2022 1:52 PM  
**Subject:** Undeliverable: RE: Standing Stone (7-PP-2021)

### Delivery has failed to these recipients or groups:

[1neilswenson.xfer@gmail.co](mailto:1neilswenson.xfer@gmail.co) ([1neilswenson.xfer@gmail.co](mailto:1neilswenson.xfer@gmail.co))

Your message wasn't delivered. Despite repeated attempts to deliver your message, the recipient's email system refused to accept a connection from your email system.

Contact the recipient by some other means (by phone, for example) and ask them to tell their email admin that it appears that their email system is refusing connections from your email server. Give them the error details shown below. It's likely that the recipient's email admin is the only one who can fix this problem.

#### For Email Admins

No connection could be made because the target computer actively refused it. This usually results from trying to connect to a service that is inactive on the remote host - that is, one with no server application running. For more information and tips to fix this issue see this article: <https://go.microsoft.com/fwlink/?LinkId=389361>

[johnbunchkc@gmail.co](mailto:johnbunchkc@gmail.co) ([johnbunchkc@gmail.co](mailto:johnbunchkc@gmail.co))

Your message wasn't delivered. Despite repeated attempts to deliver your message, the recipient's email system refused to accept a connection from your email system.

Contact the recipient by some other means (by phone, for example) and ask them to tell their email admin that it appears that their email system is refusing connections from your email server. Give them the error details shown below. It's likely that the recipient's email admin is the only one who can fix this problem.

#### For Email Admins

No connection could be made because the target computer actively refused it. This usually results from trying to connect to a service that is inactive on the remote host - that is, one with no server application running. For more information and tips to fix this issue see this article: <https://go.microsoft.com/fwlink/?LinkId=389361>

### Diagnostic information for administrators:

Generating server: DM6PR09MB5910.namprd09.prod.outlook.com

Receiving server: DM6PR09MB5910.namprd09.prod.outlook.com

1neilswenson.xfer@gmail.co

3/26/2022 8:51:45 PM - Server at DM6PR09MB5910.namprd09.prod.outlook.com returned '550 5.4.316 Message expired, connection refused(Socket error code 10061)'

3/26/2022 8:48:14 PM - Server at gmail.co (172.217.168.197) returned '450 4.4.316 Connection refused [Message=Socket error code 10061] [LastAttemptedServerName=gmail.co] [LastAttemptedIP=172.217.168.197:25] [DM3GCC02FT026.eop-gcc02.prod.protection.outlook.com](Socket error code 10061)'

johnbunchkc@gmail.co

3/26/2022 8:51:45 PM - Server at DM6PR09MB5910.namprd09.prod.outlook.com returned '550 5.4.316 Message expired, connection refused(Socket error code 10061)'

3/26/2022 8:48:14 PM - Server at gmail.co (172.217.168.197) returned '450 4.4.316 Connection refused [Message=Socket error code 10061] [LastAttemptedServerName=gmail.co] [LastAttemptedIP=172.217.168.197:25] [DM3GCC02FT026.eop-gcc02.prod.protection.outlook.com](Socket error code 10061)'

Original message headers:

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ARC-Authentication-Results: i=1; mx.microsoft.com 1; spf=pass

smtp.mailfrom=scottsdaleaz.gov; dmarc=pass action=none

header.from=scottsdaleaz.gov; dkim=pass header.d=scottsdaleaz.gov; arc=none

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d=scottsdaleaz.onmicrosoft.com; s=selector2-scottsdaleaz-onmicrosoft-com;

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by DM6PR09MB5910.namprd09.prod.outlook.com (2603:10b6:5:260::21) with

Microsoft SMTP Server (version=TLS1\_2,

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2022 20:51:28 +0000

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([fe80::c5dc:27a7:6fa0:f6a3%8]) with mapi id 15.20.5102.019; Fri, 25 Mar 2022

20:51:28 +0000

From: "Murillo, Jesus" <JMurillo@ScottsdaleAz.Gov>

To: "harvb13@aol.com" <harvb13@aol.com>, "jckn1746@gmail.com"

<jckn1746@gmail.com>, "Vicki.Goslin@carpenterhazlewood.com"

<Vicki.Goslin@carpenterhazlewood.com>, "brziha@grahamsande.com"

<brziha@grahamsande.com>, "Doug@dougharrower.com" <Doug@dougharrower.com>,



"russell.falconer@gmail.com" <russell.falconer@gmail.com>,  
"pfehlman@azdot.gov" <pfehlman@azdot.gov>, "lneilswenson.xfer@gmail.co"  
<lneilswenson.xfer@gmail.co>, "johnbunchkc@gmail.co" <johnbunchkc@gmail.co>,  
"Curtis.Ekmark@carpenterhazlewood.com"  
<Curtis.Ekmark@carpenterhazlewood.com>, "mark@topoftheworldranch.com"  
<mark@topoftheworldranch.com>

Subject: RE: Standing Stone (7-PP-2021)  
Thread-Topic: Standing Stone (7-PP-2021)  
Thread-Index: Adg/mUD0BrpA+steSaysK27MF10bsgA70LwAAABX1jA=  
Date: Fri, 25 Mar 2022 20:51:28 +0000  
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References:

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<1671219288.405704.1648240808103@mail.yahoo.com>

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Accept-Language: en-US

Content-Language: en-US

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header.d=none;dmARC=none action=none header.from=ScottsdaleAz.Gov;

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X-MS-Exchange-CrossTenant-Network-Message-Id: 1eb581da-f290-407b-6eed-08da0ea13c10

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(UTC)

X-MS-Exchange-CrossTenant-fromentityheader: Hosted

X-MS-Exchange-CrossTenant-id: 10aebc46-34e8-45ee-a5e2-5756f4df0996

X-MS-Exchange-Transport-CrossTenantHeadersStamped: DM6PR09MB5910

X-OriginatorOrg: scottsdaleaz.gov

## Murillo, Jesus

---

**From:** Murillo, Jesus  
**Sent:** Friday, March 25, 2022 1:51 PM  
**To:** harvb13@aol.com; jckn1746@gmail.com; Vicki.Goslin@carpenterhazlewood.com; brziha@grahamsande.com; Doug@dougharrower.com; russell.falconer@gmail.com; pfehman@azdot.gov; 1neilswenson.xfer@gmail.co; johnbunchkc@gmail.co;  
**Subject:** Curtis.Ekmark@carpenterhazlewood.com; mark@topoftheworldranch.com  
RE: Standing Stone (7-PP-2021)

Hello Mr. Brandt,

Of course. Please click the following link - it will be the third link (submittal): [City of Scottsdale - Case Info Sheet \(scottsdaleaz.gov\)](#)

Sincerely,

Jesús

---

**From:** harvb13@aol.com <harvb13@aol.com>  
**Sent:** Friday, March 25, 2022 1:40 PM  
**To:** Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>; jckn1746@gmail.com; Vicki.Goslin@carpenterhazlewood.com; brziha@grahamsande.com; Doug@dougharrower.com; russell.falconer@gmail.com; pfehman@azdot.gov; 1neilswenson.xfer@gmail.co; johnbunchkc@gmail.co; Curtis.Ekmark@carpenterhazlewood.com; mark@topoftheworldranch.com  
**Subject:** Re: Standing Stone (7-PP-2021)

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

Jesus

Can you send via e-mail the rebuttal for us to review.

Harvey Brandt  
847-274-0908

-----Original Message-----

**From:** Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>  
**To:** Carolyn Kinville <jckn1746@gmail.com>; Vicki.Goslin@carpenterhazlewood.com <Vicki.Goslin@carpenterhazlewood.com>; brziha@grahamsande.com <brziha@grahamsande.com>; Doug@dougharrower.com <Doug@dougharrower.com>; russell.falconer@gmail.com <russell.falconer@gmail.com>; jckn1746@gmail.com <jckn1746@gmail.com>; pfehman@azdot.gov <pfehman@azdot.gov>; 1neilswenson.xfer@gmail.co <1neilswenson.xfer@gmail.co>; johnbunchkc@gmail.co <johnbunchkc@gmail.co>; Curtis.Ekmark@carpenterhazlewood.com <Curtis.Ekmark@carpenterhazlewood.com>; harvb13@aol.com <harvb13@aol.com>; mark@topoftheworldranch.com <mark@topoftheworldranch.com>  
**Sent:** Thu, Mar 24, 2022 12:29 pm  
**Subject:** Standing Stone (7-PP-2021)

Hello Everyone,

I hope this email finds you all doing well.

I wanted to provide an update on the above-mentioned case to your team. Staff has received the resubmittal for the "Standing Stone" project (7-PP-2021), and deemed the project ready for public hearing. The project has been assigned to the April 21, 2022 Development Review Board hearing. All the correspondence that I have received will be included in

staff's report to the board. You may still provide more written remarks. You may also attend te meeting to provide comments in person.

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

Sincerely,

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

Get informed!



## Murillo, Jesus

---

**From:** harvb13@aol.com  
**Sent:** Friday, March 25, 2022 1:40 PM  
**To:** Murillo, Jesus; jckn1746@gmail.com; Vicki.Goslin@carpenterhazlewood.com; brziha@grahamsande.com; Doug@dougharrower.com; russell.falconer@gmail.com; pfehلمان@azdot.gov; 1neilswenson.xfer@gmail.co; johnbunchkc@gmail.co; Curtis.Ekmark@carpenterhazlewood.com; mark@topoftheworldranch.com  
**Subject:** Re: Standing Stone (7-PP-2021)

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

Jesus

Can you send via e-mail the rebuttal for us to review.

Harvey Brandt  
847-274-0908

-----Original Message-----

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>  
To: Carolyn Kinville <jckn1746@gmail.com>; Vicki.Goslin@carpenterhazlewood.com <Vicki.Goslin@carpenterhazlewood.com>; brziha@grahamsande.com <brziha@grahamsande.com>; Doug@dougharrower.com <Doug@dougharrower.com>; russell.falconer@gmail.com <russell.falconer@gmail.com>; jckn1746@gmail.com <jckn1746@gmail.com>; pfehلمان@azdot.gov <pfehلمان@azdot.gov>; 1neilswenson.xfer@gmail.co <1neilswenson.xfer@gmail.co>; johnbunchkc@gmail.co <johnbunchkc@gmail.co>; Curtis.Ekmark@carpenterhazlewood.com <Curtis.Ekmark@carpenterhazlewood.com>; harvb13@aol.com <harvb13@aol.com>; mark@topoftheworldranch.com <mark@topoftheworldranch.com>  
Sent: Thu, Mar 24, 2022 12:29 pm  
Subject: Standing Stone (7-PP-2021)

Hello Everyone,

I hope this email finds you all doing well.

I wanted to provide an update on the above-mentioned case to your team. Staff has received the resubmittal for the "Standing Stone" project (7-PP-2021), and deemed the project ready for public hearing. The project has been assigned to the April 21, 2022 Development Review Board hearing. All the correspondence that I have received will be included in staff's report to the board. You may still provide more written remarks. You may also attend te meeting to provide comments in person.

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

Sincerely,

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

Get informed!



## Murillo, Jesus

---

**From:** Microsoft Outlook  
**To:** 1neilswenson.xfer@gmail.co; johnbunchkc@gmail.co  
**Sent:** Friday, March 25, 2022 9:35 AM  
**Subject:** Undeliverable: Standing Stone (7-PP-2021)

### Delivery has failed to these recipients or groups:

[1neilswenson.xfer@gmail.co](mailto:1neilswenson.xfer@gmail.co) ([1neilswenson.xfer@gmail.co](mailto:1neilswenson.xfer@gmail.co))

Your message wasn't delivered. Despite repeated attempts to deliver your message, the recipient's email system refused to accept a connection from your email system.

Contact the recipient by some other means (by phone, for example) and ask them to tell their email admin that it appears that their email system is refusing connections from your email server. Give them the error details shown below. It's likely that the recipient's email admin is the only one who can fix this problem.

#### For Email Admins

No connection could be made because the target computer actively refused it. This usually results from trying to connect to a service that is inactive on the remote host - that is, one with no server application running. For more information and tips to fix this issue see this article: <https://go.microsoft.com/fwlink/?LinkId=389361>

[johnbunchkc@gmail.co](mailto:johnbunchkc@gmail.co) ([johnbunchkc@gmail.co](mailto:johnbunchkc@gmail.co))

Your message wasn't delivered. Despite repeated attempts to deliver your message, the recipient's email system refused to accept a connection from your email system.

Contact the recipient by some other means (by phone, for example) and ask them to tell their email admin that it appears that their email system is refusing connections from your email server. Give them the error details shown below. It's likely that the recipient's email admin is the only one who can fix this problem.

#### For Email Admins

No connection could be made because the target computer actively refused it. This usually results from trying to connect to a service that is inactive on the remote host - that is, one with no server application running. For more information and tips to fix this issue see this article: <https://go.microsoft.com/fwlink/?LinkId=389361>

### Diagnostic information for administrators:

Generating server: BY3PR09MB8162.namprd09.prod.outlook.com  
Receiving server: BY3PR09MB8162.namprd09.prod.outlook.com

1neilswenson.xfer@gmail.co

3/25/2022 4:34:33 PM - Server at BY3PR09MB8162.namprd09.prod.outlook.com returned '550 5.4.316 Message expired, connection refused(Socket error code 10061)'

3/25/2022 4:24:06 PM - Server at gmail.co (142.251.39.101) returned '450 4.4.316 Connection refused [Message=Socket error code 10061] [LastAttemptedServerName=gmail.co] [LastAttemptedIP=142.251.39.101:25] [DM3GCC02FT006.eop-gcc02.prod.protection.outlook.com](Socket error code 10061)'

johnbunchkc@gmail.co

3/25/2022 4:34:33 PM - Server at BY3PR09MB8162.namprd09.prod.outlook.com returned '550 5.4.316 Message expired, connection refused(Socket error code 10061)'

3/25/2022 4:24:06 PM - Server at gmail.co (142.251.39.101) returned '450 4.4.316 Connection refused [Message=Socket error code 10061] [LastAttemptedServerName=gmail.co] [LastAttemptedIP=142.251.39.101:25] [DM3GCC02FT006.eop-gcc02.prod.protection.outlook.com](Socket error code 10061)'

### Original message headers:

ARC-Seal: i=1; a=rsa-sha256; s=arcselector9901; d=microsoft.com; cv=none;

b=Jp679tW7DcQpkrYFaORPszqpn+YZM71R1vuWkUA+7QBtMQ8ka0nJHQrcsW14tvvgfMrvcuIRzC1PVUn+wcDijsse/UHYRquORoOjffT96DgtqGUW40EUqcgrqUXfG7LxJmKkQoNqJjZETPD1fB0VygnPNZQ9y/HrTnQtEvQteKYoku1UoMghefZswVKtQt5UOcaNDEmeyscnrLOOaqQqJZtLuan8964WVL9OHAYKcusvcMpVwjrkbsFLHmXmWSUI94uEIIUAZfQqTUbRemKiXu84zNhL8dqOBdyu8FEIaBf6BafdzkVRFcfwCkZKtO8ntM4A4u2L5+O2vOmHZls2CQ==

ARC-Message-Signature: i=1; a=rsa-sha256; c=relaxed/relaxed; d=microsoft.com; s=arcselector9901;

h=From:Date:Subject:Message-ID:Content-Type:MIME-Version:X-MS-Exchange-AntiSpam-MessageData-ChunkCount:X-MS-Exchange-AntiSpam-MessageData-0:X-MS-Exchange-AntiSpam-MessageData-1;

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ARC-Authentication-Results: i=1; mx.microsoft.com 1; spf=pass

smtp.mailfrom=scottsdaleaz.gov; dmarc=pass action=none

header.from=scottsdaleaz.gov; dkim=pass header.d=scottsdaleaz.gov; arc=none

DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed;

d=scottsdaleaz.onmicrosoft.com; s=selector2-scottsdaleaz-onmicrosoft-com;

h=From:Date:Subject:Message-ID:Content-Type:MIME-Version:X-MS-Exchange-SenderADCheck;

bh=KnsIHOBbVzv+AzRO6ilxzowFl6w0rXq0/9eZIPivukQ=;

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Received: from SA9PR09MB5504.namprd09.prod.outlook.com (2603:10b6:806:4c::11)

by BY3PR09MB8162.namprd09.prod.outlook.com (2603:10b6:a03:345::12) with

Microsoft SMTP Server (version=TLS1\_2,

cipher=TLS\_ECDHE\_RSA\_WITH\_AES\_256\_GCM\_SHA384) id 15.20.5102.16; Thu, 24 Mar

2022 16:29:20 +0000

Received: from SA9PR09MB5504.namprd09.prod.outlook.com

([fe80::c5dc:27a7:6fa0:f6a3]) by SA9PR09MB5504.namprd09.prod.outlook.com

([fe80::c5dc:27a7:6fa0:f6a3%8]) with mapi id 15.20.5102.019; Thu, 24 Mar 2022

16:29:20 +0000

From: "Murillo, Jesus" <JMurillo@ScottsdaleAz.Gov>

To: Carolyn Kinville <jckn1746@gmail.com>,

"Vicki.Goslin@carpenterhazlewood.com" <Vicki.Goslin@carpenterhazlewood.com>,

"brziha@grahamsande.com" <brziha@grahamsande.com>, "Doug@dougharrower.com"

<Doug@dougharrower.com>, "russell.falconer@gmail.com"





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Content-Type: multipart/related;

boundary="\_006\_SA9PR09MB5504E0E91532F2435E02B507B7199SA9PR09MB5504namp\_";  
type="multipart/alternative"

MIME-Version: 1.0

X-OriginatorOrg: scottsdaleaz.gov

X-MS-Exchange-CrossTenant-AuthAs: Internal

X-MS-Exchange-CrossTenant-AuthSource: SA9PR09MB5504.namprd09.prod.outlook.com

X-MS-Exchange-CrossTenant-Network-Message-Id: 7ab7b6ad-2831-4341-c6e2-08da0db37319

X-MS-Exchange-CrossTenant-originalarrivaltime: 24 Mar 2022 16:29:20.7410

(UTC)

X-MS-Exchange-CrossTenant-fromentityheader: Hosted

X-MS-Exchange-CrossTenant-id: 10aebc46-34e8-45ee-a5e2-5756f4df0996

X-MS-Exchange-Transport-CrossTenantHeadersStamped: BY3PR09MB8162

## Murillo, Jesus

---

**From:** Carolyn Kinville <jckn1746@gmail.com>  
**Sent:** Thursday, March 24, 2022 10:26 AM  
**To:** Murillo, Jesus  
**Subject:** RE: Standing Stone (7-PP-2021)

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

Thank you Jesus.

Carolyn Kinville

---

**From:** Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>  
**Sent:** Thursday, March 24, 2022 9:29 AM  
**To:** Carolyn Kinville <jckn1746@gmail.com>; Vicki.Goslin@carpenterhazlewood.com; brziha@grahamsande.com; Doug@dougharrower.com; russell.falconer@gmail.com; jckn1746@gmail.com; pfehlman@azdot.gov; 1neilswenson.xfer@gmail.co; johnbunchkc@gmail.co; Curtis.Ekmark@carpenterhazlewood.com; harvb13@aol.com; mark@topoftheworldranch.com  
**Subject:** Standing Stone (7-PP-2021)

Hello Everyone,

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

Sincerely,

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

Get informed!



## Murillo, Jesus

---

**From:** Murillo, Jesus  
**Sent:** Thursday, March 24, 2022 9:29 AM  
**To:** Carolyn Kinville; Vicki.Goslin@carpenterhazlewood.com; brziha@grahamsande.com; Doug@dougharrower.com; russell.falconer@gmail.com; jckn1746@gmail.com; pfehlman@azdot.gov; 1neilswenson.xfer@gmail.co; johnbunchkc@gmail.co; Curtis.Ekmark@carpenterhazlewood.com; harvb13@aol.com; mark@topoftheworldranch.com  
**Subject:** Standing Stone (7-PP-2021)

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

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## Murillo, Jesus

---

**From:** Doug Harrower <doug@dougharrower.com>  
**Sent:** Sunday, March 13, 2022 4:56 PM  
**To:** Murillo, Jesus  
**Cc:** Russ Falconer  
**Subject:** Standing Stones Estates

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

Mr. Murillo,

I am a Board Member of the Treviso Community, which is south and east of the proposed Standing Stones Estates. I have been trying to get an update on the status of the developer's submittal for Plan Review to the City of Scottsdale. In the past I have used one of two plan review codes to access the information successfully. Those codes are 7-PP-2021 and 78-PA-2021. I have tried them over the last two days and get the following response: **No records were found matching your search criteria.**

Can you tell me if there is a new Plan Number that I should be using or what the status of the project is and where can I find the documents?

We have met in your offices along with Russ Falconer another Treviso Board member. I believe it was last August or September.

Thank you for your assistance.

Sincerely,

Doug Harrower  
[doug@dougharrower.com](mailto:doug@dougharrower.com)  
480-299-7340

## Murillo, Jesus

---

**From:** Curtis Ekmark <Curtis.Ekmark@carpenterhazlewood.com>  
**Sent:** Thursday, December 09, 2021 11:02 AM  
**To:** Murillo, Jesus  
**Subject:** RE: Standing Stone - 7-PP-2021

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

Thanks.

God Bless,

**Curtis Ekmark, Esq.**  
Direct: 480-427-2822  
Curtis.Ekmark@carpenterhazlewood.com  
Licensed in AZ

**CARPENTER, HAZLEWOOD, DELGADO & BOLEN, LLP**  
[www.carpenterhazlewood.com](http://www.carpenterhazlewood.com)  
800.743.9324 F: 800.743.0494  
Arizona | Colorado | Texas

The information in this e-mail is ATTORNEY-CLIENT PRIVILEGED AND CONFIDENTIAL and is intended solely for the use by the individual or entity named above. If you believe that it has been sent to you in error, do not read it. Please reply to the sender that you have received the message in error, then delete it.

THIS FIRM IS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. YOU MAY OPT OUT OF RECEIVING FURTHER EMAIL COMMUNICATIONS FROM CARPENTER, HAZLEWOOD, DELGADO AND BOLEN AT THIS EMAIL ADDRESS BY REPLYING WITH AN EMAIL MESSAGE THAT HAS THE WORD 'STOP' IN THE SUBJECT LINE.

If your HOA account is in collection, you can make a payment by credit card or ACH. Click the following link: [www.hoacollection.com](http://www.hoacollection.com) . Please note that a \$15.00 convenience fee applies to all credit card and ACH payments.

---

---

**From:** Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>  
**Sent:** Wednesday, December 8, 2021 6:36 PM  
**To:** Vicki Goslin <Vicki.Goslin@carpenterhazlewood.com>; brziha@grahamsande.com; Douglas Harrower <Doug@dougharrower.com>; Russell Falconer <russell.falconer@gmail.com>; jckn1746@gmail.com; Peggy Fehlman <pfehlman@azdot.gov>; neil swenson <1neilswenson.xfer@gmail.com>; John Bunch <johnbunchkc@gmail.com>; Curtis Ekmark <Curtis.Ekmark@carpenterhazlewood.com>; harvb13@aol.com; Mark Sadler <mark@topoftheworldranch.com>  
**Subject:** Standing Stone - 7-PP-2021

Hello Everyone,

I hope this email finds you all doing well.

I wanted to provide an update on the above-mentioned project. Staff reviewed the second submittal, and provided the applicant with the attached 2<sup>nd</sup> Review Comment Letter. I have also included the preliminary plat, NAOS plan, and the project narrative that were reviewed to create the letter.

I will continue to keep the group updated on the process.

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

Sincerely,

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

Get informed!



## Murillo, Jesus

---

**From:** Murillo, Jesus  
**Sent:** Wednesday, December 08, 2021 6:36 PM  
**To:** Vicki Goslin; brziha@grahamsande.com; Douglas Harrower; Russell Falconer; jckn1746@gmail.com; Peggy Fehlman; neil swenson; John Bunch; curtis.ekmark@carpenterhazlewood.com; harvb13@aol.com; Mark Sadler  
**Subject:** Standing Stone - 7-PP-2021  
**Attachments:** 7PP2021\_2nd\_Review\_Comment\_Letter\_52480.doc; 7-PP-2019\_V2\_Project Narrative.pdf; 7-PP-2019\_V2\_Preliminary Plat-2.pdf; 7-PP-2019\_V2\_\_Preliminary Plat.pdf; 7-PP-2019\_V2\_NAOS.pdf

Hello Everyone,

I hope this email finds you all doing well.

I wanted to provide an update on the above-mentioned project. Staff reviewed the second submittal, and provided the applicant with the attached 2<sup>nd</sup> Review Comment Letter. I have also included the preliminary plat, NAOS plan, and the project narrative that were reviewed to create the letter.

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Sincerely,

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

Get informed!





## Murillo, Jesus

---

**From:** Carolyn Kinville <jckn1746@gmail.com>  
**Sent:** Tuesday, November 23, 2021 3:24 PM  
**To:** Murillo, Jesus  
**Subject:** RE: Case 7-PP-2021

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

Thank you Jesus.

Carolyn Kinville

---

**From:** Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>  
**Sent:** Tuesday, November 23, 2021 2:50 PM  
**To:** jckn1746@gmail.com  
**Cc:** Castro, Lorraine <Lcastro@scottsdaleaz.gov>; Ruenger, Jeffrey <JRuenger@scottsdaleaz.gov>  
**Subject:** RE: Case 7-PP-2021

Hello Carolyn,

Thank you for providing me your comments. I will be sure that your comments are included in the reports provided to the Development Review Board and, eventually, the City Council. I will also keep you updated as the project moves through the process.

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

Sincerely,

Jesús

---

**From:** Ruenger, Jeffrey <JRuenger@scottsdaleaz.gov>  
**Sent:** Monday, November 22, 2021 9:06 AM  
**To:** Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>  
**Cc:** Castro, Lorraine <Lcastro@scottsdaleaz.gov>  
**Subject:** FW: Case 7-PP-2021

[jckn1746@gmail.com](mailto:jckn1746@gmail.com)

---

**From:** NoReply <NoReply@Scottsdaleaz.gov>  
**Sent:** Saturday, November 20, 2021 7:15 AM  
**To:** Projectinput <Projectinput@Scottsdaleaz.gov>  
**Subject:** Case 7-PP-2021



Really ? More new residential on environmentally sensitive land close to Tonto National Forest, and we are still experiencing severe drought with high temperatures in November. "No" to this.  
-- sent by Carolyn Kinville (case# 7-PP-2021)



© 2021 City of Scottsdale. All Rights Reserved.

## Murillo, Jesus

---

**From:** Murillo, Jesus  
**Sent:** Tuesday, November 23, 2021 2:50 PM  
**To:** jckn1746@gmail.com  
**Cc:** Castro, Lorraine; Ruenger, Jeffrey  
**Subject:** RE: Case 7-PP-2021

Hello Carolyn,

Thank you for providing me your comments. I will be sure that your comments are included in the reports provided to the Development Review Board and, eventually, the City Council. I will also keep you updated as the project moves through the process.

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Jesús

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**To:** Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>  
**Cc:** Castro, Lorraine <Lcastro@scottsdaleaz.gov>  
**Subject:** FW: Case 7-PP-2021

[jckn1746@gmail.com](mailto:jckn1746@gmail.com)

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**Sent:** Monday, November 22, 2021 9:06 AM  
**To:** Murillo, Jesus  
**Cc:** Castro, Lorraine  
**Subject:** FW: Case 7-PP-2021

jckn1746@gmail.com

---

**From:** NoReply <NoReply@Scottsdaleaz.gov>  
**Sent:** Saturday, November 20, 2021 7:15 AM  
**To:** Projectinput <Projectinput@Scottsdaleaz.gov>  
**Subject:** Case 7-PP-2021



Really ? More new residential on environmentally sensitive land close to Tonto National Forest, and we are still experiencing severe drought with high temperatures in November. "No" to this.  
-- sent by Carolyn Kinville (case# 7-PP-2021)



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## Murillo, Jesus

---

**From:** harvb13@aol.com  
**Sent:** Sunday, October 31, 2021 1:28 PM  
**To:** Murillo, Jesus  
**Subject:** Re: follow up/ update

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

Jesus

Thank you for your response I will contact My Baronas on Monday

Harvey

-----Original Message-----

**From:** Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>  
**To:** harvb13@aol.com <harvb13@aol.com>  
**Sent:** Sun, Oct 31, 2021 3:00 pm  
**Subject:** RE: follow up/ update

Hello Harvey,

The grading of the homes will occur with the final submittal of each individual home. The owner/developer is not allowed to mass grade the house pads with the project, because the parcels are over 35,000 square-feet. The ordinance requires an individual review of these parcels. We would have a grading plan for these areas for multi-family projects and projects will lots under the 35,000 square-feet. The grading for each home is governed by the ordinance and is in relationship to the height of the main structure - which will be understood at the final plan review for the individual home.

I would suggest having a conversation with our stormwater reviewer (Nerijus Baronas – Nbaronas@scottsdaleaz.gov) in regards to the retaining wall, as the wall serves a drainage purpose, and not just a “wall” function meant for screening or limiting passage.

Sincerely,

Jesús

---

**From:** harvb13@aol.com <harvb13@aol.com>  
**Sent:** Wednesday, October 27, 2021 6:31 AM  
**To:** Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>  
**Subject:** follow up/ update

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

Hello Jesus

Thank you for forwarding this updated information I did not receive it previously. I am still concerned about the grade of the homes, I do not see that mentioned and also the large retention wall, will there be any repositioning of that wall, that has been proposed just 10 feet off my property line. If the information I received from the engineering company is correct the retention wall will have two very large legs, 35 and 42' or thereabouts Is there any plan to address these issues or is this something the HOA or myself have to pursue.

Thank you

Harvey  
847-274-0908

-----Original Message-----

From: Murillo, Jesus <[JMurillo@ScottsdaleAz.Gov](mailto:JMurillo@ScottsdaleAz.Gov)>

To: [harvb13@aol.com](mailto:harvb13@aol.com) <[harvb13@aol.com](mailto:harvb13@aol.com)>

Sent: Mon, Oct 25, 2021 11:45 am

Subject: RE: follow up/ update

Hello Harvey,

My apologies. I thought I had included everyone in the email. There has been one item added since the report went out, and now you have the most up to date comments.

Please feel free to share this report with anyone else that you deem fit.

Sincerely,

Jesús

---

**From:** [harvb13@aol.com](mailto:harvb13@aol.com) <[harvb13@aol.com](mailto:harvb13@aol.com)>

**Sent:** Sunday, October 24, 2021 6:43 AM

**To:** Murillo, Jesus <[JMurillo@ScottsdaleAz.Gov](mailto:JMurillo@ScottsdaleAz.Gov)>

**Subject:** follow up/ update

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

Jesus

When last you called me, there was going to be a meeting with the developer and or their representative. You indicated you would sent out a report or review of the meeting. I wanted to let you know if such a report went out I did not receive it and ask if you would be kind enough to resend

Thank you

Harvey Brandt  
847-274-0908

-----Original Message-----

From: Murillo, Jesus <[JMurillo@ScottsdaleAz.Gov](mailto:JMurillo@ScottsdaleAz.Gov)>

To: [harvb13@aol.com](mailto:harvb13@aol.com) <[harvb13@aol.com](mailto:harvb13@aol.com)>; Castro, Lorraine <[Lcastro@scottsdaleaz.gov](mailto:Lcastro@scottsdaleaz.gov)>

Sent: Fri, Jul 30, 2021 11:56 am

Subject: RE: Pre-app 78-PA-2021 Schiff Split

Hello Harvey,

Good to make your acquaintance. I definitely appreciate a phone conversation, but I had been working on an email response prior to receiving this email.

Staff has not received the applicant's/owner's official submittal, so I am not sure exactly when they will be submitting. I have a good idea, but the applicant is suppose to provide the surrounding neighbors with the design prior to submitting to the City. This will allow the applicant/owner an opportunity to receive comments from the surrounding residents and provide their team with input. This would give them a chance to incorporate some of the comments received by the neighbors.

Having said this, I can answer some of your questions in a general form. The building height of each structure is limited to 24 feet above natural grade. The NAOS requirements are based off the slope of the property. This is calculated by a surveyor and submitted with the official application. The average percentage of a property that is dedicated as NAOS is around 20 to 25 percent. The ordinance also states that NAOS should be located within high priority areas. This usually means washes or rock outcroppings (if deemed protected by the ordinance based on specific dimensions). The drainage

for the proposal will need to be formally reviewed by our stormwater department. Staff has only seen a very very conceptual lot layout. I can say that any proposal is not allowed to have an adverse affect on any surrounding properties – as per the stormwater ordinance.

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I obviously can't speak to what was stated by Toll, but unfortunately, there are very few pieces of property that are not to be developed unless they are located in the Preserve, NAOS easement/tract, or owned by those that wish that property to remain undeveloped. There is a tract of land, further to the west of this site, that is dedicated as NAOS.

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I hope this helps until we speak soon,

Jesús

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**From:** [harvb13@aol.com](mailto:harvb13@aol.com) <[harvb13@aol.com](mailto:harvb13@aol.com)>  
**Sent:** Friday, July 30, 2021 7:52 AM  
**To:** Castro, Lorraine <[Lcastro@scottsdaleaz.gov](mailto:Lcastro@scottsdaleaz.gov)>; [Harvb13@aol.com](mailto:Harvb13@aol.com)  
**Cc:** Murillo, Jesus <[JMurillo@ScottsdaleAz.Gov](mailto:JMurillo@ScottsdaleAz.Gov)>  
**Subject:** Re: Pre-app 78-PA-2021 Schiff Split

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Hi Lorraine,

Thank you for all your help and patience that all appreciated.

Hello Jesus

Lorraine did a great job in presenting some of my concerns in the e-mail below. I did not want to give her a laundry list but in addition to my questions about the NAOS, we were lead to believe when we purchased the house and land from Toll Brothers that the area behind our house was a protected area. Beyond that my concerns are, as shown, on the proposal to do an 8 lot subdivision are the water basin and retention wall which are proposed directly behind out home. In addition we have no idea what the grade level of the proposed homes will be.

If you are able to shed some light on these questions that would certainly be appreciated. I am happy to call you if that works better for you. Thank you in advance for your help.

And again Lorraine that you.

Best

Harvey Brandt  
36754 N Vasari Drive  
Scottsdale, 85262  
Treviso West  
847-274-0908

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To: [Harvb13@aol.com](mailto:Harvb13@aol.com) <[Harvb13@aol.com](mailto:Harvb13@aol.com)>  
Cc: Murillo, Jesus <[JMurillo@ScottsdaleAz.Gov](mailto:JMurillo@ScottsdaleAz.Gov)>

Sent: Thu, Jul 29, 2021 11:36 am  
Subject: Pre-app 78-PA-2021 Schiff Split

Hi Harvey,

It was a pleasure speaking with you.

Jesus,

Harvey received a letter from Paul Sigston regarding them wanting to do an 8-lot subdivision behind his house. He had a couple of questions. He mentioned something about a retention basin and wall that would be behind his property. Also wanted to know about the NAOS and the Grade Level that the houses will be.

I have included his email so he can email you if he had any other questions that I might have missed.

His phone number is: 847-274-0908.

Thank you,

## Lorraine Castro

**Planning Specialist**

City of Scottsdale

[Lcastro@ScottsdaleAZ.gov](mailto:Lcastro@ScottsdaleAZ.gov)

480-312-7620

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## Murillo, Jesus

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**Subject:** follow up/ update

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36754 N Vasari Drive  
Scottsdale, 85262  
Treviso West  
847-274-0908

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**To:** [Harvb13@aol.com](mailto:Harvb13@aol.com) <[Harvb13@aol.com](mailto:Harvb13@aol.com)>  
**Cc:** Murillo, Jesus <[JMurillo@ScottsdaleAz.Gov](mailto:JMurillo@ScottsdaleAz.Gov)>  
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## Lorraine Castro

**Planning Specialist**

City of Scottsdale

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## Murillo, Jesus

---

**From:** Mark Sadler <mark@topoftheworldranch.com>  
**Sent:** Thursday, October 28, 2021 1:01 PM  
**To:** Murillo, Jesus  
**Subject:** RE: Standing stones estates

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

Thank you very much for your answers.

Mark H. Sadler, MOC.  
Executive Director, Top of the World Ranch  
3333 155<sup>th</sup> Ave, Milan, IL. USA 61264  
309-623-4510  
mark@topoftheworldranch.com  
[www.topoftheworldranch.com](http://www.topoftheworldranch.com)  
Executive Director, Top of the World Ranch  
8350 Holmes Rd, Fort Steele, BC. Canada. V0B1N0  
250-426-6306  
mark@ranchrecovery.com  
[www.ranchrecovery.com](http://www.ranchrecovery.com)

---

**From:** Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>  
**Sent:** Wednesday, October 27, 2021 10:25 AM  
**To:** Mark Sadler <mark@topoftheworldranch.com>  
**Subject:** RE: Standing stones estates

Hello Mr. Sadler,

Thank you for your patience.

I have responded to each individual question below.

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

Sincerely,

Jesús

---

**From:** Mark Sadler <[mark@topoftheworldranch.com](mailto:mark@topoftheworldranch.com)>  
**Sent:** Wednesday, October 27, 2021 7:42 AM  
**To:** Murillo, Jesus <[JMurillo@ScottsdaleAz.Gov](mailto:JMurillo@ScottsdaleAz.Gov)>  
**Subject:** RE: Standing stones estates

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

Are you able to provide a reply?

Mark H. Sadler, MOC.  
Executive Director, Top of the World Ranch  
3333 155<sup>th</sup> Ave, Milan, IL. USA 61264

309-623-4510

[mark@topoftheworldranch.com](mailto:mark@topoftheworldranch.com)

[www.topoftheworldranch.com](http://www.topoftheworldranch.com)

Executive Director, Top of the World Ranch

8350 Holmes Rd, Fort Steele, BC. Canada. V0B1N0

250-426-6306

[mark@ranchrecovery.com](mailto:mark@ranchrecovery.com)

[www.ranchrecovery.com](http://www.ranchrecovery.com)

---

**From:** Mark Sadler <[mark@topoftheworldranch.com](mailto:mark@topoftheworldranch.com)>

**Sent:** Tuesday, October 19, 2021 2:20 PM

**To:** 'jmurillo@scottsdaleaz.gov' <[jmurillo@scottsdaleaz.gov](mailto:jmurillo@scottsdaleaz.gov)>

**Subject:** Standing stones estates

Hello Mr. Murillo, my wife Michele and I own 10734 East Cetona Circle in Scottsdale's Treviso West neighborhood. We moved here for the proximity to nature and love of the area. Part of the draw was a nice large greenspace next to our lot on the west side. It is a wash area and desert scape currently enjoyed by all here. We received notice that a new 8 lot development is to now take place there. My questions are,

Is an 8 lot development worth the damage to the environment and to the look and feel of the neighborhoods surrounding the 10 acres? Looking at this land, it seems like a very poor choice for a neighborhood of 8 at the expense of many.

The two properties that are included in the request are zoned R1-43, which allow 0.83 dwelling units to the acre. This allows the subject site to yield a maximum of 8 units as per ordinance. The zoning provides the property entitlements that allow for the property to be developed. the owner of the property would decide if the property remained as open space. As a comparison, the proposed density (0.8 dwelling units per acre) will be less dense than that of Treviso (0.98 dwelling units per acre). Both sites include the same washes within their boundaries.

I would also like to know if there are restrictions to the homes to be built. Are they restricted to a single level? And is there a larger restriction than the 35' distance from our lot that the engineering firm has listed on the lots?

The proposal will not be amending development standards in the same manner as Treviso amended the development standards. Therefore the restrictions to the majority property will be as shown in the ordinance for the R1-43 single-family zoning district. The proposed front-yard setbacks will be 10 feet larger than in Treviso (40 feet), the side-yard setbacks will be 5 feet greater than Treviso (20 feet), and the rear-yard setbacks will be the same as Treviso at 35 feet. The ordinance restricts the building height to 24 feet above natural grade. The ordinance does not restrict the number of levels, just maximum height. There are no larger restrictions than those imposed by the ordinance for this site. This is true for your community as well.

The wind blows hard out here, and directly from the direction of the development, what will be put in place to contain the dust over the next years if this development is allowed to take place.

The ordinance, building code, and state statutes have regulations in place for dust control. The project will be held to these standards like all projects.

This feels extremely intrusive to the existing neighborhoods. This new development will absolutely decrease the overall value of living here. No one currently living out here wants this development to take place and there are many more of us than them. I am hopeful that the land can be left as is.

The property is privately owned, and zoned R1-43 ESL. The owner, as per the General Plan and ordinance, may develop the property in a manner that meets the ordinance, policies, and codes of the City.

Thank you for any answers to my questions and concerns.

My pleasure, and again, thank you for your patience.

I can appreciate if my responses do not provide you the answers or comfort you might have been looking for. The property had been vacant for many years after the Treviso community was established, and many residents got used to the open feel of the site. But as stated above, it has the same development rights as the Treviso property had many years ago. Please feel free to contact me with any further questions or comments.

Best regards,

Mark H. Sadler, MOC.

Executive Director, Top of the World Ranch

3333 155<sup>th</sup> Ave, Milan, IL. USA 61264

309-623-4510

[mark@topoftheworldranch.com](mailto:mark@topoftheworldranch.com)

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[www.ranchrecovery.com](http://www.ranchrecovery.com)

## Murillo, Jesus

---

**From:** Murillo, Jesus  
**Sent:** Wednesday, October 27, 2021 10:25 AM  
**To:** Mark Sadler  
**Subject:** RE: Standing stones estates

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**Sent:** Tuesday, October 19, 2021 2:20 PM  
**To:** 'jmurillo@scottsdaleaz.gov' <[jmurillo@scottsdaleaz.gov](mailto:jmurillo@scottsdaleaz.gov)>  
**Subject:** Standing stones estates

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The property is privately owned, and zoned R1-43 ESL. The owner, as per the General Plan and ordinance, may develop the property in a manner that meets the ordinance, policies, and codes of the City.

Thank you for any answers to my questions and concerns.

My pleasure, and again, thank you for your patience.

I can appreciate if my responses do not provide you the answers or comfort you might have been looking for. The property had been vacant for many years after the Treviso community was established, and many residents got used to the open feel of the site. But as stated above, it has the same development rights as the Treviso property had many years ago. Please feel free to contact me with any further questions or comments.

Best regards,

Mark H. Sadler, MOC.

Executive Director, Top of the World Ranch

3333 155<sup>th</sup> Ave, Milan, IL. USA 61264

309-623-4510

[mark@topoftheworldranch.com](mailto:mark@topoftheworldranch.com)

[www.topoftheworldranch.com](http://www.topoftheworldranch.com)

Executive Director, Top of the World Ranch

8350 Holmes Rd, Fort Steele, BC. Canada. V0B1N0

250-426-6306

[mark@ranchrecovery.com](mailto:mark@ranchrecovery.com)

[www.ranchrecovery.com](http://www.ranchrecovery.com)

## Murillo, Jesus

---

**From:** Mark Sadler <mark@topoftheworldranch.com>  
**Sent:** Wednesday, October 27, 2021 7:42 AM  
**To:** Murillo, Jesus  
**Subject:** RE: Standing stones estates

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

Are you able to provide a reply?

Mark H. Sadler, MOC.  
Executive Director, Top of the World Ranch  
3333 155<sup>th</sup> Ave, Milan, IL. USA 61264  
309-623-4510  
mark@topoftheworldranch.com  
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250-426-6306  
mark@ranchrecovery.com  
[www.ranchrecovery.com](http://www.ranchrecovery.com)

---

**From:** Mark Sadler <mark@topoftheworldranch.com>  
**Sent:** Tuesday, October 19, 2021 2:20 PM  
**To:** 'jmurillo@scottsdaleaz.gov' <jmurillo@scottsdaleaz.gov>  
**Subject:** Standing stones estates

Hello Mr. Murillo, my wife Michele and I own 10734 East Cetona Circle in Scottsdale's Treviso West neighborhood. We moved here for the proximity to nature and love of the area. Part of the draw was a nice large greenspace next to our lot on the west side. It is a wash area and desert scape currently enjoyed by all here. We received notice that a new 8 lot development is to now take place there. My questions are,

Is an 8 lot development worth the damage to the environment and to the look and feel of the neighborhoods surrounding the 10 acres? Looking at this land, it seems like a very poor choice for a neighborhood of 8 at the expense of many.

I would also like to know if there are restrictions to the homes to be built. Are they restricted to a single level? And is there a larger restriction than the 35' distance from our lot that the engineering firm has listed on the lots?

The wind blows hard out here, and directly from the direction of the development, what will be put in place to contain the dust over the next years if this development is allowed to take place.

This feels extremely intrusive to the existing neighborhoods. This new development will absolutely decrease the overall value of living here. No one currently living out here wants this development to take place and there are many more of us than them. I am hopeful that the land can be left as is.

Thank you for any answers to my questions and concerns.

Best regards,

Mark H. Sadler, MOC.

Executive Director, Top of the World Ranch

3333 155<sup>th</sup> Ave, Milan, IL. USA 61264

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## Murillo, Jesus

---

**From:** harvb13@aol.com  
**Sent:** Wednesday, October 27, 2021 6:31 AM  
**To:** Murillo, Jesus  
**Subject:** follow up/ update  
**Attachments:** 7PP2021\_FIRST\_REV\_LETTER\_52480.doc; 7-PP-2021\_V1\_CORR-DRN-lmass\_grading\_plan.pdf

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

Hello Jesus

Thank you for forwarding this updated information I did not receive it previously. I am still concerned about the grade of the homes, I do not see that mentioned and also the large retention wall, will there be any repositioning of that wall, that has been proposed just 10 feet off my property line. If the information I received from the engineering company is correct the retention wall will have two very large legs, 35 and 42' or thereabouts. Is there any plan to address these issues or is this something the HOA or myself have to pursue.

Thank you

Harvey  
847-274-0908

-----Original Message-----

**From:** Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>  
**To:** harvb13@aol.com <harvb13@aol.com>  
**Sent:** Mon, Oct 25, 2021 11:45 am  
**Subject:** RE: follow up/ update

Hello Harvey,

My apologies. I thought I had included everyone in the email. There has been one item added since the report went out, and now you have the most up to date comments.

Please feel free to share this report with anyone else that you deem fit.

Sincerely,

Jesús

---

**From:** harvb13@aol.com <harvb13@aol.com>  
**Sent:** Sunday, October 24, 2021 6:43 AM  
**To:** Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>  
**Subject:** follow up/ update

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

Jesus

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Thank you

Harvey Brandt  
847-274-0908

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To: [harvb13@aol.com](mailto:harvb13@aol.com) <[harvb13@aol.com](mailto:harvb13@aol.com)>; Castro, Lorraine <[Lcastro@scottsdaleaz.gov](mailto:Lcastro@scottsdaleaz.gov)>

Sent: Fri, Jul 30, 2021 11:56 am

Subject: RE: Pre-app 78-PA-2021 Schiff Split

Hello Harvey,

Good to make your acquaintance. I definitely appreciate a phone conversation, but I had been working on an email response prior to receiving this email.

Staff has not received the applicant's/owner's official submittal, so I am not sure exactly why they will be submitting. I have a good idea, but the applicant is supposed to provide the surrounding neighbors with the design prior to submitting to the City. This will allow the applicant/owner an opportunity to receive comments from the surrounding residents and provide their team with input. This would give them a chance to incorporate some of the comments received by the neighbors.

Having said this, I can answer some of your questions in a general form. The building height of each structure is limited to 24 feet above natural grade. The NAOS requirements are based off the slope of the property. This is calculated by a surveyor and submitted with the official application. The average percentage of a property that is dedicated as NAOS is around 20 to 25 percent. The ordinance also states that NAOS should be located within high priority areas. This usually means washes or rock outcroppings (if deemed protected by the ordinance based on specific dimensions). The drainage for the proposal will need to be formally reviewed by our stormwater department. Staff has only seen a very very conceptual lot layout. I can say that any proposal is not allowed to have an adverse affect on any surrounding properties – as per the stormwater ordinance.

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I obviously can't speak to what was stated by Toll, but unfortunately, there are very few pieces of property that are not to be developed unless they are located in the Preserve, NAOS easement/tract, or owned by those that wish that property to remain undeveloped. There is a tract of land, further to the west of this site, that is dedicated as NAOS.

The grade levels of the each proposed lot will be identified along with the drainage review. Staff will only have an understanding of this element once the application is submitted. I can say that there will probably be similar requirements and outcomes to this project as was with your community. I say this because I think the terrain and drainage appear to be similar. The size and height of the structures and elevations of the building pads, I assume, will also be similar to your community. Staff will be sure that the same sensitive considerations are taken with this request.

I hope this helps until we speak soon,

Jesús

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**From:** [harvb13@aol.com](mailto:harvb13@aol.com) <[harvb13@aol.com](mailto:harvb13@aol.com)>

**Sent:** Friday, July 30, 2021 7:52 AM

**To:** Castro, Lorraine <[Lcastro@scottsdaleaz.gov](mailto:Lcastro@scottsdaleaz.gov)>; [Harvb13@aol.com](mailto:Harvb13@aol.com)

**Cc:** Murillo, Jesus <[JMurillo@ScottsdaleAz.Gov](mailto:JMurillo@ScottsdaleAz.Gov)>

**Subject:** Re: Pre-app 78-PA-2021 Schiff Split

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Hello Jesus

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If you are able to shed some light on these questions that would certainly be appreciated. I am happy to call you if that works better for you. Thank you in advance for your help.

And again Lorraine that you.

Best

Harvey Brandt  
36754 N Vasari Drive  
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Treviso West  
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Cc: Murillo, Jesus <[JMurillo@ScottsdaleAz.Gov](mailto:JMurillo@ScottsdaleAz.Gov)>

Sent: Thu, Jul 29, 2021 11:36 am

Subject: Pre-app 78-PA-2021 Schiff Split

Hi Harvey,

It was a pleasure speaking with you.

Jesus,

Harvey received a letter from Paul Sigston regarding them wanting to do an 8-lot subdivision behind his house. He had a couple of questions. He mentioned something about a retention basin and wall that would be behind his property. Also wanted to know about the NAOS and the Grade Level that the houses will be.

I have included his email so he can email you if he had any other questions that I might have missed.

His phone number is: 847-274-0908.

Thank you,

## Lorraine Castro

**Planning Specialist**

City of Scottsdale

[Lcastro@ScottsdaleAZ.gov](mailto:Lcastro@ScottsdaleAZ.gov)

480-312-7620

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And again Lorraine that you.

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36754 N Vasari Drive  
Scottsdale, 85262  
Treviso West  
847-274-0908

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Treviso West  
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## Murillo, Jesus

---

**From:** Murillo, Jesus  
**Sent:** Wednesday, October 13, 2021 4:59 PM  
**To:** Vicki Goslin; DMcClay@scottsdaleaz.gov  
**Subject:** RE: records request 21-013139 (TREVISO.0001)

Hello Vicki,

I received word from our staff that the attorney might have deemed that we can provide these types of documents. So I will wait for the records Department to contact you. Please disregard my last email.

Sincerely,

Jesús

---

**From:** Murillo, Jesus  
**Sent:** Wednesday, October 13, 2021 4:25 PM  
**To:** Vicki Goslin <Vicki.Goslin@carpenterhazlewood.com>; DMcClay@scottsdaleaz.gov  
**Subject:** RE: records request 21-013139 (TREVISO.0001)

Hello Vicki,

I think that is correct. I know we have the information available here at the Records Department for residents to review the information, but I don't think we can provide copies of "sealed" documents. We can definitely schedule a time for you to come down to the City and look at the documents \*drainage report and plan. We just can not send copied of the information until it has been decided upon by the governing body.

Please feel free to contact me with any further questions or comments, or let me know when you would like to come and see them on our system.

Sincerely,

Jesús

---

**From:** Vicki Goslin <[Vicki.Goslin@carpenterhazlewood.com](mailto:Vicki.Goslin@carpenterhazlewood.com)>  
**Sent:** Friday, October 08, 2021 12:13 PM  
**To:** [DMcClay@scottsdaleaz.gov](mailto:DMcClay@scottsdaleaz.gov); Murillo, Jesus <[JMurillo@ScottsdaleAz.Gov](mailto:JMurillo@ScottsdaleAz.Gov)>  
**Subject:** records request 21-013139 (TREVISO.0001)

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

I put in a records request for a copy of the drainage plans regarding Case 7-PP-2021. I received the below email that the plans are not available until after the final action? Would you please advise what procedure is to do to obtain a copy or send someone in to review the drainage plans regarding this matter.

Thank you.

**Vicki Goslin**  
Litigation Paralegal

Direct: 480-427-2858

[Vicki.Goslin@carpenterhazlewood.com](mailto:Vicki.Goslin@carpenterhazlewood.com)

**CARPENTER, HAZLEWOOD, DELGADO & BOLEN, LLP**

[www.carpenterhazlewood.com](http://www.carpenterhazlewood.com)

800.743.9324 F: 800.743.0494

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This firm is a debt collector. Any information obtained will be used for that purpose.

---

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**Subject:** records request 21-013139 (TREVISO.0001)

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I put in a records request for a copy of the drainage plans regarding Case 7-PP-2021. I received the below email that the plans are not available until after the final action? Would you please advise what procedure is to do to obtain a copy or send someone in to review the drainage plans regarding this matter.

Thank you.

**Vicki Goslin**  
Litigation Paralegal  
Direct: 480-427-2858  
[Vicki.Goslin@carpenterhazlewood.com](mailto:Vicki.Goslin@carpenterhazlewood.com)

**CARPENTER, HAZLEWOOD, DELGADO & BOLEN, LLP**

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## Murillo, Jesus

---

**From:** Murillo, Jesus  
**Sent:** Wednesday, October 13, 2021 4:21 PM  
**To:** Hemby, Karen  
**Cc:** Peters, Kimberly; Curtis, Tim  
**Subject:** RE: City of Scottsdale Public Records Request (21-013139)

Hell Karen,

I thought that we were not able to provide residents with “sealed” documents. I thought that residents were allowed to come down and look at them, but I did not think we were able to send out copies. I will have tim and Kim provide their understanding of the situation.

Jesús

---

**From:** Hemby, Karen <KHemby@Scottsdaleaz.gov>  
**Sent:** Wednesday, October 13, 2021 1:28 PM  
**To:** Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>  
**Subject:** FW: City of Scottsdale Public Records Request (21-013139)

Can I send this person this?

7-PP-2021\_V1\_Drainage Report.pdf

5772

8/6/2021 8:39:15 AM

---

**From:** Public Records Request <[PublicRecordsRequest@Scottsdaleaz.gov](mailto:PublicRecordsRequest@Scottsdaleaz.gov)>  
**Sent:** Wednesday, October 13, 2021 1:20 PM  
**To:** Ruenger, Jeffrey <[JRuenger@scottsdaleaz.gov](mailto:JRuenger@scottsdaleaz.gov)>; Castro, Lorraine <[Lcastro@scottsdaleaz.gov](mailto:Lcastro@scottsdaleaz.gov)>; Hemby, Karen <[KHemby@Scottsdaleaz.gov](mailto:KHemby@Scottsdaleaz.gov)>  
**Subject:** City of Scottsdale Public Records Request (21-013139)

## CITY OF SCOTTSDALE EMAIL

### PLEASE DO NOT REPLY TO THIS MESSAGE

### You and/or your organization have been assigned a Public Records Request.

Request Number: 21-013139  
Request Date: 10/6/2021  
Requested By: Vicki Goslin

Request Details: Records Requested: Other We are requesting a copy of the drainage plans for COS case # 7-PP-2021. Parcel Number: 219-11-450A Parcel Address: Subdivision: Lot Number: Intersection: Property Owner: No Production Method: Electronic

Link to the PRR: <http://apps/prr2/Requests/Edit/21-013139>



© 2021 City of Scottsdale. All Rights Reserved.

## Murillo, Jesus

---

**From:** Curtis Ekmark <Curtis.Ekmark@carpenterhazlewood.com>  
**Sent:** Tuesday, October 12, 2021 12:10 PM  
**To:** Murillo, Jesus  
**Cc:** Russell Falconer  
**Subject:** RE: Standing Stone (7-PP-2021) First Review Comment Letter

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

Thank you.

God Bless,

**Curtis Ekmark, Esq.**  
Direct: 480-427-2822  
Curtis.Ekmark@carpenterhazlewood.com  
Licensed in AZ

### **CARPENTER, HAZLEWOOD, DELGADO & BOLEN, LLP**

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---

---

**From:** Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>  
**Sent:** Monday, October 11, 2021 2:45 PM  
**To:** Curtis Ekmark <Curtis.Ekmark@carpenterhazlewood.com>  
**Cc:** Russell Falconer <russell.falconer@gmail.com>  
**Subject:** RE: Standing Stone (7-PP-2021) First Review Comment Letter

Hello Mr. Ekmark,

I hope all is well. The drainage report can be shared in-person, but not provided outside of that context. Since it is considered intellectual property, staff is not allowed to provide a copy. But, because it is part of the public record, people can come in a review the report here at the City. No photos or copies will be allowed.

Here is the link to the rest of the proposal: [City of Scottsdale - Case Info Sheet \(scottsdaleaz.gov\)](http://City of Scottsdale - Case Info Sheet (scottsdaleaz.gov))

Sincerely,

Jesús

---

**From:** Curtis Ekmark <[Curtis.Ekmark@carpenterhazlewood.com](mailto:Curtis.Ekmark@carpenterhazlewood.com)>  
**Sent:** Thursday, October 07, 2021 11:42 AM  
**To:** Murillo, Jesus <[JMurillo@ScottsdaleAz.Gov](mailto:JMurillo@ScottsdaleAz.Gov)>  
**Cc:** Russell Falconer <[russell.falconer@gmail.com](mailto:russell.falconer@gmail.com)>  
**Subject:** RE: Standing Stone (7-PP-2021) First Review Comment Letter

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

Thanks again. Can you please send me a copy of the drainage report submitted.

God Bless,

**Curtis Ekmark, Esq.**  
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**From:** Murillo, Jesus <[JMurillo@ScottsdaleAz.Gov](mailto:JMurillo@ScottsdaleAz.Gov)>  
**Sent:** Thursday, October 7, 2021 10:17 AM  
**To:** Murillo, Jesus <[JMurillo@ScottsdaleAz.Gov](mailto:JMurillo@ScottsdaleAz.Gov)>  
**Subject:** Standing Stone (7-PP-2021) First Review Comment Letter

Hello Everyone,

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

Sincerely,

Jesús

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Sincerely,

Jesús

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**Cc:** Russell Falconer <russell.falconer@gmail.com>  
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**Sent:** Thursday, October 7, 2021 10:17 AM  
**To:** Murillo, Jesus <[JMurillo@ScottsdaleAz.Gov](mailto:JMurillo@ScottsdaleAz.Gov)>  
**Subject:** Standing Stone (7-PP-2021) First Review Comment Letter

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Sincerely,

Jesús

## Murillo, Jesus

---

**From:** Vicki Goslin <Vicki.Goslin@carpenterhazlewood.com>  
**Sent:** Friday, October 08, 2021 12:13 PM  
**To:** DMcClay@scottsdaleaz.gov; Murillo, Jesus  
**Subject:** records request 21-013139 (TREVISO.0001)

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

I put in a records request for a copy of the drainage plans regarding Case 7-PP-2021. I received the below email that the plans are not available until after the final action? Would you please advise what procedure is to do to obtain a copy or send someone in to review the drainage plans regarding this matter.

Thank you.

**Vicki Goslin**  
Litigation Paralegal  
Direct: 480-427-2858  
Vicki.Goslin@carpenterhazlewood.com

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---



## Murillo, Jesus

---

**From:** Vicki Goslin <Vicki.Goslin@carpenterhazlewood.com>  
**Sent:** Friday, October 08, 2021 9:32 AM  
**To:** Murillo, Jesus; DMcClay@scottsdaleaz.gov  
**Cc:** Curtis Ekmark  
**Subject:** records request 21-013139 (TREVISO.0001)

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

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**Vicki Goslin**

Litigation Paralegal  
Direct: 480-427-2858  
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**From:** Holwegner, Diana [mailto:dholwegner@Scottsdaleaz.Gov]  
**Sent:** Wednesday, October 6, 2021 12:28 PM  
**To:** Vicki Goslin <Vicki.Goslin@carpenterhazlewood.com>  
**Subject:** records request 21-013139

Good afternoon,  
We have received your records request.  
Case 7-PP-2021  
This case is still active.  
After a final action has been taken it will be available online.  
If you would like to view it, you may come into the office.  
The Coordinator is Jesus Murillo.  
Thank you,

Diana Holwegner  
Planning and Development Services Records  
480-312-5218



## Murillo, Jesus

---

**From:** Douglas Harrower <doug@dougharrower.com>  
**Sent:** Thursday, October 07, 2021 12:31 PM  
**To:** Murillo, Jesus  
**Cc:** Russ Falconer  
**Subject:** Re: Standing Stone (7-PP-2021) First Review Comment Letter

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

Jesus,

I am a Treviso Board Member and retired civil engineer and construction executive. I am acting as our review agent of the impact that the Standing Stones development may have on Treviso.

Where can I find the plans that were reviewed by your staff? The only thing I can find are the "Project Narrative" of July, 2021 which does not show any significant utility information. Your report refers to significant utility work to occur in Vasari Drive and our Tract "X" which is a dedicated water and sewer easement.

I understand that the drainage design has not yet been reviewed, but it appears the other utilities have been submitted. Can you provide that information or tell me where I can find it?

Thank you.

Doug Harrower  
[doug@dougharrower.com](mailto:doug@dougharrower.com)  
480-299-7340

---

**From:** "Murillo, Jesus" <JMurillo@ScottsdaleAz.Gov>  
**Date:** Thursday, October 7, 2021 at 10:17 AM  
**To:** "Murillo, Jesus" <JMurillo@ScottsdaleAz.Gov>  
**Subject:** Standing Stone (7-PP-2021) First Review Comment Letter

Hello Everyone,

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

Sincerely,

Jesús

## Murillo, Jesus

---

**From:** Curtis Ekmark <Curtis.Ekmark@carpenterhazlewood.com>  
**Sent:** Thursday, October 07, 2021 11:42 AM  
**To:** Murillo, Jesus  
**Cc:** Russell Falconer  
**Subject:** RE: Standing Stone (7-PP-2021) First Review Comment Letter

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

Thanks again. Can you please send me a copy of the drainage report submitted.

God Bless,

**Curtis Ekmark, Esq.**  
Direct: 480-427-2822  
Curtis.Ekmark@carpenterhazlewood.com  
Licensed in AZ

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**From:** Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>  
**Sent:** Thursday, October 7, 2021 10:17 AM  
**To:** Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>  
**Subject:** Standing Stone (7-PP-2021) First Review Comment Letter

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Sincerely,

Jesús

## Murillo, Jesus

---

**From:** Curtis Ekmark <Curtis.Ekmark@carpenterhazlewood.com>  
**Sent:** Thursday, October 07, 2021 10:19 AM  
**To:** Murillo, Jesus  
**Subject:** RE: Standing Stone (7-PP-2021) First Review Comment Letter

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

Thanks.

God bless,

**Curtis Ekmark, Esq.**  
Direct: 480-427-2822  
Curtis.Ekmark@carpenterhazlewood.com  
Licensed in AZ

**CARPENTER, HAZLEWOOD, DELGADO & BOLEN, LLP**  
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**From:** Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>  
**Sent:** Thursday, October 7, 2021 10:17 AM  
**To:** Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>  
**Subject:** Standing Stone (7-PP-2021) First Review Comment Letter

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Sincerely,

Jesús

## Murillo, Jesus

---

**From:** Murillo, Jesus  
**Sent:** Thursday, October 07, 2021 10:17 AM  
**To:** Murillo, Jesus  
**Subject:** Standing Stone (7-PP-2021) First Review Comment Letter  
**Attachments:** 7PP2021\_FIRST\_REV\_LETTER\_52480.doc

Hello Everyone,

You are receiving this email because you have expressed interest in the above-mentioned project (7-PP-2021). Staff has completed the first review of the officially submitted case materials.

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Jesús

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**Sent:** Thursday, October 07, 2021 10:17 AM  
**To:** Murillo, Jesus  
**Subject:** Standing Stone (7-PP-2021) First Review Comment Letter  
**Attachments:** 7PP2021\_FIRST\_REV\_LETTER\_52480.doc

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

Sincerely,

Jesús

## Murillo, Jesus

---

**From:** Murillo, Jesus  
**Sent:** Wednesday, September 15, 2021 3:56 PM  
**To:** Russell Falconer  
**Subject:** RE: Standing Stones Estates

Hello Russ,

The review period comes to a close on the September 18<sup>th</sup> for the team, and I get a couple days to consolidate the comments.

Interested homeowners can provide comments to me at anytime. I will always share those comments with the applicant to give them an opportunity to incorporate the neighborhoods concerns into the design. All communication is also included in any reports to the Development Review Board and City Council.

I will also keep everyone posted as the project moves through the process, so that you may attend the DRB and CC hearings, and provide your comments (either virtually or in-person).

I hope this helps answer the question.

Sincerely,

Jesús

---

**From:** Russell Falconer <russell.falconer@gmail.com>  
**Sent:** Wednesday, September 15, 2021 2:50 PM  
**To:** Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>  
**Subject:** Re: Standing Stones Estates

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

Dear Mr. Murillo—Thanks for your reply. Without committing yourself, can you estimate when the First Review Comment Letter is likely to be completed? Also, can you describe the process whereby interested community homeowners can comment, what time frame is involved for that and when we can expect a community meeting or meetings to be held. Thank you again.

Russ Falconer

480 306-7434

On Sep 15, 2021, at 11:37 AM, Murillo, Jesus <[JMurillo@ScottsdaleAz.Gov](mailto:JMurillo@ScottsdaleAz.Gov)> wrote:

Hello Mr. Falconer,

Thank you for your patience, as I try to keep up with all my emails. The applicant did submit an application, and staff is in the middle of that review and the video staff has created

Application Submittal: [ProjInfo 7 PP 2021.pdf \(scottsdaleaz.gov\)](#)

Application Video: [Standing Stones Preliminary Plat - YouTube](#)



I will provide you a copy of the First Review Comment Letter once completed by staff review.

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

Sincerely,

Jesús

---

**From:** Russell Falconer <[russell.falconer@gmail.com](mailto:russell.falconer@gmail.com)>  
**Sent:** Wednesday, September 15, 2021 11:25 AM  
**To:** Murillo, Jesus <[JMurillo@ScottsdaleAz.Gov](mailto:JMurillo@ScottsdaleAz.Gov)>; [curtis.ekmark@carpenterhazlewood.com](mailto:curtis.ekmark@carpenterhazlewood.com)  
**Subject:** Fwd: Standing Stones Estates

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

Dear Mr. Murillo-Please let me have an answer to the inquiries below at your early opportunity. Thank you Russ Falconer 480 306-7434

Begin forwarded message:

**From:** Russell Falconer <[russell.falconer@gmail.com](mailto:russell.falconer@gmail.com)>  
**Subject: Standing Stones Estates**  
**Date:** September 10, 2021 at 4:59:44 PM MST  
**To:** Jesus Murillo <[jmurillo@scottsdaleaz.gov](mailto:jmurillo@scottsdaleaz.gov)>

Dear Mr. Murillo— You may recall I'm a member of the Treviso HOA , a planned community just South of Standing Stones. In an email dated July 28 you advised me that at that time nobody had "officially submitted an application for staff to review." Has such an official submission now been filed ? If so , please provide a copy of all such materials( or instruct me how to locate those ) and whether there are any dates ,timelines or deadlines for filing on behalf of my community and the homeowners concerned about the impact of Standing Stones.

I thank you for your assistance.

Russ Falconer  
480 306-7434

## Murillo, Jesus

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Jesús

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**To:** Murillo, Jesus <[JMurillo@ScottsdaleAz.Gov](mailto:JMurillo@ScottsdaleAz.Gov)>; [curtis.ekmark@carpenterhazlewood.com](mailto:curtis.ekmark@carpenterhazlewood.com)  
**Subject:** Fwd: Standing Stones Estates

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**Subject:** Standing Stones Estates

**Date:** September 10, 2021 at 4:59:44 PM MST

**To:** Jesus Murillo <[jmurillo@scottsdaleaz.gov](mailto:jmurillo@scottsdaleaz.gov)>

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I thank you for your assistance.

Russ Falconer

480 306-7434

## Murillo, Jesus

---

**From:** Murillo, Jesus  
**Sent:** Wednesday, September 15, 2021 11:38 AM  
**To:** Russell Falconer; curtis.ekmark@carpenterhazlewood.com  
**Subject:** RE: Standing Stones Estates

Hello Mr. Falconer,

Thank you for your patience, as I try to keep up with all my emails. The applicant did submit an application, and staff is in the middle of that review and the video staff has created

Application Submittal: [ProjInfo 7 PP 2021.pdf \(scottsdaleaz.gov\)](#)

Application Video: [Standing Stones Preliminary Plat - YouTube](#)

I will provide you a copy of the First Review Comment Letter once completed by staff review.

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

Sincerely,

Jesús

---

**From:** Russell Falconer <russell.falconer@gmail.com>  
**Sent:** Wednesday, September 15, 2021 11:25 AM  
**To:** Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>; curtis.ekmark@carpenterhazlewood.com  
**Subject:** Fwd: Standing Stones Estates

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

Dear Mr. Murillo-Please let me have an answer to the inquiries below at your early opportunity. Thank you Russ Falconer 480 306-7434

Begin forwarded message:

**From:** Russell Falconer <[russell.falconer@gmail.com](mailto:russell.falconer@gmail.com)>  
**Subject:** Standing Stones Estates  
**Date:** September 10, 2021 at 4:59:44 PM MST  
**To:** Jesus Murillo <[jmurillo@scottsdaleaz.gov](mailto:jmurillo@scottsdaleaz.gov)>

Dear Mr. Murillo— You may recall I'm a member of the Treviso HOA , a planned community just South of Standing Stones. In an email dated July 28 you advised me that at that time nobody had "officially submitted an application for staff to review." Has such an official submission now been filed ? If so , please provide a copy of all such materials( or instruct me how to locate those ) and whether there are any dates ,timelines or deadlines for filing on behalf of my community and the homeowners concerned about the impact of Standing Stones.

I thank you for your assistance.

Russ Falconer  
480 306-7434

## Murillo, Jesus

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**From:** Russell Falconer <[russell.falconer@gmail.com](mailto:russell.falconer@gmail.com)>  
**Sent:** Wednesday, September 15, 2021 11:25 AM  
**To:** Murillo, Jesus; [curtis.ekmark@carpenterhazlewood.com](mailto:curtis.ekmark@carpenterhazlewood.com)  
**Subject:** Fwd: Standing Stones Estates

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Begin forwarded message:

**From:** Russell Falconer <[russell.falconer@gmail.com](mailto:russell.falconer@gmail.com)>  
**Subject:** Standing Stones Estates  
**Date:** September 10, 2021 at 4:59:44 PM MST  
**To:** Jesus Murillo <[jmurillo@scottsdaleaz.gov](mailto:jmurillo@scottsdaleaz.gov)>

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I thank you for your assistance.

Russ Falconer  
480 306-7434

## Murillo, Jesus

---

**From:** neil swenson <1neilswenson.xfer@gmail.com>  
**Sent:** Friday, September 10, 2021 2:01 PM  
**To:** Murillo, Jesus  
**Subject:** Re: Help!: Standing Stones Estates - Major Impact to Toll Brother's ... and it doesn't have to

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

Thank you. It's sad that we'll lose so much.

Neil

On Fri, Sep 10, 2021 at 1:40 PM Murillo, Jesus <[JMurillo@scottsdaleaz.gov](mailto:JMurillo@scottsdaleaz.gov)> wrote:

Hello Neil,

I hope this email finds you doing well. I will be sure that the applicant is made aware of your comments and concerns, and that your comments are included in staff's report to the Development Review Board and the City Council. Staff still have some time to finish the review of the pre-liminary plat application.

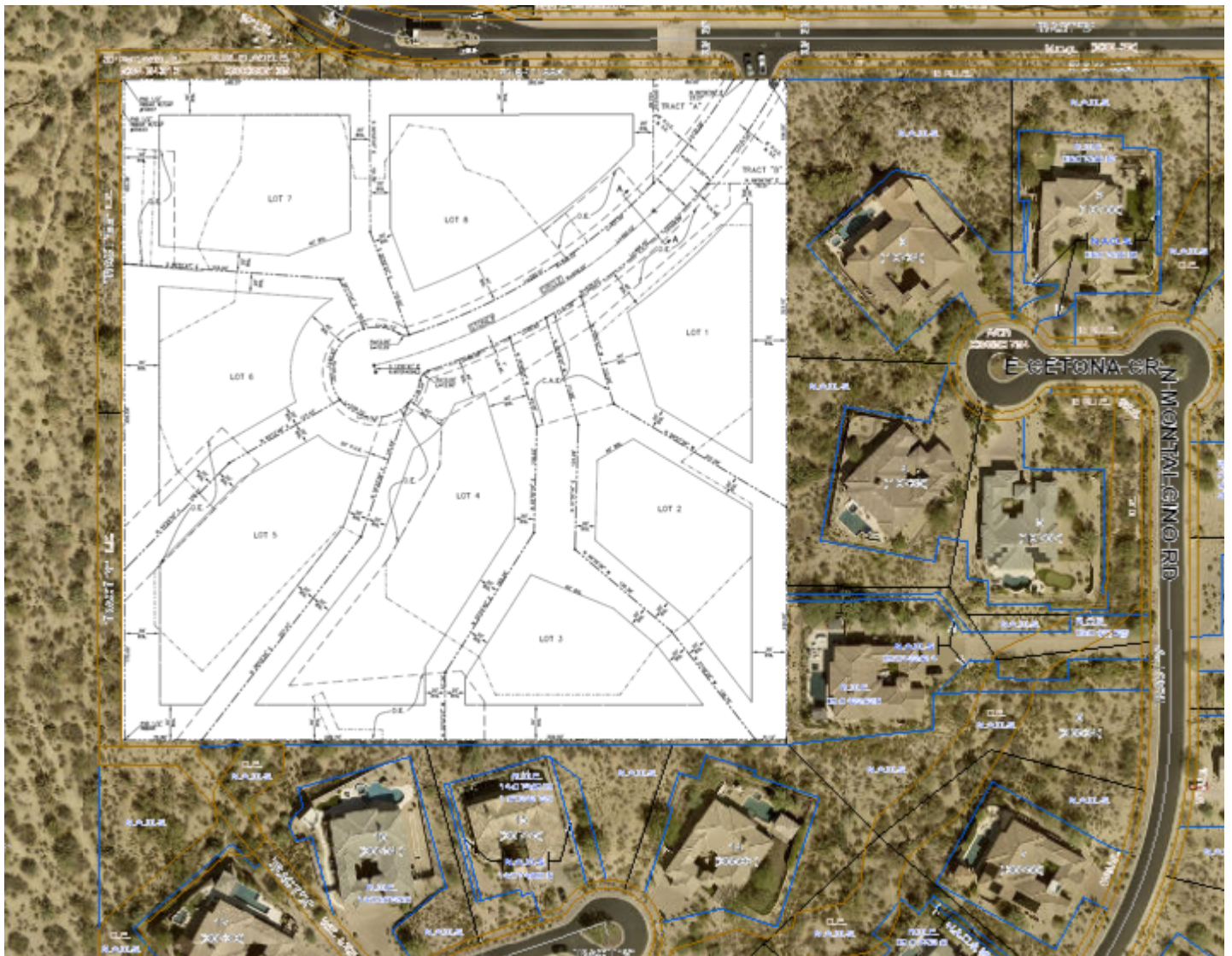
Staff can appreciate your concerns, but views are not an element that is protected by the ordinance or in the purview of staff's review. This is in the same way that your property might have blocked someone else's view, and your neighbor someone else's view, etc. As you can see from the graphic below that the applicant will be laying out the proposed subdivision in a similar fashion as your subdivision. Staff will be sure the same sensitivities are practiced in the design of this project as was with your subdivision (Treviso).

As you can see from the graphic that the lots are distributed evenly throughout the site. The application is not amending the lot sizes, therefore they are not able to cluster the lots to one particular side. The Treviso subdivision amended the lot size from 43,000 square-feet to 30,100 square-feet. The Mirabel Village 9 subdivision amended the lot size from 43,000 square-feet to 15,000 square-feet, that is why there was an open space tract dedicated to protect the wash. I have included the development standards for Treviso and Mirabel Village 9 subdivisions below the graphic.

The proposal will not be amending development standards in the same way that your subdivision (Treviso) emended the development standards. The proposed front-yards setbacks will be 10 feet larger than in Treviso, the side-yard setbacks will be 5 feet greater than Treviso, and the rear-yard setbacks will be the same as Treviso at 35 feet. The proposed density (0.8 dwelling units per acre) will be less dense than that of Treviso (0.98 dwelling units per acre).

I know this email will not resolve your concerns, but I wanted to identify the sensitive patterns that exists in this part of the City, and state that staff will be sure the same sensitivity is take in the design of this proposal.

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





**DEVELOPMENT STANDARDS**

<b>SUBDIVISION NAME:</b> <i>Treviso</i>		
<b>CASE #:</b>	13-PP-2000	
<b>ZONING:</b>	R1-43 ESL	<b>VERSION:</b>
		<b>AMENDED DEVELOPMENT STANDARDS</b>
<b>A. MINIMUM LOT AREA</b>		30,100sf
<b>B. MINIMUM LOT WIDTH</b>		
1. Standard Lot		113'
2. Flag Lot		
<b>C. MAXIMUM BUILDING HEIGHT</b>		30'
<b>D. MINIMUM YARD SETBACKS</b>		
1. FRONT YARD		
a) FRONT (to face of building)		30'
b) FRONT (to face of garage)		30'
c) FRONT (corner lot, side street)		30'
d) FRONT (corner lot, adjacent to key lot, side street)		30'
e) FRONT (double frontage)		30'
2. SIDE YARD		
a) Minimum		15'
b) Minimum aggregate		30'
3. REAR YARD		
a) Standard Depth		35'
b) Min. Depth (% of difference which can be occupied)		
<b>E. DISTANCE BETWEEN BUILDINGS (MINIMUM)</b>		
1. Accessory & Main		
2. Main buildings on adjacent lots		30'
<b>F. MAXIMUM WALL HEIGHT</b>		
1. FRONT		3'
2. SIDE		8'
3. REAR		8'
4. CORNER side not next to key lot		8' on PL
5. Corral fence height (on property line)		6' on PL

**DEVELOPMENT STANDARDS**

<b>SUBDIVISION NAME:</b>		<b><i>Mirabel Village 9 Lots 177-210</i></b>	
<b>CASE #:</b>	13-PP-2002		
<b>ZONING:</b>	R1-43 ESL	<b>VERSION:</b>	
		<b>AMENDED DEVELOPMENT STANDARDS</b>	
<b>A. MINIMUM LOT AREA</b>		15,000sf	
<b>B. MINIMUM LOT WIDTH</b>			
1. Standard Lot		80'	
2. Flag Lot		20'	
<b>C. MAXIMUM BUILDING HEIGHT</b>		30'	
<b>D. MINIMUM YARD SETBACKS</b>			
1. FRONT YARD			
a) FRONT (to face of building)		25'	
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<b>G. DEVELOPMENT PERIMETER SETBACKS</b>			
<b>H. APPLICABLE ZONING CASES</b>		32-ZN-1995	
<b>I. NOTES &amp; EXCEPTIONS</b>			

From: neil swenson <[1neilswenson.xfer@gmail.com](mailto:1neilswenson.xfer@gmail.com)>

Sent: Friday, September 10, 2021 6:52 AM

To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>

Subject: Help!: Standing Stones Estates - Major Impact to Toll Brothers' ... and it doesn't have to

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

This is what they're proposing. They want to build the complex right next to Toll Brothers - destroying our views, destroying the washes, and taking out the area used by animals.

They will have a house 35 feet from my house, and have the gate and turn-around entrance next to a neighbor. They will leave a huge buffer with Mirable Village.



There is NO reason they shouldn't move the complex to the far North-West corner of the property while preserving the washes and the views.

Neil

## Murillo, Jesus

---

**From:** Murillo, Jesus  
**Sent:** Friday, September 10, 2021 1:41 PM  
**To:** neil swenson  
**Subject:** RE: Help!: Standing Stones Estates - Major Impact to Toll Brother's ... and it doesn't have to

Hello Neil,

I hope this email finds you doing well. I will be sure that the applicant is made aware of your comments and concerns, and that your comments are included in staff's report to the Development Review Board and the City Council. Staff still have some time to finish the review of the pre-liminary plat application.

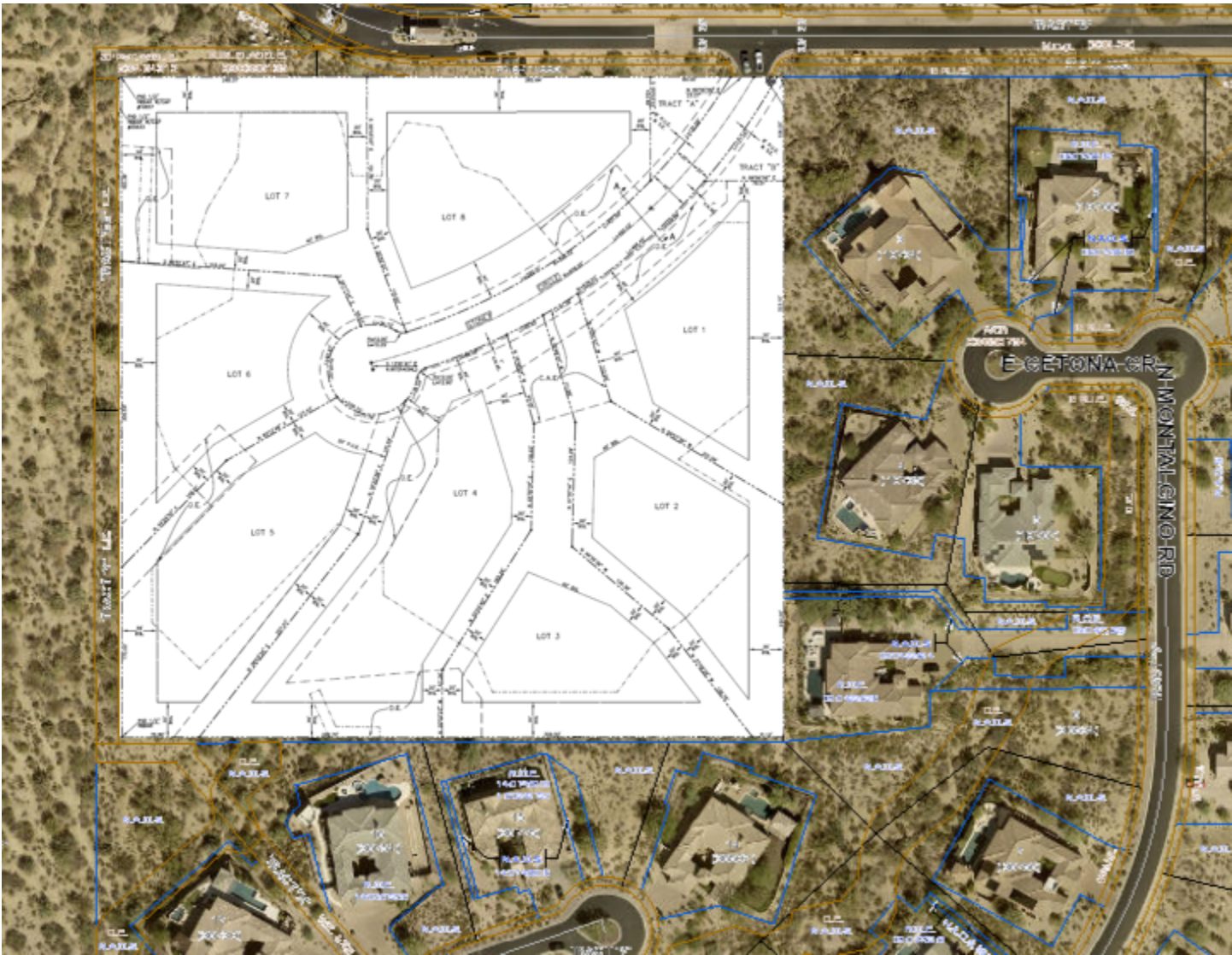
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The proposal will not be amending development standards in the same way that your subdivision (Treviso) emended the development standards. The proposed front-yards setbacks will be 10 feet larger than in Treviso, the side-yard setbacks will be 5 feet greater than Treviso, and the rear-yard setbacks will be the same as Treviso at 35 feet. The proposed density (0.8 dwelling units per acre) will be less dense than that of Treviso (0.98 dwelling units per acre).

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**DEVELOPMENT STANDARDS**

<b>SUBDIVISION NAME:</b>		<b><i>Mirabel Village 9 Lots 177-210</i></b>	
<b>CASE #:</b>	13-PP-2002		
<b>ZONING:</b>	R1-43 ESL	<b>VERSION:</b>	
			<b>AMENDED DEVELOPMENT STANDARDS</b>
<b>A. MINIMUM LOT AREA</b>		15,000sf	
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<b>H. APPLICABLE ZONING CASES</b>		32-ZN-1995	
<b>I. NOTES &amp; EXCEPTIONS</b>			

**From:** neil swenson <1neilswenson.xfer@gmail.com>

**Sent:** Friday, September 10, 2021 6:52 AM

**To:** Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>

**Subject:** Help!: Standing Stones Estates - Major Impact to Toll Brother's ... and it doesn't have to



This is what they're proposing. They want to build the complex right next to Toll Brothers - destroying our views, destroying the washes, and taking out the area used by animals.

They will have a house 35 feet from my house, and have the gate and turn-around entrance next to a neighbor. They will leave a huge buffer with Mirable Village.



There is NO reason they shouldn't move the complex to the far North-West corner of the property while preserving the washes and the views.

Neil

## Murillo, Jesus

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**Sent:** Friday, September 10, 2021 6:52 AM  
**To:** Murillo, Jesus  
**Subject:** Help!: Standing Stones Estates - Major Impact to Toll Brother's ... and it doesn't have to

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

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Neil

## Murillo, Jesus

---

**From:** neil swenson <1neilswenson.xfer@gmail.com>  
**Sent:** Thursday, September 09, 2021 1:25 PM  
**To:** Murillo, Jesus  
**Subject:** Standing Stone Road Development

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

On Friday I received a very tiny postcard for the Standing Stone development. It included a tiny map of the purchased land. It did not provide any specifics. It probably met the requirements of a notice, but it definitely was meant to be unseen and unnoticed.

As I've mentioned – the new development will significantly impact the Toll Brothers' community if changes aren't made to their plan:

Light Pollution, Noise, Erosion, Loss of Natural Tree habitat (not found elsewhere on the property) for wildlife, Loss of Privacy, Loss of Home Values by all of these and especially the loss of views.

There is a large land barrier between the development and Mirable Village. There is none with Toll Brothers. Yet the proposed design is placed right next to the Toll Brother's development. One of the houses is within 35 feet of my property. The other is right in front of my back-yard.

The complex gate and turnaround is planned to be right behind my neighbor's backyard.

All of us with western views will lose them.

We need your help to push the development to the farthest west possible. This will provide a buffer to both Mirable and Toll Brothers developments, it protects the value of our properties, and it does not significantly impact the new development.

Please Help!

Regards,

Neil Swenson

Current View (North, South, and West):



Proposed View:



## Murillo, Jesus

---

**From:** neil swenson <1neilswenson.xfer@gmail.com>  
**Sent:** Thursday, July 29, 2021 8:51 AM  
**To:** Murillo, Jesus  
**Cc:** John Bunch  
**Subject:** Re: Standing Stone Estates

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

I don't understand.

They're planning on putting the gate and turnaround right on the wash in the upper right-hand corner.

They're planning on developing the area with the most trees and wash; an area never disturbed. This will create more run-off.

I was told that some of the trees would be saved and replanted. As you know, very few survive the shock.

They're planning on putting it right next to Toll Brothers blocking all of our views and destroying our home values.

The map you sent shows there is a huge natural boarder on the west-side between the development and Mirable Village. The development would have a limited impact on Mirable Village if they moved it to the far left. It also looks like it would require less grading and have a less impact on the wash.

Again - please help us.

Neil

On Jul 28, 2021, at 7:12 PM, Murillo, Jesus <[JMurillo@ScottsdaleAz.Gov](mailto:JMurillo@ScottsdaleAz.Gov)> wrote:

Hello Neil,

Thank you for your comments. Neither the owner nor the applicant (Graham Engineering) have officially submitted an application for staff to review. You have a more recent design than staff saw at the pre-application meeting. Staff will keep your comments in mind if/when the project is officially submitted. Staff will be sure the applicant uses the same sensitivity that was used by your community to these areas. Both of those areas that you identified in you subsequent email also pass through your community. These are good example of what was done by your community.

Thank you again, and I will keep you updated on the project.

Staff will wait to see what the applicant proposes.

Sincerely,

Jesús

<image001.png>

-----Original Message-----


From: neil swenson <[1neilswenson.xfer@gmail.com](mailto:1neilswenson.xfer@gmail.com)>

Sent: Tuesday, July 27, 2021 10:14 PM

To: Murillo, Jesus <[JMurillo@ScottsdaleAz.Gov](mailto:JMurillo@ScottsdaleAz.Gov)>

Cc: John Bunch <[johnbunchkc@gmail.com](mailto:johnbunchkc@gmail.com)>

Subject: Standing Stone Estates

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

We desperately need your help.

I reviewed the proposed placement and grading of the Standing Stones Estate by Graham Surveying & Engineering, Inc.

Instead of providing equal greenbelt spacing from both the Mirable Village and Toll Brother developments, Graham Surveying and Engineering is placing the Standing Stone Estate directly next to Toll Brothers' homes. The space in some areas is only 35 feet. Significant views will be lost to Toll Brother residents. The proposed area also impacts an area that has never been disturbed. Trees in the proposed area are used by Harris Hawks and Owls to raise their young. The area directly to the west of Toll Brothers is used as a thoroughfare for deer and javelina.

Please reject their current plan. Please require the development to be placed equal distance between the Toll Brother and Mirable Village developments.

Regards,  
Neil Swenson  
858-888-0705

10735 E. Cetona Cir  
Scottsdale, AZ 85262

## Murillo, Jesus

---

**From:** neil swenson <1neilswenson.xfer@gmail.com>  
**Sent:** Wednesday, July 28, 2021 7:36 PM  
**To:** Murillo, Jesus  
**Subject:** Re: Standing Stone Estates

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

Thank you.

I hope you can help.

I want to have some views left.

Neil

On Wed, Jul 28, 2021 at 7:13 PM Murillo, Jesus <[JMurillo@scottsdaleaz.gov](mailto:JMurillo@scottsdaleaz.gov)> wrote:

Hello Neil,

Thank you for your comments. Neither the owner nor the applicant (Graham Engineering) have officially submitted an application for staff to review. You have a more recent design than staff saw at the pre-application meeting. Staff will keep your comments in mind if/when the project is officially submitted. Staff will be sure the applicant uses the same sensitivity that was used by your community to these areas. Both of those areas that you identified in you subsequent email also pass through your community. These are good example of what was done by your community.

Thank you again, and I will keep you updated on the project.

Staff will wait to see what the applicant proposes.

Sincerely,

Jesús



-----Original Message-----

From: neil swenson <[1neilswenson.xfer@gmail.com](mailto:1neilswenson.xfer@gmail.com)>


Sent: Tuesday, July 27, 2021 10:14 PM



To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>

Cc: John Bunch <[johnbunchkc@gmail.com](mailto:johnbunchkc@gmail.com)>

Subject: Standing Stone Estates

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Please reject their current plan. Please require the development to be placed equal distance between the Toll Brother and Mirable Village developments.

Regards,

Neil Swenson

858-888-0705

10735 E. Cetona Cir

Scottsdale, AZ 85262

## Murillo, Jesus

---

**From:** Murillo, Jesus  
**Sent:** Wednesday, July 28, 2021 7:23 PM  
**To:** Russell Falconer  
**Cc:** brziha@grahamsande.com; Douglas Harrower  
**Subject:** RE: Standing Stones Estates

Hello Mr. Falconer,

Staff appreciates your comments. Currently, neither the owner nor the applicant (Graham Engineering) have officially submitted an application for staff to review. Staff will be sure to keep your comments in mind if/when the project is officially submitted, and staff conducts their review. Staff will be sure the applicant uses the same sensitivity that was used by your community to these areas. These are good example of what was done by your community. Our drainage department does a good job of ensuring that any proposal does not have an adverse affect to any properties surrounding the subject site – as per ordinance.

I will allow the applicant to respond to your specific concerns identified in your email below, as I do not have verification of where the design is for the site at this stages. The reason the applicant is required to send out notifications is to incorporate residents comments into their design prior to the official submittal.

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

Again, thank you, and I will keep you updated on the project.

Sincerely,

Jesús

-----Original Message-----

From: Russell Falconer <russell.falconer@gmail.com>  
Sent: Monday, July 26, 2021 11:15 AM  
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>  
Cc: brziha@grahamsande.com; Douglas Harrower <Doug@dougharrower.com>  
Subject: Standing Stones Estates

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

To : Jesus Marillo, Planning Coordinator , City of Scottsdale

Brenda Rziha , Graham Surveying & Engineering, Inc

Homeowners in the Treviso community , including members of the Treviso Homeowner's' Association Board of Directors have received a Neighborhood Notification Letter dated July 13 ,2021 from Graham Surveying & Engineering announcing a new project called Standing Stones Estates . The Treviso community lies just South of the proposed Standing Stones Estates . I am Vice-Presdient of the Treviso HOA association.

As mentioned in the July 13 Neighborhood Notification , existing washes will be impacted by the proposed development . Because Standing Stones Estates would be located just North of Treviso , such disturbances can be

expected to impact several washes that run through our community and the culverts that are maintained by our association . There is serious concern that the proposed construction will cause significant run-off which will impact the washes in our community , allow sand and debris to accumulate and/or block the culverts , cause damaging erosion and damage or threaten the integrity of Treviso homes .

There are some preliminary questions we have : what controls and conditions will be put in place to ensure that Treviso is not impacted by this development and how will these protections be enforced ? In its July 13 letter Graham Surveying & Engineering states that it wants to " minimize disturbance to the existing wash on the project site" which is an implicit admission that there will be a disturbance . In addition , we ask that you provide us with any utility plans , the Storm Water Pollution Plan and any other relevant documents so we can monitor installation and maintenance during development and construction .We also want to ensure that we have sufficient and timely contact information with City of Scottsdale as well as Graham Surveying &Engineering so that we can promptly address issues as they arise and resolve them in a timely fashion .

Please send a note confirming receipt of this communication and thank you for your prompt attention .

Sincerely , Russell Falconer

## Murillo, Jesus

---

**From:** Murillo, Jesus  
**Sent:** Wednesday, July 28, 2021 7:13 PM  
**To:** neil swenson  
**Cc:** John Bunch  
**Subject:** RE: Standing Stone Estates

Hello Neil,

Thank you for your comments. Neither the owner nor the applicant (Graham Engineering) have officially submitted an application for staff to review. You have a more recent design than staff saw at the pre-application meeting. Staff will keep your comments in mind if/when the project is officially submitted. Staff will be sure the applicant uses the same sensitivity that was used by your community to these areas. Both of those areas that you identified in your subsequent email also pass through your community. These are good examples of what was done by your community.

Thank you again, and I will keep you updated on the project.

Staff will wait to see what the applicant proposes.


Sincerely,

Jesús



Cc: John Bunch <johnbunchkc@gmail.com>

Subject: Standing Stone Estates

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

We desperately need your help.

I reviewed the proposed placement and grading of the Standing Stones Estate by Graham Surveying & Engineering, Inc.

Instead of providing equal greenbelt spacing from both the Mirable Village and Toll Brother developments, Graham Surveying and Engineering is placing the Standing Stone Estate directly next to Toll Brothers' homes. The space in some areas is only 35 feet. Significant views will be lost to Toll Brother residents. The proposed area also impacts an area that has never been disturbed. Trees in the proposed area are used by Harris Hawks and Owls to raise their young. The area directly to the west of Toll Brothers is used as a thoroughfare for deer and javelina.

Please reject their current plan. Please require the development to be placed equal distance between the Toll Brother and Mirable Village developments.


Regards,  
Neil Swenson  
858-888-0705

10735 E. Cetona Cir  
Scottsdale, AZ 85262

## Murillo, Jesus

---

**From:** neil swenson <1neilswenson.xfer@gmail.com>  
**Sent:** Wednesday, July 28, 2021 2:28 PM  
**To:** Murillo, Jesus  
**Subject:** Standing Stones Road  
**Attachments:** Standing Stone Estate.pptx

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

I also wanted to point out Graham Surveying & Engineering is heavily developing the areas like the North West that are the wash basins for the property (See attached - in the red circles).


If they went to the North East - there would be no impact.

Regards,  
Neil  
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Regards,  
Neil  
858-888-0705



## Murillo, Jesus

---

**From:** neil swenson <1neilswenson.xfer@gmail.com>  
**Sent:** Wednesday, July 28, 2021 10:59 AM  
**To:** Murillo, Jesus  
**Subject:** Fwd: Standing Stone  
**Attachments:** lot 4.pdf

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


Attached is a different drawing from Graham Surveying & Engineering. It shows how close the new build will be to Toll Brothers. The impact will be eliminate the Toll Brother views - Night, NOAS, Sunset, and Mountain; destroy the Dark Sky; and create noise for our development. It will significantly impact the value of our properties.

Regards,  
Neil

## Murillo, Jesus

---

**From:** neil swenson <1neilswenson.xfer@gmail.com>  
**Sent:** Tuesday, July 27, 2021 10:14 PM  
**To:** Murillo, Jesus  
**Cc:** John Bunch  
**Subject:** Standing Stone Estates

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

We desperately need your help.

I reviewed the proposed placement and grading of the Standing Stones Estate by Graham Surveying & Engineering, Inc.

Instead of providing equal greenbelt spacing from both the Mirable Village and Toll Brother developments, Graham Surveying and Engineering is placing the Standing Stone Estate directly next to Toll Brothers' homes. The space in some areas is only 35 feet. Significant views will be lost to Toll Brother residents. The proposed area also impacts an area that has never been disturbed. Trees in the proposed area are used by Harris Hawks and Owls to raise their young. The area directly to the west of Toll Brothers is used as a thoroughfare for deer and javelina.

Please reject their current plan. Please require the development to be placed equal distance between the Toll Brother and Mirable Village developments.


Regards,  
Neil Swenson  
858-888-0705

10735 E. Cetona Cir  
Scottsdale, AZ 85262

## Murillo, Jesus

---

**From:** Russell Falconer <russell.falconer@gmail.com>  
**Sent:** Monday, July 26, 2021 11:15 AM  
**To:** Murillo, Jesus  
**Cc:** brziha@grahamsande.com; Douglas Harrower  
**Subject:** Standing Stones Estates

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

To : Jesus Marillo, Planning Coordinator , City of Scottsdale

Brenda Rziha , Graham Surveying & Engineering, Inc

Homeowners in the Treviso community , including members of the Treviso Homeowner's' Association Board of Directors have received a Neighborhood Notification Letter dated July 13 ,2021 from Graham Surveying & Engineering announcing a new project called Standing Stones Estates . The Treviso community lies just South of the proposed Standing Stones Estates . I am Vice-Presdient of the Treviso HOA association.

As mentioned in the July 13 Neighborhood Notification , existing washes will be impacted by the proposed development . Because Standing Stones Estates would be located just North of Treviso , such disturbances can be expected to impact several washes that run through our community and the culverts that are maintained by our association . There is serious concern that the proposed construction will cause significant run-off which will impact the washes in our community , allow sand and debris to accumulate and/or block the culverts , cause damaging erosion and damage or threaten the integrity of Treviso homes .

There are some preliminary questions we have : what controls and conditions will be put in place to ensure that Treviso is not impacted by this development and how will these protections be enforced ? In its July 13 letter Graham Surveying & Engineering states that it wants to " minimize disturbance to the existing wash on the project site" which is an implicit admission that there will be a disturbance . In addition , we ask that you provide us with any utility plans , the Storm Water Pollution Plan and any other relevant documents so we can monitor installation and maintenance during development and construction .We also want to ensure that we have sufficient and timely contact information with City of Scottsdale as well as Graham Surveying &Engineering so that we can promptly address issues as they arise and resolve them in a timely fashion .

Please send a note confirming receipt of this communication and thank you for your prompt attention .

Sincerely , Russell Falconer

## Murillo, Jesus

---

**From:** Barry Lewis <barry@lewisandmurray.com>  
**Sent:** Friday, February 26, 2021 3:10 PM  
**To:** Murillo, Jesus  
**Subject:** Re: Support Information on Recorded Easement. Application No: 78-2021-33T34

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

Great. Thanks Jesus. Happy Weekend. I am the realtor to  
Make sure everything goes well.

Thank you  
Barry

Sent from my iPhone

On Feb 26, 2021, at 1:52 PM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

I see. My comments were more coming from the perspective that I had a pre-application on these two parcels for an 8 lot subdivision.

---

**From:** Barry Lewis <barry@lewisandmurray.com>  
**Sent:** Friday, February 26, 2021 1:02 PM  
**To:** Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>  
**Subject:** Re: Support Information on Recorded Easement. Application No: 78-2021-33T34

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

Jesus.

As I told Martha the buyer is intending to do do a lot tie. She agreed, For both parcels he is buying . Since it previously was one owner years ago. Sold it to his friend now selling it together.

Call me if you have any other thoughts.

Barry  
602-332-7849

Sent from my iPhone

On Feb 26, 2021, at 12:55 PM, Murillo, Jesus <[JMurillo@scottsdaleaz.gov](mailto:JMurillo@scottsdaleaz.gov)> wrote:

Thank you Barry,

My concern is less more for your team, and the worry that the surrounding neighborhoods would state that one or two lots have access form this “private” right-of-way, and not 8 lots. It is one thing for the City to acknowledge the access, it is a completely the other matter to have the grantee state no additional lost have access, or question the access. This is one of the concerns that came to mind when I did not feel staff could confirm, with the certainty your team was looking for, that the access was available.

Jesús

---

**From:** Barry Lewis <[barry@lewisandmurray.com](mailto:barry@lewisandmurray.com)>  
**Sent:** Wednesday, February 24, 2021 4:21 PM  
**To:** Murillo, Jesus <[JMurillo@ScottsdaleAz.Gov](mailto:JMurillo@ScottsdaleAz.Gov)>  
**Subject:** FW: Support Information on Recorded Easement. Application No: 78-2021-33T34

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

Jesus,

Thank you for the response on the applicants concerns from the city of Scottsdale to recognize the existing easement. I reached out to Thomas Title and mentioned your suggestions. Here is the recorded and noted easement to the parcel. He put the references in yellow.

Let me know if I need to tell the applicant or seller anything else,

Thanks

Barry

**Barry Lewis**  
**Director of Development**  
**480-535-5035**  
**Cell: 602-332-7849**  
**[barry@lewisandmurray.com](mailto:barry@lewisandmurray.com)**

<image001.png>

---

**From:** Bryan Selna <[BSelna@thomastitle.com](mailto:BSelna@thomastitle.com)>  
**Date:** Wednesday, February 24, 2021 at 8:02 AM  
**To:** "Barry Lewis. MBA " <[barry@lewisandmurray.com](mailto:barry@lewisandmurray.com)>  
**Subject:** RE: Support Information on Recorded Easement. Application No: 78-2021-33T34

Barry – I have highlighted and put Red Asterisk's on page 1 and page 5 showing what is on the Map of Dedication that shows the access, I do not know how the City of Scottsdale people cannot see but show them that.

Thanks,

**Bryan Selna**  
Senior Escrow Officer  
NATIONAL COMMERCIAL SERVICES  
<image010.png>

d: 480.429.4314 | F: 480.499.8800  
[bselna@thomastitle.com](mailto:bselna@thomastitle.com) | [www.thomastitle.com](http://www.thomastitle.com)  
<image010.png>

7150 E. Camelback Rd., Suite 195 | Scottsdale, Arizona 85251

<image011.png>

<image012.png>

Dallas | Houston | Scottsdale  
National Coverage. Local Expertise.

<image013.jpg>

<image014.png>

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**From:** Barry Lewis <[barry@lewisandmurray.com](mailto:barry@lewisandmurray.com)>  
**Sent:** Wednesday, February 24, 2021 5:14 AM  
**To:** Bryan Selna <[BSelna@thomastitle.com](mailto:BSelna@thomastitle.com)>  
**Subject:** FW: Support Information on Recorded Easement. Application No: 78-2021-33T34

Bryan,  
Read this references the existing easement. For some reason he can't see it. Do I need to blow it up more? What more can I provide him?

Barry

---

**From:** "Murillo, Jesus" <[JMurillo@ScottsdaleAz.Gov](mailto:JMurillo@ScottsdaleAz.Gov)>  
**Date:** Tuesday, February 23, 2021 at 6:25 PM  
**To:** "Barry Lewis. MBA " <[barry@lewisandmurray.com](mailto:barry@lewisandmurray.com)>  
**Subject:** RE: Support Information on Recorded Easement. Application No: 78-2021-33T34

Hello Barry,

Thank you for sharing that document. I was able to find some additional documents that dedicated and abandoned rights-of-way in this location. I would advise that your team seeks the assistance of a surveyor and an attorney to confirm the access that are entitled to these two parcels. Staff can get a good history of what might have occurred, or what could potentially exist, but staff would not feel comfortable providing concrete analysis of the access rights afforded to these properties.

I would also look into the title reports for these two lots. There might be some documentation found that staff does not have purview to seeing.

Sincerely,

Jesús

---

**From:** Barry Lewis <[barry@lewisandmurray.com](mailto:barry@lewisandmurray.com)>  
**Sent:** Monday, February 22, 2021 11:53 AM  
**To:** Murillo, Jesus <[JMurillo@ScottsdaleAz.Gov](mailto:JMurillo@ScottsdaleAz.Gov)>  
**Subject:** Support Information on Recorded Easement. Application No: 78-2021-33T34

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

Jesus Murillo :

I am writing you to provide support for the application that there is a recorded easement. The applicant is my client and was requesting in writing an acknowledgement that the easement does exist.

The Thomas Title has identified the Book Map and Docket of where the Easement is recorded. I have attached that to this email.

Can you contact me so we may get a email back confirming this fact?

Barry Lewis

**Barry Lewis**  
**Director of Development**  
**Cell: 602-332-7849**  
[barry@lewisandmurray.com](mailto:barry@lewisandmurray.com)

<image015.png>

## Murillo, Jesus

---

**From:** Barry Lewis <barry@lewisandmurray.com>  
**Sent:** Wednesday, February 24, 2021 4:21 PM  
**To:** Murillo, Jesus  
**Subject:** FW: Support Information on Recorded Easement. Application No: 78-2021-33T34  
**Attachments:** 536PLAT285.pdf

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### Barry Lewis

Director of Development

480-535-5035

Cell: 602-332-7849

[barry@lewisandmurray.com](mailto:barry@lewisandmurray.com)



Brokered by Litle Real Estate LLC **L I T L E**

---

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Senior Escrow Officer  
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## BEWARE OF WIRE FRAUD

If you receive an email regarding instructions on wiring money, **VERIFY BY CALLING** the originator of the email **using previously known contact information** PRIOR to sending funds.



**We NEVER send or request wiring instructions via email.**

If you receive a call or email from someone attempting to provide our wiring instructions, contact our office immediately.

FOR YOUR SAFETY, if your transaction requires a wire transfer, please contact a member of your closing team to obtain or verify wiring instructions. **ALWAYS CALL TO VERIFY BEFORE WIRING YOUR FUNDS.**

---

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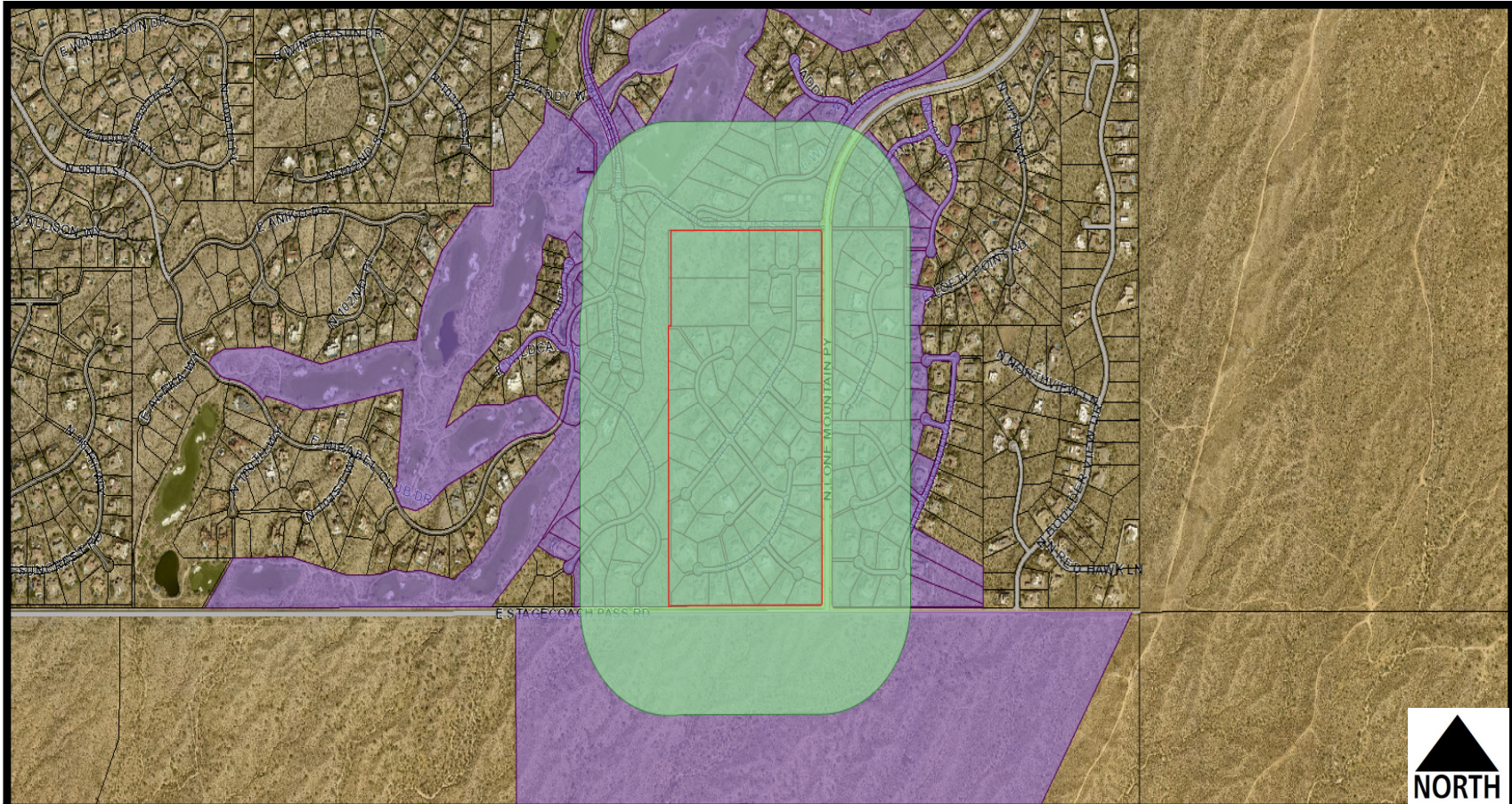


Brokered by Little Real Estate LLC I. I. T. E.



# City Notifications – Mailing List Selection Map

## Standing Stones Preliminary Plat


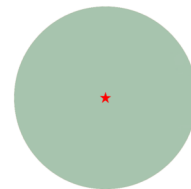


### Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Nextdoor.com
- City Website-Projects in the hearing process

Labels Pulled  
August 31, 2021

### Map Legend:

-  Site Boundary
-  Properties within 750-feet

Postcards: 230

**7-PP-2021**