

## Town Triangle – Noticing - Comments

### Noticing

Several opportunities will exist for noticing and comments by the public and/or other agencies on the various applications. Generally, the approach on noticing is to voluntarily apply the more stringent noticing for all six concurrent applications approved with the Citizen Review Plan approved by Town Council for the General Plan application.

#### *General Plan*

This Citizen Review Plan requires a citizen review meeting at least ten days prior to Planning Commission action on the General Plan application, with the applicant providing a summary of this meeting. Noticing of this citizen review meeting requires a two-week mailing notice to property owners within 1,000 feet in Scottsdale, 2,000 feet in Paradise Valley, and all of Cheney Estates.

Mailing notification, newspaper advertisement, and property posting is required for each Planning Commission and Town Council meeting where action is taken. No noticing is required for study sessions. The approved Citizen Review Plan required the same noticing radius as the Citizen Review Meeting and added that display ads are run in both the Arizona Republic and the PV Independent. Typically, the noticing radius is 1,000 feet (recently increased to 1,500 feet by Town policy) and the notice is officially only placed in the Arizona Republic.

Agenda posting on the Town website and Town bulletin boards is done for all applications minimally at least 48 hours prior to the meeting, and generally occurs 7 days prior to the meeting.

Site posting of the meetings where action takes place is required for all the concurrent applications, except for the Preliminary Plat.

### Comments

The applicant provided a letter of support from the adjoining Cheney Estates Homeowner Association and Camelback Golf Club.

Attached are the comments from the October 25<sup>th</sup> Citizen Review meeting. Below is a list of people that contacted staff directly on the project.

| PUBLIC COMMENTS | DATE       |                                                                                                                                                                  |
|-----------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Dorothy Smith   | 10/17/2016 | Resident. She believes approval of lots less than one acre will set a precedent elsewhere in Town and will negatively affect the reputation of the Town          |
| Joani           | 10/20/2016 | Resident. She believes approval of lots less than one acre will set a precedent elsewhere in Town. The application process was explained.                        |
| Dorothy Smith   | 10/27/2016 | Attended the CRWS on Oct 25th; stated mostly Cheney Estates residents in attendance; Concerned with traffic crossing Scottsdale Road and heading west on Lincoln |

## Town Triangle – Noticing - Comments

|                   |            |                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                   |            | Drive; Referenced that other sites in Town could have similar circumstances that might result in requests for higher density housing which will erode the minimum one-acre vision of the Town; inquired about the flood map revision process; and inquired about effective date of any amendment/rezoning (stated these would be drafted conditionally on final plat and/or other items) |
| Scott Grigg       | 11/01/2016 | E-mail. I am writing to you today to express my support for the proposed 8-lot residential development on Scottsdale Rd, just north of Cheney Estates. I have seen the plans and am very happy with this solution for the current vacant lot. This type of product would blend very well with the neighboring subdivisions.                                                              |
| Michelle Trijillo | 11/01/2016 | Interested in downsizing to smaller lot. Provided Rod Cullum contact information                                                                                                                                                                                                                                                                                                         |
| Tony Thrasher     | 11/02/2016 | Spoke at Town counter. Interested in downsizing and getting info on development. Resides off Bronco Rd in PV                                                                                                                                                                                                                                                                             |
| Robert Robinson   | 11/01/2016 | E-mail. Supports project, lives in Cheney Estates                                                                                                                                                                                                                                                                                                                                        |

The required 60-day jurisdiction review was mailed on June 7, 2016, with the 60-day deadline ending August 6, 2016. The City of Phoenix responded to the General Plan application with no comments. The City of Scottsdale is supportive of the land use, but included suggested comments on other aspects of the development. This included a suggestion to improve the Northern Avenue alignment for vehicular traffic from Scottsdale Road to Golf Drive which may not be feasible or desirable. According to the applicant, the City of Scottsdale is supportive of not improving Northern Avenue. None of the other jurisdictions notified as part of the General Plan notification provided comment.

# CHENEY ESTATES HOME OWNERS ASSOCIATION

June 23, 2016.

The Mayor and Council,

Town of Paradise Valley

Paradise Valley

Arizona

## Proposed Jarvis Property Development

Dear Mayor and Members of the Council

For many years developers have attempted to buy the 4.4 acre Jarvis property which is north of Cheney Estates and adjoins Scottsdale road, to develop this property commercially.

Cheney Estates has been successful in having applications turned down for a multi- level retirement home, a hotel, and other such high activity uses on this property as such developments would have created excessive noise, traffic and blocked the view to some degree.

A development of some type on this land is, however, an inevitability.

The least disruptive solution for Cheney Estates would be if this land was utilized for single story residential use.

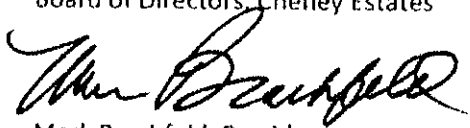
Geoffrey Edmunds, the developer of Cheney Estates has suggested erecting 9 single story homes (maximum height 24 feet) on this parcel. The Lots would range in size between 12,000 and 16,000 Square Feet.

The development, if passed by the Town of Paradise Valley, would allow access to and from Scottsdale Road only.

The Board of Directors endorses Geoffrey Edmunds Proposal to construct 9 one Story single Family Homes on the Jarvis 4.4 Acre Parcel.

Sincerely,

Board of Directors, Cheney Estates

A handwritten signature in black ink, appearing to read "Mark Brachfeld", written in a cursive style.

Mark Brachfeld, President.



July 8, 2016

Dear Mayor and Members of the Town Council,

Geoffrey Edmunds has contacted me regarding building nine single family residences on the Jarvis Parcel located on Scottsdale Road adjacent to the sixth hole of Camelback Golf Club's Padre Course.

Based on other proposals that I have seen, this project seems to be the best use of the parcel. Although not the highest revenue source for the Town, it would be esthetically pleasing while maintaining a reasonable traffic volume for that size property.

Guests playing our golf course would most likely feel more comfortable with the proposed home development than a commercial high rise development like what has been proposed in the past.

Mr. Edmunds, as you know, is a respected home builder, and we have every confidence that this project would be of the same quality as his other projects.

I endorse Mr. Edmunds proposal to build nine, one story, single family residences on the Jarvis Parcel.

Thank you for your consideration.

Jim Rose

General Manager

(480) 596-7031

[jim.rose@marriott.com](mailto:jim.rose@marriott.com)

JR/cpa

# THE ARIZONA REPUBLIC

## NOTICE OF PUBLIC HEARING TOWN OF PARADISE VALLEY

Notice is hereby given of an upcoming public meeting and/or hearings. The Town of Paradise Valley Planning Commission will be holding Public Meetings/Hearings at 6:00 p.m., on Tuesday, November 15, 2016; these meetings/hearings will be held at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for the following applications:

**PUBLIC MEETINGS/HEARINGS:** Doug Jordan, on behalf of Town Triangle, L.L.C., has filed several applications to develop a 4.4-acre property located at the northwest corner of the Northern Avenue alignment and Scottsdale Road (Parcel No. 174-36-002X). This is an undeveloped triangular property adjoining the Camelback Golf Club, Indian Bend Wash, and Scottsdale Road. The proposed development may be for up to eight single-family lots that are expected to vary in lot size between approximately 12,000 square feet to 36,000 square feet. These applications include the following:

- A Major General Plan amendment to change the land use designation from "Low Density Residential" (0 to 1 home per acre) to "Medium Density Residential" (up to 4.5 homes per acre).
- A text amendment to the Town's Zoning Ordinance, including Section 201 and Section 901, to allow the "R-10 Single-Family Residential District" to apply to the subject property. This district presently only applies to three existing annexed subdivisions.
- A rezoning to change the zoning district from "R-43 Single-Family Residential District" (minimum 43,560 square-foot lots) to the "R-10 Single-Family Residential District" (minimum 10,000 square-foot lots).
- A Conditional Use Permit to make the road(s) within the proposed subdivision private.
- A Special Use Permit (SUP) for private roadway gates off Scottsdale Road onto the main access road of the proposed subdivision.
- A Preliminary Plat for eight 12,000 square-foot to 36,000 square-foot lots.

Except for the Conditional Use Permit, the Planning Commission action is a recommendation to Town Council. Action may include approval, approval with stipulations, denial, or continuance. Action on the SUP will be for continuance. If you have questions about these applications, please call the Community Development Department at (480) 348-3574.

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 480-483-1811 (TDD) to request accommodation. For further information about any of these matters, please contact the Planning Department, 6401 E. Lincoln Drive, Paradise Valley, Arizona, 480-348-3692.

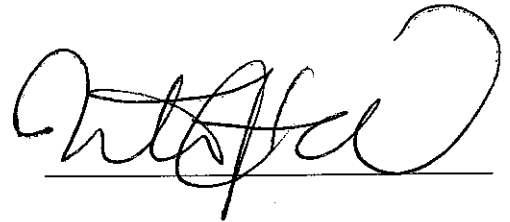
All agendas are subject to change.

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS.

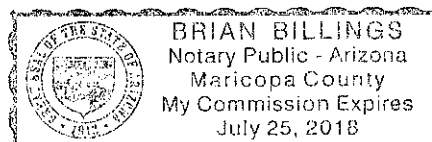
Melissa Hoekstra, being first duly sworn, upon oath deposes and says: That she is a legal advertising representative of the Arizona Business Gazette, a newspaper of general circulation in the county of Maricopa, Coconino, Pima and Pinal, State of Arizona, published at Phoenix, Arizona, by Phoenix Newspapers Inc., which also publishes The Arizona Republic, and that the copy hereto attached is a true copy of the advertisement published in the said paper on the dates as indicated.

The Arizona Republic  
Zone 9

10/29/2016



Sworn to before me this  
31<sup>ST</sup> day of  
October A.D. 2016




Notary Public

# Polo

Continued From Page 4

close girlfriends that play," Ms. Camacho said in an Oct. 19 phone interview. "I think it's going to be really fun. I think it's going to showcase good, women polo."

Both teams feature a mix of familiar and new teammates.

For example, Ms. Flanagan and Ms. Carabasi have a long history of playing polo that dates back to when both were in college at Southern Methodist University. During that time, Ms. Flanagan said the two were "inseparable."

"I'm smiling now answering this. I can't wait to see Chloe," she said.

Ms. Welborn is the third member of that team, but Ms. Flanagan said she has never formally met Ms. Welborn but the two have been in contact and they are excited to play together.

Similarly, Ms. Camacho and Ms. Sick are familiar with each other, dating back to when both played together in Arizona. However, Ms. Camacho said she has never played with Ms. O'Brien.

Ms. Camacho said preparation for playing with someone she hasn't played with before requires a lot

of talking, specifically about horses.

"The horses are 80 percent of the game," Ms. Camacho said. "Having good horses also gives you a good advantage in the game."

With the sport of kings (and queens) set to light up the pitches of WestWorld, Ms. Flanagan said while the sport is fun to play, what sticks with her is the camarade among polo players.

"You become a part of a community, it's like a sorority," she said.

"You meet people, you make friends. Not just all over the country, but all over the world. It's really unique in that manner and I'm excited for all these girls to come together and promote that and exhibit that relationship."

## Hip hop symphony

One new aspect to this year's polo championship is the Cultural Concert, which will bring a unique blend of hip hop, opera and philharmonic music to help close out the event.

"We tried to be mad scientists with this event from day one," Mr. Rose said. "Six years ago, the idea was to put DLS field side next to

a polo match, that doesn't happen a lot, in addition to some very elegant VIP tents. We've always aspired to try to be different. To try and not be a typical polo event."

Alongside the Scottsdale Philharmonic and the Arizona Opera, this concert, which is slated to start at 4:30 p.m., will feature Arizona hip hop artist RoQy TyRaid as well as GRAMMY performer DJ Maestro Hughes.

According to a press release, DJ Maestro Hughes combines the sounds of classical violin, soul, funk, rock, jazz and Hip-Hop to "create his own unique sound." DJ Maestro Hughes performed with the Foo Fighters at the 2008 Grammy Awards.

Mr. Rose said he has a two-pronged goal in mind with having the performer play at the championship.

"(It's) another reason for people who have been to the event before to come out or to intrigue someone for the first time," he said.

DJ Maestro Hughes already performed at the Polo Preview Party on Thursday, Sept. 22 and Mr. Rose said he was "exceptional."

For more information about the Bentley Scottsdale Polo Championships or to purchase tickets, go to [thepoloparty.com](http://thepoloparty.com).

## TOWN OF PARADISE VALLEY INDEPENDENT

### NOTICE OF PUBLIC HEARING TOWN OF PARADISE VALLEY

Notice is hereby given of an upcoming public meeting and/or hearings. The Town of Paradise Valley Planning Commission will be holding **Public Meetings/Hearings at 6:00 p.m., on Tuesday, November 15, 2016**; these meetings/hearings will be held at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for the following applications:

**PUBLIC MEETINGS/HEARINGS:** Doug Jorden, on behalf of Town Triangle, L.L.C., has filed several applications to develop a 4.4-acre property located at the northwest corner of the Northern Avenue alignment and Scottsdale Road (Parcel No. 174-36-002X). This is an undeveloped triangular property adjoining the Camelback Golf Club, Indian Bend Wash, and Scottsdale Road. The proposed development may be for up to eight single-family lots that are expected to vary in lot size between approximately 12,000 square feet to 36,000 square feet. These applications include the following:

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- A text amendment to the Town's Zoning Ordinance, including Section 201 and Section 801, to allow the "R-10 Single-Family Residential District" to apply to the subject property. This district presently only applies to three existing annexed subdivisions.
- A rezoning to change the zoning district from "R-43 Single Family Residential District" (minimum 43,560 square-foot lots) to the "R-10 Single-Family Residential District" (minimum 10,000 square-foot lots).
- A Conditional Use Permit to make the road(s) within the proposed subdivision private.
- A Special Use Permit (SUP) for private roadway gates off Scottsdale Road onto the main access road of the proposed subdivision.
- A Preliminary Plat for eight 12,000 square-foot to 35,000 square-foot lots.

Except for the Conditional Use Permit, the Planning Commission action is a recommendation to Town Council. Action may include approval, approval with stipulations, denial, or continuance. Action on the SUP will be for continuance. If you have questions about these applications, please call the Community Development Department at (480) 348-3574.

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All agendas are subject to change.

LAW OFFICES  
**JORDEN HISER**  

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**& JOY, P.L.C.**

5080 NORTH 40<sup>TH</sup> STREET, SUITE 245  
PHOENIX, ARIZONA 85018  
TELEPHONE: 480-505-3900  
FACSIMILE: 480-505-3901

**SANDRA M. CORN**

DIRECT LINE: 480-505-3907  
E-MAIL: [scorn@JHJLawyers.com](mailto:scorn@JHJLawyers.com)  
[www.JHJLawyers.com](http://www.JHJLawyers.com)

October 31, 2016

**VIA E-MAIL ([pmichaud@paradisevalleyaz.gov](mailto:pmichaud@paradisevalleyaz.gov))  
AND REGULAR MAIL**

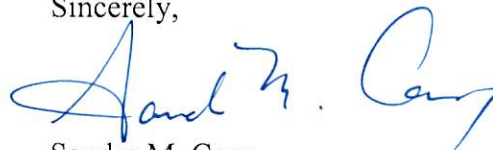
Paul Michaud, Senior Planner  
Town of Paradise Valley  
6401 East Lincoln Drive  
Paradise Valley, AZ 85253

Re: The Villas at Cheney Estates – Notice of Planning Commission Public  
Hearings/Meetings, November 15, 2016

Dear Paul:

Enclosed are the affidavit of mailing, a copy of the meeting notice, and a copy of the affidavit of posting for the above-referenced property. Please call if you have any questions.

Sincerely,



Sandra M. Corn

Enclosures

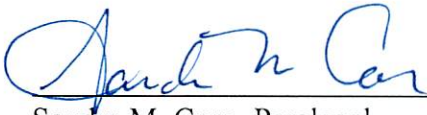
cc (via e-mail w/encl.): Geoff Edmunds  
Rod Cullum  
Doug Jorden

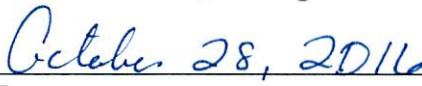
## AFFIDAVIT OF MAILING

STATE OF ARIZONA       )  
                                          ) ss.  
County of Maricopa       )

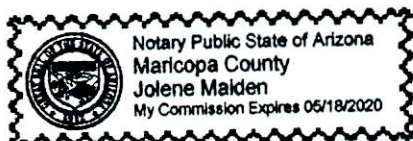
Re:     Notice of Planning Commission Public Hearings/Meetings, November 15, 2016  
          Villas at Cheney Estates – Major General Plan Amendment, Text Amendment,  
          Rezoning, Special Use Permit for Guard Gate, Conditional Use Permit for Private  
          Road, and Preliminary Plat

In accordance with the requirements of the Town of Paradise Valley, the undersigned hereby certifies that the mailing list for the proposed project is a complete list of property owners within (i) 2,000 feet of the subject property in Paradise Valley, AZ, (ii) 1,000 feet of the subject property in Scottsdale, AZ, and (iii) homeowners in Cheney Estates, as obtained from the Maricopa County Assessor's Office, and such notification has been mailed on October 28, 2016.

  
\_\_\_\_\_  
Sandra M. Corn, Paralegal

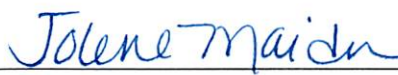
  
\_\_\_\_\_  
Date

The foregoing instrument was acknowledged by me this 28th day of October, 2016, by Sandra M. Corn.



My commission expires:

  
\_\_\_\_\_

  
\_\_\_\_\_  
NOTARY PUBLIC

**Mailing List for November 15, 2016 Puiblic Hearings/Meetings**  
**APN 174-36-002X**  
**Major General Plan Amendment, Text Amendment, Rezoning, Special Use Permit for Guard Gate,**  
**Conditional Use Permit for Private Road, and Preliminary Plat**

| #   | Owner 1                                       | Owner 2             | Care Of                           | Address                                 | City       | State | Zip Code |
|-----|-----------------------------------------------|---------------------|-----------------------------------|-----------------------------------------|------------|-------|----------|
| 1.  | ARIZONA PUBLIC SERVICE CO                     | or Current Resident |                                   | P.O. Box 53999                          | Phoenix    | AZ    | 85072    |
| 2.  | MCCORMICK RANCH PROPERTY OWNERS ASSN INC      | or Current Resident |                                   | 9248 North 94th Street                  | Scottsdale | AZ    | 85258    |
| 3.  | PARKWAY PLAZA OFFICE BUILDING LLC             | or Current Resident |                                   | 7400 East McCormick Parkway, Suite B200 | Scottsdale | AZ    | 85253    |
| 4.  | CRAIG G BABCOCK TRUST/LDB DOWNERS GROVE TRUST | or Current Resident |                                   | 27722 North 76th Place                  | Scottsdale | AZ    | 85266    |
| 5.  | HORIUCHI-YVKOFF ANGELA                        | or Current Resident |                                   | 8061 East Via Sierra                    | Scottsdale | AZ    | 85258    |
| 6.  | PEROTIN VERONICA PATRICIA                     | or Current Resident |                                   | P.O. Box 6289                           | Scottsdale | AZ    | 85261    |
| 7.  | DANBOISE SCOTT/DEBORAH                        | or Current Resident |                                   | 7307 East Manzanita Drive               | Scottsdale | AZ    | 85258    |
| 8.  | MINKIN KELLY                                  | or Current Resident |                                   | 7301 East Manzanita Drive               | Scottsdale | AZ    | 85258    |
| 9.  | PINO JEFFREY P                                | or Current Resident |                                   | 7269 East Manzanita Drive               | Scottsdale | AZ    | 85258    |
| 10. | SULLIVAN BARBARA A (IMPS)                     | or Current Resident |                                   | 7263 East Manzanita Drive               | Scottsdale | AZ    | 85258    |
| 11. | HATTAWAY STANLEY R/CATHERINE STEIN            | or Current Resident |                                   | 7257 East Manzanita Drive               | Scottsdale | AZ    | 85258    |
| 12. | HANSEN THOMAS L JR                            | or Current Resident |                                   | 7251 East Manzanita Drive               | Scottsdale | AZ    | 85258    |
| 13. | BARKER ROBERT L/PAMELA L (LEASE)              | or Current Resident |                                   | 7245 East Manzanita Drive               | Scottsdale | AZ    | 85258    |
| 14. | STEWART FAMILY LIVING TRUST                   | or Current Resident | c/o STEWART TERRY L/PATRICIA E TR | 7239 East Manzanita Drive               | Scottsdale | AZ    | 85258    |
| 15. | MCDONALD C (LEASE)                            | or Current Resident |                                   | P.O. Box 5802                           | Scottsdale | AZ    | 85261    |
| 16. | WELL-OFF LIVING TRUST                         | or Current Resident | c/o CORNWELL CRAIG M/DEBRA K TR   | 7246 East Manzanita Drive               | Scottsdale | AZ    | 85258    |
| 17. | BEISSER LAURA F/BENOIT D/WILLIAM T/DEANNA D   | or Current Resident |                                   | 11625 East Cortez Drive                 | Scottsdale | AZ    | 85259    |
| 18. | STEFFOFF JACQULYN L TR (LEASE)                | or Current Resident |                                   | 7258 East Manzanita Drive               | Scottsdale | AZ    | 85258    |
| 19. | SANDERS CHARLES L/MILDRED A                   | or Current Resident |                                   | 2628 Bob White Trail                    | Edmond     | OK    | 73025    |
| 20. | GULDEN GEORGE J/PAGEN (LEASE)                 | or Current Resident |                                   | P.O. Box 2083                           | Scottsdale | AZ    | 85252    |
| 21. | BOWEN YOSHIKO TR (LEASE)                      | or Current Resident |                                   | 8019 North 73rd Street                  | Scottsdale | AZ    | 85258    |
| 22. | 73RD STREET TRUST                             | or Current Resident |                                   | 8013 North 73rd Street                  | Scottsdale | AZ    | 85258    |
| 23. | SMITH TIMOTHY A/SARAH J                       | or Current Resident |                                   | 8601 North Scottsdale Road, Suite 140   | Scottsdale | AZ    | 85258    |
| 24. | SHEFFIELD HENDRIK S TR/LOUISE J TR            | or Current Resident |                                   | 8008 North 73rd Place                   | Scottsdale | AZ    | 85258    |
| 25. | CARDENAS GILBERT JR/YVONNE                    | or Current Resident |                                   | 5439 West Piedmont Drive                | Laveen     | AZ    | 85339    |
| 26. | MATHEWS HAROLD ROBERT/FRANCES JEAN            | or Current Resident |                                   | 8020 North 73rd Place                   | Scottsdale | AZ    | 85258    |
| 27. | ARIZONA TITLE INS & TR CO TR 6513             | or Current Resident | c/o PRIDE MANAGEMENT SERVICE INC  | P.O. Box 2270                           | Gilbert    | AZ    | 85299    |
| 28. | ROJAS CARYL B (LEASE)                         | or Current Resident |                                   | 8032 North 73rd Place                   | Scottsdale | AZ    | 85258    |
| 29. | PAINE DOROTHY Q/JOHNSON CLAUDIA (LEASE)       | or Current Resident |                                   | 15232 North 28th Street                 | Phoenix    | AZ    | 85032    |
| 30. | STAREK J MARK (LEASE)                         | or Current Resident |                                   | 8044 North 73rd Street                  | Scottsdale | AZ    | 85258    |
| 31. | XIAO LINDA YU (IMP)                           | or Current Resident |                                   | 8043 North 73rd Street                  | Scottsdale | AZ    | 85258    |
| 32. | G AND J PROPERTIES INC                        | or Current Resident |                                   | 4957 West 132nd Terrace                 | Leawood    | KS    | 66209    |
| 33. | WRIGHT PAMELA J                               | or Current Resident |                                   | 8031 North 73rd Street                  | Scottsdale | AZ    | 85258    |
| 34. | GOALD ALLEN L/SARA ANN (IMP)                  | or Current Resident |                                   | 7269 East Loma Lane                     | Scottsdale | AZ    | 85252    |
| 35. | FOY MARIANN M (LEASE)                         | or Current Resident |                                   | 10273 North 107th Street                | Scottsdale | AZ    | 85258    |
| 36. | PAUL AND ELLEN FLEMING TRUST                  | or Current Resident |                                   | 7257 East Loma Lane                     | Scottsdale | AZ    | 85258    |
| 37. | HOGENSON DONALD W/BETTY C (IMPS)              | or Current Resident |                                   | 5412 North 163rd Street                 | Omaha      | NE    | 68116    |
| 38. | GOLDSTEIN ALLAN M TR (LEASE)                  | or Current Resident |                                   | 7264 East Loma Lane                     | Scottsdale | AZ    | 85258    |
| 39. | COUGAR ROCK LLLP                              | or Current Resident |                                   | 9223 Fern Way                           | Golden     | CO    | 80403    |
| 40. | BROWN TERRY A/MICHELE R                       | or Current Resident |                                   | 7269 East Maverick Road, Unit R         | Scottsdale | AZ    | 85258    |
| 41. | MOULTON CRAIG A TR                            | or Current Resident |                                   | 2213 Holt Road                          | Williamson | MI    | 48895    |
| 42. | COFFMAN BARBARA A TR                          | or Current Resident |                                   | 7257 East Maverick Road                 | Scottsdale | AZ    | 85258    |
| 43. | DIPPMAN EDMOND C (LEASE)                      | or Current Resident |                                   | 7258 East Maverick Road                 | Scottsdale | AZ    | 85258    |
| 44. | GRESKO AARON/ALLISON (LEASE)                  | or Current Resident |                                   | 7264 East Maverick Road                 | Scottsdale | AZ    | 85258    |
| 45. | PURKAPILE EMERSON J /HUNT LINDA C (LEASE)     | or Current Resident |                                   | 7270 East Maverick Road                 | Scottsdale | AZ    | 85258    |
| 46. | KRAFT EARL E/LOLA MAXINE TR                   | or Current Resident |                                   | 7308 East Maverick Road                 | Scottsdale | AZ    | 85258    |
| 47. | ROBERTS TOM A/PATTI L                         | or Current Resident |                                   | 7314 East Maverick Road                 | Scottsdale | AZ    | 85258    |

|     |                                               |                     |                                                 |                                       |               |    |       |
|-----|-----------------------------------------------|---------------------|-------------------------------------------------|---------------------------------------|---------------|----|-------|
| 48. | GLONEK MICHELLE D                             | or Current Resident |                                                 | 8208 North 73rd Place                 | Scottsdale    | AZ | 85258 |
| 49. | LATEN KIMBERLY L                              | or Current Resident |                                                 | 8214 North 73rd Place                 | Scottsdale    | AZ | 85258 |
| 50. | JAMES A HOLMAN LIVING TRUST                   | or Current Resident | c/o JAMES A HOLMAN TR                           | 8220 North 73rd Place                 | Scottsdale    | AZ | 85258 |
| 51. | WALTER SUSAN J                                | or Current Resident |                                                 | 8226 North 73rd Place                 | Scottsdale    | AZ | 85258 |
| 52. | LINDER MAX/HELEN J TR                         | or Current Resident |                                                 | 8232 North 73rd Place                 | Scottsdale    | AZ | 85258 |
| 53. | ARIZONA TITLE INS & TRUST CO                  | or Current Resident | c/o PRIDE MANAGEMENT SERVICE INC                | P.O. Box 2270                         | Gilbert       | AZ | 85299 |
| 54. | MOHIUDDIN MERAJ MOHAMMED/FAROOQUI HAFSA       | or Current Resident |                                                 | 8238 North 73rd Place                 | Scottsdale    | AZ | 85258 |
| 55. | BRAUN SUSAN L (LEASE)                         | or Current Resident |                                                 | 7251 East Loma Lane                   | Scottsdale    | AZ | 85258 |
| 56. | LOMA-BUSH TRUST (IMP)                         | or Current Resident | c/o BUSH JOHN/SHARON SUSSMAN CO-TR              | P.O. Box 2083                         | Scottsdale    | AZ | 85252 |
| 57. | ADAMS-SAX ALICE                               | or Current Resident |                                                 | 7239 East Loma Lane                   | Scottsdale    | AZ | 85258 |
| 58. | GREENE ZANE & CAROLE (LEASE)                  | or Current Resident |                                                 | 7233 East Loma Lane                   | Scottsdale    | AZ | 85258 |
| 59. | LEMMER KATHRYN                                | or Current Resident |                                                 | 7227 East Loma Lane                   | Scottsdale    | AZ | 85258 |
| 60. | JOHNSON DONNA L                               | or Current Resident |                                                 | 8013 North 72nd Place                 | Scottsdale    | AZ | 85258 |
| 61. | BLAIR GEORGE L/GAYLE G                        | or Current Resident |                                                 | 8007 North 72nd Place                 | Scottsdale    | AZ | 85261 |
| 62. | STEINMETZ FAMILY TRUST (IMP)                  | or Current Resident | c/o STEINMETZ PAUL T/KATHLEEN M TR              | 5820 East Orange Blossom Lane         | Phoenix       | AZ | 85018 |
| 63. | RICHARDSON CAROLYN M TR (LEASE)               | or Current Resident |                                                 | 8020 North 72nd Place                 | Scottsdale    | AZ | 85258 |
| 64. | SWIATOWIAK FAMILY TRUST                       | or Current Resident | c/o SWIATOWIAK JACK HAROLD/JERRIE-ANNE TRUSTEES | 8026 North 72nd Place                 | Scottsdale    | AZ | 85258 |
| 65. | VOSTREJS DAVID L (LEASE)                      | or Current Resident |                                                 | 8032 North 72nd Place                 | Scottsdale    | AZ | 85258 |
| 66. | HARRIS EUGENE SCOTT (LEASE)                   | or Current Resident |                                                 | 8038 North 72nd Place                 | Scottsdale    | AZ | 85258 |
| 67. | ALEXANDER SUSAN M TR                          | or Current Resident |                                                 | 4400 North Scottsdale Road, Unit 9299 | Scottsdale    | AZ | 85251 |
| 68. | HALL MELVIN E/LOCHRIDGE HEIDI M (LEASE)       | or Current Resident |                                                 | 8376 East San Salvador Drive          | Scottsdale    | AZ | 85258 |
| 69. | RICHTER MICHAEL B/JILLIAN A                   | or Current Resident |                                                 | 7226 East Maverick Road               | Scottsdale    | AZ | 85258 |
| 70. | WOLFF FAMILY TRUST                            | or Current Resident | c/o TAMARA J HUKILL AND ROBERT L BACON TRUSTEES | 7232 East Maverick Road               | Scottsdale    | AZ | 85258 |
| 71. | PATRICIA ANN LIND NOTE TR/ETAL (LEASE)        | or Current Resident |                                                 | 7238 East Maverick Road               | Scottsdale    | AZ | 85258 |
| 72. | BELOOZEROVA IRINA NIKOLAEVNA                  | or Current Resident |                                                 | 7244 East Maverick Road               | Scottsdale    | AZ | 85258 |
| 73. | HERBERGER ENTERPRISES INC                     | or Current Resident |                                                 | P.O. Box 2083                         | Scottsdale    | AZ | 85252 |
| 74. | CURRIE ROSS S/ADAMS JOHN H                    | or Current Resident |                                                 | 7241 East Maverick Road               | Scottsdale    | AZ | 85258 |
| 76. | TODD DANIEL R/KATHLEEN A                      | or Current Resident |                                                 | 7235 East Maverick Road               | Scottsdale    | AZ | 85258 |
| 77. | SAFIR DOV/SAGIT                               | or Current Resident |                                                 | 7230 East Loma Lane                   | Scottsdale    | AZ | 85258 |
| 78. | BARSKY JEROME/BARBARA S                       | or Current Resident |                                                 | 7236 East Loma Lane                   | Scottsdale    | AZ | 85258 |
| 79. | MILLER MICHAEL J/SUSAN M (LEASE)              | or Current Resident |                                                 | 7285 East Griswold Road               | Scottsdale    | AZ | 85258 |
| 80. | DAHNKE FREDERICK A/CAROL JEAN (LEASE)         | or Current Resident |                                                 | 7275 East Griswold Road               | Scottsdale    | AZ | 85258 |
| 81. | JEFFREY B AND CHERYL C ANDERSON TRUST (LEASE) | or Current Resident |                                                 | 7265 East Griswold Road               | Scottsdale    | AZ | 85258 |
| 82. | BLOOM MORTON/MARILYN L TR (LEASE)             | or Current Resident |                                                 | P.O. Box 4134                         | Scottsdale    | AZ | 85261 |
| 83. | THORNBURG JAMES D/BARBARA ANN                 | or Current Resident |                                                 | P.O. Box 185                          | Barboursville | WV | 25504 |
| 84. | SIMPSON CRAIG A/KAREN L                       | or Current Resident |                                                 | 7235 East Griswold Road               | Scottsdale    | AZ | 85258 |
| 85. | CAPITAL FUND I LLC                            | or Current Resident |                                                 | 7890 East McClain Drive, Suite 5      | Scottsdale    | AZ | 85260 |
| 86. | ROBERTS SHELLEY F (LEASE)                     | or Current Resident |                                                 | 320 Suffield Avenue                   | Birmingham    | MI | 48089 |
| 87. | DORMAN DAVID C (LEASE)                        | or Current Resident |                                                 | 1537 Sandburg Drive                   | Schaumburg    | IL | 60173 |
| 88. | METTE CHRISTOPHER/GERI D                      | or Current Resident |                                                 | 8306 North 72nd Place                 | Scottsdale    | AZ | 85258 |
| 89. | WILLIAMS MARK G                               | or Current Resident |                                                 | 8316 North 72nd Place                 | Scottsdale    | AZ | 85258 |
| 90. | PHASE SIX HOMEOWNERS ASSOC INC (LEASE)        | or Current Resident | c/o BRIARWOOD VI HOMEOWNERS ASSOCIATION INC     | 7218 East Echo Lane                   | Scottsdale    | AZ | 85258 |
| 91. | LUPIEN DANIEL T/MALEKA                        | or Current Resident |                                                 | 7214 East Royal Palm Road             | Scottsdale    | AZ | 85258 |
| 92. | MEDILL DAVID GORDON/LAURA JEAN TR             | or Current Resident |                                                 | 7234 East Royal Palm Road             | Scottsdale    | AZ | 85258 |
| 93. | LISIEWSKI JACK A/ANN M TR                     | or Current Resident |                                                 | 7254 East Royal Palm Road             | Scottsdale    | AZ | 85258 |
| 94. | HANIFEN PATRICK E/ANN M TR                    | or Current Resident |                                                 | 7274 East Royal Palm Road             | Scottsdale    | AZ | 85258 |
| 95. | PLUMBO TYLER M (LEASE)                        | or Current Resident |                                                 | 7245 East Maverick Road               | Scottsdale    | AZ | 85258 |
| 96. | BERGER ANN P                                  | or Current Resident |                                                 | 7249 East Maverick Road               | Scottsdale    | AZ | 85258 |
| 97. | MARDICK L ANNE TR (LEASE)                     | or Current Resident |                                                 | 7253 East Maverick Road               | Scottsdale    | AZ | 85258 |

|      |                                               |                     |                                                |                                        |                 |    |       |
|------|-----------------------------------------------|---------------------|------------------------------------------------|----------------------------------------|-----------------|----|-------|
| 98.  | POLICASTRO URSULA TR                          | or Current Resident |                                                | 7246 East Loma Lane                    | Scottsdale      | AZ | 85258 |
| 99.  | NORBURY JENSEN RESIDENCE TRUST (LEASE)        | or Current Resident |                                                | 7250 East Loma Lane                    | Scottsdale      | AZ | 85258 |
| 100. | MEDINA JODY L TR                              | or Current Resident |                                                | 7254 East Loma Lane                    | Scottsdale      | AZ | 85258 |
| 101. | HERBERGER ENTERPRISES INC                     | or Current Resident |                                                | 10881 North Scottsdale Road, Suite 200 | Scottsdale      | AZ | 85254 |
| 102. | EGLIN MONTY J (IMPS ONLY)                     | or Current Resident |                                                | 7259 East Harmont Drive                | Scottsdale      | AZ | 85258 |
| 103. | FRED AND CARMEN BARELA REVOCABLE TRUST (IMPS) | or Current Resident | c/o BARELA FRED/CARMEN TRUSTEES                | 7265 East Harmont Drive                | Scottsdale      | AZ | 85258 |
| 104. | ADAMS JEAN M                                  | or Current Resident |                                                | 7271 East Harmont Drive                | Scottsdale      | AZ | 85258 |
| 105. | CLARK MARGARET P                              | or Current Resident |                                                | 7309 East Harmont Drive                | Scottsdale      | AZ | 85258 |
| 106. | SCOTT E HARCZYNSKI/ETAL                       | or Current Resident | c/o SCOTT EDWARD HARCZYNSKI/ETAL/TRUSTEES      | 7315 East Harmont Drive                | Scottsdale      | AZ | 85258 |
| 107. | KLECKA DANIEL E/EILEEN H                      | or Current Resident |                                                | 7316 East Harmont Drive                | Scottsdale      | AZ | 85258 |
| 108. | KARRAZ TRUST NUMBER ONE (IMP)                 | or Current Resident | c/o KARRAZ ANTONIOS Y/BONNIE L TRUSTEES        | 7310 East Harmont Drive                | Scottsdale      | AZ | 85258 |
| 109. | BROWNSTEIN PETER (LEASE)                      | or Current Resident |                                                | 7272 East Harmont Drive                | Scottsdale      | AZ | 85258 |
| 110. | TONG CHERYL ANN                               | or Current Resident |                                                | P.O. Box 40535                         | Mesa            | AZ | 85274 |
| 111. | MCKINNEY JAMES/EILEEN                         | or Current Resident |                                                | 1220 Lake Street                       | Libertyville    | IL | 60048 |
| 112. | NELSON BRANDT BRENDA K                        | or Current Resident |                                                | 7252 East Harmont Drive                | Scottsdale      | AZ | 85258 |
| 113. | KRASK RAYMOND M TR                            | or Current Resident |                                                | 7247 East Harmont Drive                | Scottsdale      | AZ | 85258 |
| 114. | STAVROS PETER S & DIANE K                     | or Current Resident |                                                | 506 Westgate Road                      | Deerfield       | IL | 60015 |
| 115. | IVES MICHAEL L/BONI TR (LEASE)                | or Current Resident |                                                | 7233 East Harmont Drive                | Scottsdale      | AZ | 85258 |
| 116. | MILLER LAWRENCE W/BARBARA J (LEASE)           | or Current Resident |                                                | 7225 East Harmont Drive                | Scottsdale      | AZ | 85258 |
| 117. | JUDD HERBERGER TRUST                          | or Current Resident | c/o HERBERGER JUDD ROBERT/DEMPSEY MICHAEL J TR | 10881 North Scottsdale Road, Suite 200 | Scottsdale      | AZ | 85254 |
| 118. | COOK E FAYE/MAYNARD E JR (LEASE)              | or Current Resident |                                                | 7218 East Harmont Drive                | Scottsdale      | AZ | 85258 |
| 119. | TAMBLYN HAL G/VIRGINIA D (LEASE)              | or Current Resident |                                                | P.O. Box 5627                          | Frisco          | CO | 80443 |
| 120. | GILBERT TAMMY H                               | or Current Resident |                                                | 7234 East Harmont Drive                | Scottsdale      | AZ | 85258 |
| 121. | BEAST MODE HOLDINGS LLC                       | or Current Resident |                                                | 16573 North 92nd Street, Suite 110     | Scottsdale      | AZ | 85260 |
| 122. | TAUSCHER GARY P/AMBER L G                     | or Current Resident |                                                | 320 Bushclover Road                    | Lincoln         | NE | 68521 |
| 123. | TIGNINI VITTORIO E/ELIZABETH A TR             | or Current Resident |                                                | 7214 East Royal Palm Road              | Scottsdale      | AZ | 85258 |
| 124. | TROLLO SCOTT                                  | or Current Resident |                                                | 7233 East Royal Palm Road              | Scottsdale      | AZ | 85258 |
| 125. | LYONS SUSIE                                   | or Current Resident |                                                | 7253 East Royal Palm Road              | Scottsdale      | AZ | 85258 |
| 126. | STEVEN AND AMANDA EISENFELD FAMILY TRUST      | or Current Resident |                                                | 7273 East Royal Palm Road              | Scottsdale      | AZ | 85258 |
| 127. | BUIKE NOEL P/PAULINE A TR (LEASE)             | or Current Resident |                                                | 8002 North 72nd Place                  | Scottsdale      | AZ | 85258 |
| 128. | NAWAB STEFAN S                                | or Current Resident |                                                | 7233 East Manzanita Drive              | Scottsdale      | AZ | 85258 |
| 129. | HERBERGER ENTERPRISES INC                     | or Current Resident |                                                | 1834 East Baseline Road, Unit 102      | Tempe           | AZ | 85283 |
| 130. | GOEL AKHIL K/PARUL B TR                       | or Current Resident |                                                | 8200 North Golf Drive                  | Paradise Valley | AZ | 85253 |
| 131. | SRI RAM TRUST                                 | or Current Resident | c/o AGARWAL RAJEEV/SHALINI R TRUSTEES          | 3518 East Nocona Lane                  | Phoenix         | AZ | 85050 |
| 132. | KEELY FAMILY TRUST/MORAN FAMILY TRUST         | or Current Resident | c/o MORAN KEELY E TR                           | 8240 North Golf Drive                  | Paradise Valley | AZ | 85253 |
| 133. | JAE PROPERTIES LLC                            | or Current Resident |                                                | 4904 West 131st Terrace                | Leawood         | KS | 66209 |
| 134. | CAROL E STAVE TRUST                           | or Current Resident |                                                | 8312 North Golf Drive                  | Paradise Valley | AZ | 85253 |
| 135. | ROWE BRENT/ELIZABETH                          | or Current Resident |                                                | 8324 North Golf Drive                  | Paradise Valley | AZ | 85253 |
| 136. | CELMINS DAVID/REINERT STACEY                  | or Current Resident |                                                | 7036 East Merion Way                   | Paradise Valley | AZ | 85253 |
| 137. | SENSIBLE INVESTMENTS LLC                      | or Current Resident |                                                | 7100 East Merion Way                   | Paradise Valley | AZ | 85253 |
| 138. | ALLISON ELIZABETH F                           | or Current Resident |                                                | 7112 East Merion Way                   | Paradise Valley | AZ | 85253 |
| 139. | NIKNAM FARIVAR/KAZEMNIA RANA D                | or Current Resident |                                                | 8311 North Merion Way                  | Paradise Valley | AZ | 85253 |
| 140. | BUTKIEWICZ KYLE J/KELLI A                     | or Current Resident |                                                | 8307 North Merion Way                  | Paradise Valley | AZ | 85253 |
| 141. | DATIN DAVID B/ROCIO A                         | or Current Resident |                                                | 8301 North Merion Way                  | Paradise Valley | AZ | 85253 |
| 142. | CRISWELL DECLARATION OF TRUST                 | or Current Resident |                                                | 8237 North Merion Way                  | Paradise Valley | AZ | 85253 |
| 143. | DOWSE MICHAEL C/JENNIFER A                    | or Current Resident |                                                | 8225 North Golf Drive                  | Paradise Valley | AZ | 85253 |
| 144. | DONIS JOSHUA A/SONG SOONJIN                   | or Current Resident |                                                | 8201 North Golf Drive                  | Paradise Valley | AZ | 85253 |
| 145. | TIMMERMAN GERALD H/LYNN A                     | or Current Resident |                                                | 18701 Plat Review Road                 | Springfield     | NE | 69059 |
| 146. | REHORN SCOTT P/SUSAN B TR                     | or Current Resident |                                                | 8306 North Merion Way                  | Paradise Valley | AZ | 85253 |

|      |                                              |                     |                                                    |                                     |                 |    |       |
|------|----------------------------------------------|---------------------|----------------------------------------------------|-------------------------------------|-----------------|----|-------|
| 147. | JORDAN DEEANN V                              | or Current Resident |                                                    | 8301 North Golf Drive               | Paradise Valley | AZ | 85253 |
| 148. | PATEL NILESH T/DORA C                        | or Current Resident |                                                    | 7101 East Oakmont Drive             | Paradise Valley | AZ | 85253 |
| 149. | DANA RICHARD D/JANE H                        | or Current Resident |                                                    | 7111 East Oakmont Drive             | Paradise Valley | AZ | 85253 |
| 150. | MCMANNIS REVOCABLE LIVING TRUST              | or Current Resident | c/o MCMANNIS MILAN J/VIRGINIA E TR                 | 7115 East Oakmont Drive             | Paradise Valley | AZ | 85253 |
| 151. | FERER WALTER CHARLES                         | or Current Resident |                                                    | 7121 East Oakmont Drive             | Paradise Valley | AZ | 85253 |
| 152. | HASSELL LIVING TRUST                         | or Current Resident | c/o HASSELL AARNO A/BEVERLY C TR                   | 7135 East Oakmont Drive             | Paradise Valley | AZ | 85253 |
| 153. | WHELCHER BARINHOLTZ REVOCABLE TRUST          | or Current Resident | c/o BARINHOLTZ DAVID/WHELCHER JOAN TR              | 7145 East Oakmont Drive             | Paradise Valley | AZ | 85253 |
| 154. | JOHNSON CHARLES N/HELENE L                   | or Current Resident |                                                    | 8400 North Golf Drive               | Paradise Valley | AZ | 85253 |
| 155. | PATEL FAMILY TRUST                           | or Current Resident | c/o PATEL KALPESH/SHAILI TRUSTEES                  | 7195 East Caballo Circle            | Paradise Valley | AZ | 85253 |
| 156. | BERNEIL WATER COMPANY                        | or Current Resident |                                                    | P.O. Box 60084                      | Phoenix         | AZ | 85082 |
| 157. | FOLKMAN MARVIN L & PEARL K                   | or Current Resident | c/o MARRIOTT BUSINESS SERV/PROP TAX DEPT           | P.O. Box 579                        | Louisville      | TN | 37777 |
| 158. | FOLKMAN PROPERTIES                           | or Current Resident | c/o MARRIOTT BUSINESS SERV/PROP TAX DEPT           | P.O. Box 579                        | Louisville      | TN | 37777 |
| 159. | CAMELBACK PROPERTIES INN INC                 | or Current Resident | c/o MARRIOTT BUSINESS SERV/PROP TAX DEPT           | P.O. Box 579                        | Louisville      | TN | 37777 |
| 160. | MASCI GREGORY J/CAMBRIA C                    | or Current Resident |                                                    | 1701 Redrock Drive                  | Gallup          | NM | 87340 |
| 161. | M AND A BRENNER LIVING TRUST                 | or Current Resident | c/o BRENNER MARK J/ALLISON L TR                    | 6825 East Ironwood Drive            | Paradise Valley | AZ | 85253 |
| 162. | HAMILTON ROBERT O/SHEN JOANNE F TR           | or Current Resident |                                                    | 6830 East Ironwood Drive            | Paradise Valley | AZ | 85253 |
| 163. | MICERA REVOCABLE TRUST                       | or Current Resident | c/o MICERA ROBERT J/JACQUELINE M TR                | 6868 East Ironwood Drive            | Paradise Valley | AZ | 85253 |
| 164. | UNGER STAN                                   | or Current Resident |                                                    | 6900 East Ironwood Drive            | Paradise Valley | AZ | 85253 |
| 165. | ANDERSEN BRUCE A                             | or Current Resident |                                                    | 6950 East Ironwood Drive            | Paradise Valley | AZ | 85253 |
| 166. | HAM MICHAEL L/ERIN K                         | or Current Resident |                                                    | 412 Whipple Street                  | Prescott        | AZ | 86301 |
| 167. | LEE IANNOTTI FAMILY TRUST                    | or Current Resident | c/o IANNOTTI CHRISTOPHER A/LEE-IANNOTTI JOYCE K TR | 6959 East Ironwood Drive            | Paradise Valley | AZ | 85253 |
| 168. | CAVAN INVESTMENTS LTD                        | or Current Resident | c/o CASA BELLA REALTY MANAGEMENT                   | P.O. Box 55447                      | Phoenix         | AZ | 85078 |
| 169. | PILLOR DAVID J/STEPHANIE                     | or Current Resident |                                                    | 6742 East Cuarenta Court            | Paradise Valley | AZ | 85253 |
| 170. | MARTHA SHARP CANTERBURY                      | or Current Resident | c/o BNY MELLON NATIONAL ASSOCIATION TR             | 525 William Penn Place, Suite 1315  | Pittsburg       | PA | 15259 |
| 171. | HENSHAW THOMAS L/DOROTHY L TR                | or Current Resident |                                                    | 6932 East Bronco Drive              | Paradise Valley | AZ | 85253 |
| 172. | ANUGU-DHANJAL LIVING TRUST                   | or Current Resident | c/o REDDY PRAFUL A/DHANJAI-REDDY AMRITA TR         | 6918 East Bronco Drive              | Paradise Valley | AZ | 85253 |
| 173. | CHAL ARTHUR H/KAREN K TR                     | or Current Resident |                                                    | 6900 East Bronco Drive              | Paradise Valley | AZ | 85253 |
| 174. | YODER CARL W/SYLVIA D TR                     | or Current Resident |                                                    | 6901 East Bronco Drive              | Scottsdale      | AZ | 85253 |
| 175. | STEARNS DAVID R JR/BRITT KRISTI              | or Current Resident |                                                    | 6917 East Bronco Drive              | Paradise Valley | AZ | 85253 |
| 176. | HAYUTIN GREGG S/KAREN                        | or Current Resident |                                                    | 6795 East Tennessee Avenue, No. 601 | Denver          | CO | 80224 |
| 177. | SAWAI SHIRLEY K                              | or Current Resident |                                                    | 6835 East Bronco Drive              | Paradise Valley | AZ | 85253 |
| 178. | CONYERS ANTHONY R/GLORIA L TR                | or Current Resident |                                                    | P.O. Box 3429                       | Scottsdale      | AZ | 85257 |
| 179. | MCWEENEY WILLIAM/LAURIE                      | or Current Resident |                                                    | 507 Pinto Drive                     | Amarillo        | TX | 79118 |
| 180. | BLACK TIMOTHY E/MARILYN A TR                 | or Current Resident |                                                    | 6880 East Bronco Drive              | Paradise Valley | AZ | 85253 |
| 181. | SANDERS JEFFREY BRENT/MELANIE MORGAN TR      | or Current Resident |                                                    | 6858 East Bronco Drive              | Paradise Valley | AZ | 85253 |
| 182. | SCHWIMMER SCHENKEIN REVOCABLE LIVING TRUST   | or Current Resident | c/o MICHAEL TODD SCHWIMMER/JACQUELINE PHYLLIS S    | 6840 East Bronco Drive              | Paradise Valley | AZ | 85253 |
| 183. | EGAN FAMILY REVOCABLE LIVING TRUST           | or Current Resident | c/o EGAN JOHN CRAIG/MERLITA REGALA TR              | 6808 East Bronco Drive              | Paradise Valley | AZ | 85253 |
| 184. | CAMINO SERNA TRUST                           | or Current Resident | c/o SON VAN HO TRUSTEE                             | 6840 East Cuarenta Court            | Paradise Valley | AZ | 85253 |
| 185. | SPINELLA CHRISTOPHER                         | or Current Resident |                                                    | 6808 East Cuarenta Court            | Paradise Valley | AZ | 85253 |
| 186. | CHARLES WALDROP 2009 REVOCABLE TRUST         | or Current Resident |                                                    | 6805 East Cuarenta Court            | Paradise Valley | AZ | 85253 |
| 187. | VERDOORN DARYL R/CAROL J                     | or Current Resident |                                                    | 6845 East Cuarenta Court            | Paradise Valley | AZ | 85253 |
| 188. | NOEL NOVARRO AND JILL E NOVARRO FAMILY TRUST | or Current Resident | c/o NOVARRO NOEL/JILL E TR                         | 6853 East Cuarenta Court            | Paradise Valley | AZ | 85253 |
| 189. | HRUDKA JOE/METZER HRUDKA ANTOINETTE TR       | or Current Resident |                                                    | 6867 East Cuarenta Court            | Paradise Valley | AZ | 85253 |
| 190. | TUFT PAUL R/LORI L                           | or Current Resident |                                                    | 6860 East Cuarenta Court            | Paradise Valley | AZ | 85253 |
| 191. | OREFFICE PAUL F/JOANN                        | or Current Resident |                                                    | 6850 East Cuarenta Court            | Paradise Valley | AZ | 85253 |
| 192. | LEGENDARY ESTATES HOMEOWNERS' ASSOCIATION    | or Current Resident |                                                    | 6853 East Cuarenta Court            | Paradise Valley | AZ | 85253 |
| 193. | CRATSENBERG ANDREW C JR/PAULA M              | or Current Resident |                                                    | 6901 East Northern Avenue           | Paradise Valley | AZ | 85253 |
| 194. | HAMMER RONALD L/DE LONG DEVON                | or Current Resident |                                                    | 6955 East Northern Avenue           | Paradise Valley | AZ | 85253 |
| 195. | SILVESTRI STEVEN J/DARA J TR                 | or Current Resident |                                                    | 6983 East Northern Avenue           | Paradise Valley | AZ | 85253 |

|      |                                               |                     |                                                |                                  |                 |             |         |
|------|-----------------------------------------------|---------------------|------------------------------------------------|----------------------------------|-----------------|-------------|---------|
| 196. | RENKEN FAMILY TRUST                           | or Current Resident | c/o RENKEN WAYNE G/LANA K TR                   | 7840 North 70th Street           | Paradise Valley | AZ          | 85253   |
| 197. | HUNTON STEVEN L/CAROLEE A TR                  | or Current Resident |                                                | 7820 North 70th Street           | Paradise Valley | AZ          | 85253   |
| 198. | 4333 BUILDING LLC                             | or Current Resident |                                                | 7816 North 70th Street           | Paradise Valley | AZ          | 85253   |
| 199. | NABONG FAMILY REVOCABLE LIVING TRUST          | or Current Resident | c/o NABONG JOSEPH NICOLAS Y/MARIA LOUELLA M TR | 7812 North 70th Street           | Paradise Valley | AZ          | 85253   |
| 200. | BRANDT THOMAS R/REBECCA J                     | or Current Resident |                                                | 12388 Rose Lane                  | Omaha           | NE          | 68154   |
| 201. | JA IRREVOCABLE TRUST                          | or Current Resident | c/o MILLER JOADY AVRICK TR                     | 7155 East Paradise Canyon Road   | Paradise Valley | AZ          | 85253   |
| 202. | SCHALLER JOEL L                               | or Current Resident |                                                | 7171 East Paradise Canyon Road   | Paradise Valley | AZ          | 85253   |
| 203. | FRANTZ MILTON E/MILLIE A TR                   | or Current Resident |                                                | 7170 East Paradise Canyon Road   | Paradise Valley | AZ          | 85253   |
| 204. | MARGARET E COCHRAN TRUST                      | or Current Resident |                                                | 7150 East Paradise Canyon Road   | Paradise Valley | AZ          | 85253   |
| 205. | GABEL BARRY H/BABBI L TR                      | or Current Resident |                                                | 7130 East Paradise Canyon Road   | Paradise Valley | AZ          | 85253   |
| 206. | KATHLEEN MCDOWELL TRUST                       | or Current Resident |                                                | 7111 East Paradise Ranch Road    | Paradise Valley | AZ          | 85253   |
| 207. | OSTEN FAMILY TRUST                            | or Current Resident | c/o SYDNEY/REGINA OSTEN TRUSTEES               | 7141 East Paradise Ranch Road    | Paradise Valley | AZ          | 85253   |
| 208. | PEARSON G ROGER/NANETTE TR                    | or Current Resident |                                                | 7161 East Paradise Ranch Road    | Paradise Valley | AZ          | 85253   |
| 209. | OHLHAUSEN MICHAEL R TR                        | or Current Resident |                                                | 7177 East Paradise Ranch Road    | Paradise Valley | AZ          | 85253   |
| 210. | NICHOLAS J MELAS AND IRENE MELAS REV TRUST    | or Current Resident | c/o MELAS IRENE TRUSTEE                        | 7172 East Paradise Ranch Road    | Paradise Valley | AZ          | 85253   |
| 211. | JANE L MCCARTY PV AZ QUAL PER RES TRUST/ETAL  | or Current Resident | c/o JANE L MCCARTY TRUSTEE                     | 7144 East Paradise Ranch Road    | Paradise Valley | AZ          | 85253   |
| 212. | JENSEN GLORIA A                               | or Current Resident |                                                | 7120 East Paradise Ranch Road    | Paradise Valley | AZ          | 85253   |
| 213. | JOEL TORNABENI AND JOLENE TORNABENI FAMILY TR | or Current Resident |                                                | 7100 East Paradise Ranch Road    | Paradise Valley | AZ          | 85253   |
| 214. | ANISHAY LIVING TRUST                          | or Current Resident | c/o ASHESH SANGHVI AND ALPA SANGHVI TR         | 6307 East Quartz Mountain Road   | Paradise Valley | AZ          | 85253   |
| 215. | DICKERSON STAN                                | or Current Resident |                                                | 920 North Illinois Street        | Belleville      | IL          | 62220   |
| 216. | SACHS 2012 IRREVOCABLE TRUST                  | or Current Resident | c/o NATHAN S SACHS                             | 7101 East Belmont Avenue         | Paradise Valley | AZ          | 85253   |
| 217. | FLITTIE JOHN H/TAULBEE-FLITTIE JO H           | or Current Resident |                                                | 7121 East Belmont Avenue         | Paradise Valley | AZ          | 85253   |
| 218. | BURNELL AND SHIRLEY KRAFT REVOCABLE TRUST     | or Current Resident |                                                | 7139 East Belmont Avenue         | Paradise Valley | AZ          | 85253   |
| 219. | HELLER STUART J/JUDITH LEE                    | or Current Resident |                                                | 400 South Steele Street, Unit 64 | Denver          | CO          | 80209   |
| 220. | COBURN MAURICE/MARLENE C TR                   | or Current Resident |                                                | 7179 East Belmont Avenue         | Paradise Valley | AZ          | 85253   |
| 221. | OHLHAUSEN HOWARD G TR/OHLHAUSEN JOANNE C      | or Current Resident |                                                | 7180 East Belmont Avenue         | Paradise Valley | AZ          | 85253   |
| 222. | ROBERT & LAVONNE DIERS REVOCABLE LIVING TRUST | or Current Resident |                                                | 7160 East Belmont Avenue         | Scottsdale      | AZ          | 85253   |
| 223. | SMITH JAMES KENT TR                           | or Current Resident |                                                | 7130 East Belmont Avenue         | Paradise Valley | AZ          | 85253   |
| 224. | KOREY DANA                                    | or Current Resident |                                                | 7110 East Belmont Avenue         | Paradise Valley | AZ          | 85253   |
| 225. | BRACHFELD MARK I/ANDREWS CYNTHIA C TR         | or Current Resident |                                                | 7102 East Belmont Avenue         | Paradise Valley | AZ          | 85253   |
| 226. | WUBS JETSKO H/CHRISTINA                       | or Current Resident |                                                | 9130 163 A Street                | Surry           | BC          | V4N 585 |
| 227. | ROBINSON ROBERT M                             | or Current Resident |                                                | 7101 East Bronco Drive           | Paradise Valley | AZ          | 85253   |
| 228. | KUBITZ SCOTT                                  | or Current Resident |                                                | 7107 East Bronco Drive           | Paradise Valley | AZ          | 85253   |
| 229. | DONSKY HOWARD J/PAULA S                       | or Current Resident |                                                | 7117 East Bronco Drive           | Paradise Valley | AZ          | 85253   |
| 230. | TAYLOR RICHARD P/GAIL P                       | or Current Resident |                                                | 12907 Canso Place Southwest      | Calgary         | AB          | T2W 3A8 |
| 231. | MEGAL REVOCABLE LIVING TRUST                  | or Current Resident |                                                | 7157 East Bronco Drive           | Paradise Valley | AZ          | 85253   |
| 232. | BRONCO RESIDENCE TRUST                        | or Current Resident | c/o ARCURI DOMENICO/LORI TRUSTEES              | 51 Cheyenne Meadows Way          | Calgary         | AB          | T3R 1B6 |
| 233. | FRANKLIN MICHAEL E/PAMELA M                   | or Current Resident |                                                | Flat 3, 18 Cadogan Square        | London          | SWIX OJS    | 70811   |
| 234. | NILSEN FAMILY TRUST                           | or Current Resident | c/o LAURANCE B AND BARBARA R NILSEN TR         | 7140 East Bronco Drive           | Paradise Valley | AZ          | 85253   |
| 235. | STORK FAMILY TRUST                            | or Current Resident | c/o JOHANNES MC/JOHANNA LM STORK TRUSTEES      | 7122 East Bronco Drive           | Paradise Valley | AZ          | 85253   |
| 236. | HAMWAY GEOFFREY H/MARY E TR                   | or Current Resident |                                                | 7112 East Bronco Drive           | Paradise Valley | AZ          | 85253   |
| 237. | GLOBAL PACIFIC FUNDING II LLC                 | or Current Resident |                                                | 7104 East Bronco Drive           | Paradise Valley | AZ          | 85253   |
| 238. | WOLFERT RONNIE C/EVANS RENE N TR              | or Current Resident |                                                | 7100 East Bronco Drive           | Paradise Valley | AZ          | 85253   |
| 239. | BARBARA F BERGER REVOCABLE TRUST              | or Current Resident |                                                | 133 Ladue Oaks Drive             | St. Louis       | MO          | 63141   |
| 240. | HANCOCK EUGENE V II/RAE DEANNE TR             | or Current Resident |                                                | 7877 North 71st Street           | Paradise Valley | AZ          | 85253   |
| 241. | SPIES ROBERT J/HAMILTON DIANE D               | or Current Resident |                                                | 7095 East Foothill Drive         | Paradise Valley | AZ          | 85253   |
| 242. | ROY PIERRE/BRIGITTE                           | or Current Resident |                                                | Route d'Echallens 1 CP38         | A054 Morrens    | Switzerland |         |
| 243. | PARASHER FAMILY TRUST                         | or Current Resident | c/o PARASHER PUNIT SINGH/SHRUTI BADHWAR TR     | 7121 East Foothill Drive         | Paradise Valley | AZ          | 85253   |
| 244. | ALI YOLANDA E TR                              | or Current Resident |                                                | P.O. Box 187                     | Berrien Springs | MI          | 49103   |

|      |                                              |                     |                                        |                                          |                 |    |         |
|------|----------------------------------------------|---------------------|----------------------------------------|------------------------------------------|-----------------|----|---------|
| 245. | PRINCE SURVIVORS TRUST                       | or Current Resident | c/o ALAN N PRINCE TR                   | 7131 East Foothill Drive                 | Paradise Valley | AZ | 85253   |
| 246. | DONALD J ANDERSON AND JANIS M ANDERSON TRUST | or Current Resident | c/o ANDERSON DONALD J/JANIS M TR       | 7155 East Foothill Drive                 | Paradise Valley | AZ | 85253   |
| 247. | FISHER GREG/NANCY TR                         | or Current Resident |                                        | 7124 East Foothill Drive                 | Paradise Valley | AZ | 85253   |
| 248. | WOLFINGER JAMES A/CINDY C                    | or Current Resident |                                        | 7118 East Foothill Drive                 | Paradise Valley | AZ | 85253   |
| 249. | BORDER TRUST                                 | or Current Resident | c/o PARKER EARL/SWERLING ALAN TRUSTEES | 13500-156 Street NW                      | Edmond          | AB | T5V 1L3 |
| 250. | WONDRASEK LORI E                             | or Current Resident |                                        | 11 Clubside Court                        | Burr Ridge      | IL | 60527   |
| 251. | EDMUNDS GEOFFREY H/JANE TR                   | or Current Resident |                                        | 7070 East Foothill Drive                 | Paradise Valley | AZ | 85253   |
| 252. | PAUL AND VANESSA ROLLS FAMILY TRUST          | or Current Resident | c/o ROLLS PAUL/VANESSA TR              | 7058 East Foothill Drive                 | Paradise Valley | AZ | 85253   |
| 253. | KIRK BERNARD/JEANETTE TR                     | or Current Resident |                                        | 7030 East Foothill Drive                 | Paradise Valley | AZ | 85253   |
| 254. | SCHNITZER CARL STEWART/NADINE LOUISE TR      | or Current Resident |                                        | 7033 East Foothill Drive                 | Scottsdale      | AZ | 85253   |
| 255. | SPERBER FAMILY TRUST                         | or Current Resident | c/o SPERBER HERBERT L/JANICE W TR      | 7065 East Foothill Drive                 | Paradise Valley | AZ | 85253   |
| 256. | JAMES L AND LISA G HELT FAMILY TRUST         | or Current Resident |                                        | 7880 North 71st Street                   | Paradise Valley | AZ | 85253   |
| 257. | BRONFMAN ADAM R/CYNTHIA G                    | or Current Resident |                                        | 2300 Lucky John Drive                    | Park City       | UT | 84060   |
| 258. | MAFFIE FAMILY LIVING TRUST                   | or Current Resident | c/o MAFFIE MICHAEL/THERESA TR          | 10 Deer Dancer                           | Santa Fe        | NM | 87506   |
| 259. | CRAFT HAROLD D                               | or Current Resident |                                        | 17235 Lechlade Lane                      | Dallas          | TX | 75252   |
| 260. | FISH LESLIE R/MARLA S TR                     | or Current Resident |                                        | 7067 East Bronco Drive                   | Paradise Valley | AZ | 85253   |
| 261. | NANCY A MACEY FAMILY TRUST                   | or Current Resident |                                        | 7062 East Belmont Avenue                 | Paradise Valley | AZ | 85253   |
| 262. | PEZZUTO BRETT J                              | or Current Resident |                                        | 7034 East Belmont Avenue                 | Paradise Valley | AZ | 85253   |
| 263. | DOCKTOR DIANE G                              | or Current Resident |                                        | 7033 East Belmont Avenue                 | Paradise Valley | AZ | 85253   |
| 264. | SELDIN CHILDRENS TRUST                       | or Current Resident | c/o SELDIN SCOTT A TR                  | 7339 East Evans Road, Suite 201          | Scottsdale      | AZ | 85258   |
| 265. | BARTLETT JAMES R/SUSAN B TR                  | or Current Resident |                                        | 7700 North 71st Street                   | Paradise Valley | AZ | 85253   |
| 266. | GALLAGHER GERALD R/ELLEN M                   | or Current Resident |                                        | 4912 Merilane Avenue                     | Edina           | MN | 55436   |
| 267. | LIU JING                                     | or Current Resident |                                        | 9449 North 90th Street, Suite 101        | Scottsdale      | AZ | 85260   |
| 268. | ANCHOR LIVING TRUST                          | or Current Resident | c/o ANCHOR GERALD L/HAZEL MARUEEN TR   | 7031 East Morten Avenue                  | Paradise Valley | AZ | 85253   |
| 269. | GILBURNE ADAM/RONDA TR                       | or Current Resident |                                        | 6840 East Cuarenta Court                 | Paradise Valley | AZ | 85253   |
| 270. | CHENEY SKY LLC                               | or Current Resident |                                        | 7740 East Gainey Ranch Road, Suite 28    | Scottsdale      | AZ | 85258   |
| 271. | JILLY FAMILY TRUST                           | or Current Resident | c/o GABOR S/KAREN A JILLY TRUSTEES     | 7560 North 71st Street                   | Paradise Valley | AZ | 85253   |
| 272. | CHENEY ESTATES OWNERS ASSOCIATION            | or Current Resident | c/o FIRST SERVICE RESIDENTIAL          | 9000 East Pima Center Parkway, Suite 300 | Scottsdale      | AZ | 85258   |
| 273. | WAGENHALS LISA TR/WAGENHALS LISA             | or Current Resident | c/o HEIL LISA                          | 6911 East Belmont Avenue                 | Paradise Valley | AZ | 85253   |
| 274. | VIRGINIA CONNIE DUVALL BRUNO FAMILY TRUST    | or Current Resident |                                        | 7044 East Cheney Drive                   | Paradise Valley | AZ | 85253   |
| 275. | SISSON FRANKLIN JR/CONSTANCE PANTELIDES      | or Current Resident |                                        | 6834 East Belmont Circle                 | Paradise Valley | AZ | 85253   |
| 276. | NAHON JEAN MICHEL J/GLEE LOIS                | or Current Resident |                                        | 7616 North 69th Place                    | Paradise Valley | AZ | 85253   |
| 277. | OVERHOLT KEITH F/ELIZABETH M                 | or Current Resident |                                        | 6841 East Belmont Circle                 | Paradise Valley | AZ | 85253   |
| 278. | BAGAI RAJESH KUMAR/ROSHINI                   | or Current Resident |                                        | 6918 East Belmont Avenue                 | Paradise Valley | AZ | 85253   |
| 279. | SHARKO GREGORY S/GERALDINE ANNE TR           | or Current Resident |                                        | 6902 East Belmont Avenue                 | Paradise Valley | AZ | 85253   |
| 280. | RDS FAMILY TRUST                             | or Current Resident |                                        | 11110 North Tatum Boulevard, Suite 101   | Phoenix         | AZ | 85028   |
| 281. | MANKANWAL AND JASGIT SACHDEV LIVING TRUST    | or Current Resident | c/o SACHDEV MANKANWAL S/JASGIT C TR    | 7602 North 69th Place                    | Paradise Valley | AZ | 85253   |
| 282. | DEZELON MICHAEL W/KIMBERLY K                 | or Current Resident |                                        | 7601 North 69th Place                    | Paradise Valley | AZ | 85253   |
| 283. | 6901 E BELMONT LLC                           | or Current Resident |                                        | 17550 North Perimeter Drive, Suite 180   | Scottsdale      | AZ | 85255   |
| 284. | CW TRUST                                     | or Current Resident | c/o HEIL LISA K TRUSTEE                | 6911 East Belmont Avenue                 | Paradise Valley | AZ | 85253   |
| 285. | KERN LARRY M/ROBERTA A                       | or Current Resident |                                        | 2325 East Bowker Street                  | Phoenix         | AZ | 85040   |
| 286. | CHENEY HOLDINGS LLC                          | or Current Resident |                                        | 6905 East Cheney Drive                   | Paradise Valley | AZ | 85253   |
| 287. | CHENEY PLACE HOMEOWNERS ASSOCIATION          | or Current Resident |                                        | 7373 Doubletree Ranch Road               | Scottsdale      | AZ | 85258   |
| 288. | CHLN INC (LEASE UNTIL 7/31/2020)             | or Current Resident | c/o KE ANDREWS & COMPANY               | 1900 Dalrock Road                        | Rowlett         | TX | 75088   |

Geoffrey Edmunds  
7070 East Foothills Drive  
Paradise Valley, AZ 85253

October 28, 2016

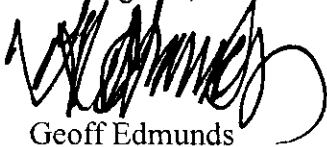
Dear Neighbor:

Rod Cullum and I are preparing to purchase a triangular-shaped parcel located at the northwest corner of the alignment of Northern Avenue and Scottsdale Road, adjacent to Camelback Country Club Golf Course for the purpose of developing an 8-lot, single-story residential subdivision. There have been several other proposals for commercial projects on this parcel over the past few years but we believe this project will be more compatible with the existing neighboring communities and the adjacent golf course.

A few weeks ago, we sent you information on the applications we've submitted to the Town of Paradise Valley to move the project forward and an invitation to learn more about our plans. The Planning Commission has now set a date – November 15 – for the public meeting/hearing on the applications. Enclosed is the official notice.

If you have any additional questions, please feel free to contact me at my address above or email me at [ghedmunds@geoffreyedmunds.com](mailto:ghedmunds@geoffreyedmunds.com).

Best regards,

A handwritten signature in black ink, appearing to read 'Geoff Edmunds', with a large, stylized flourish at the end.

Geoff Edmunds

Enclosure

cc: Paul Michaud  
Rod Cullum

## **NOTICE OF PUBLIC HEARING TOWN OF PARADISE VALLEY**

Notice is hereby given of an upcoming public meetings and/or hearings. The Town of Paradise Valley Planning Commission will be holding **Public Meetings/Hearings at 6:00 p.m., on Tuesday, November 15, 2016**; these meetings/hearings will be held at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for the following applications:

**PUBLIC MEETINGS/HEARINGS:** Doug Jorden, on behalf of Town Triangle, L.L.C., has filed several applications to develop a 4.4-acre property located at the northwest corner of the Northern Avenue alignment and Scottsdale Road (Parcel No. 174-36-002X). This is an undeveloped triangular property adjoining the Camelback Golf Club, Indian Bend Wash, and Scottsdale Road. The proposed development may be for up to eight single-family lots that are expected to vary in lot size between approximately 12,000 square feet to 36,000 square feet. These applications include the following:

- A Major General Plan amendment to change the land use designation from “Low Density Residential” (0 to 1 home per acre) to “Medium Density Residential” (up to 4.5 homes per acre).
- A text amendment to the Town’s Zoning Ordinance, including Section 201 and Section 801, to allow the “R-10 Single-Family Residential District” to apply to the subject property. This district presently only applies to three existing annexed subdivisions.
- A rezoning to change the zoning district from “R-43 Single Family Residential District” (minimum 43,560 square-foot lots) to the “R-10 Single-Family Residential District” (minimum 10,000 square-foot lots).
- A Conditional Use Permit (CUP) to make the road(s) within the proposed subdivision private.
- A Special Use Permit (SUP) for private roadway gates off Scottsdale Road onto the main access road of the proposed subdivision.
- A Preliminary Plat for eight 12,000 square-foot to 35,000 square-foot lots.

Except for the CUP, the Planning Commission action is a recommendation to Town Council. Action may include approval, approval with stipulations, denial, or continuance. Action on the SUP will be for continuance. If you have questions about these applications, please call the Community Development Department at (480) 348-3574.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 480-483-1811 (TDD) to request accommodation. For further information about any of these matters please contact the Planning Department, 6401 E. Lincoln Drive, Paradise Valley, Arizona, 480-348-3692.</p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                           |
|-------------------------------------------|
| <p>All agendas are subject to change.</p> |
|-------------------------------------------|

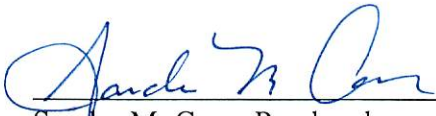
## AFFIDAVIT OF POSTING

STATE OF ARIZONA            )  
                                          ) ss.  
County of Maricopa         )

I, Sandra M. Corn, being duly sworn, depose and state that the attached notice of proposed General Plan Major Amendment, Text Amendment, Rezoning, Conditional Use Permit, Special Use Permit, and Preliminary Plat, for the Planning Commission hearing/meeting date of November 15, 2016, is a true and correct copy of a notice which I cause to be posted by Friday, October 28, 2016 in the following location(s):

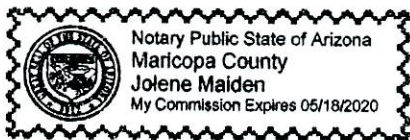
Scottsdale Road entrance Maricopa County APN: 174-36-002X

All in the Town of Paradise Valley, Arizona and County and State aforesaid.

  
\_\_\_\_\_  
Sandra M. Corn, Paralegal

  
\_\_\_\_\_  
Date

The foregoing instrument was acknowledged by me this 28th day of October, 2016, by Sandra M. Corn.



  
\_\_\_\_\_  
NOTARY PUBLIC

My commission expires:

  
\_\_\_\_\_

# ZONING #1 HEARING

TOWN OF PARADISE VALLEY  
Planning and Zoning Commission

6401 E. Lincoln Dr., Paradise Valley, Arizona  
O'CLOCK DAY OF , 19

Notice is hereby given of an upcoming public meeting and/or hearings. The Town of Paradise Valley Planning Commission will be holding **Public Meetings/Hearings at 6:00 p.m., on Tuesday, November 15, 2016**; these meetings/hearings will be held at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for the following applications:

**PUBLIC MEETINGS/HEARINGS:** Doug Jorden, on behalf of Town Triangle, L.L.C., has filed several applications to develop a 4.4-acre property located at the northwest corner of the Northern Avenue alignment and Scottsdale Road (Parcel No. 174-36-002X). This is an undeveloped triangular property adjoining the Camelback Golf Club, Indian Bend Wash, and Scottsdale Road. The proposed development may be for up to eight single-family lots that are expected to vary in lot size between approximately 12,000 square feet to 36,000 square feet. These applications include the following:

- A Major General Plan amendment to change the land use designation from "Low Density Residential" (0 to 1 home per acre) to "Medium Density Residential" (up to 4.5 homes per acre).
- A text amendment to the Town's Zoning Ordinance, including Section 201 and Section 801, to allow the "R-10 Single-Family Residential District" to apply to the subject property. This district presently only applies to three existing annexed subdivisions.

POSTING DATE 10-24-16

# ZONING #2 HEARING

TOWN OF PARADISE VALLEY  
Planning and Zoning Commission

6401 E. Lincoln Dr., Paradise Valley, Arizona  
6:00 P.M. O'CLOCK 15<sup>TH</sup> DAY OF NOV , 2016

- A rezoning to change the zoning district from "R-43 Single Family Residential District" (minimum 43,560 square-foot lots) to the "R-10 Single-Family Residential District" (minimum 10,000 square-foot lots).
- A Conditional Use Permit to make the road(s) within the proposed subdivision private.
- A Special Use Permit (SUP) for private roadway gates off Scottsdale Road onto the main access road of the proposed subdivision.
- A Preliminary Plat for eight 12,000 square-foot to 35,000 square-foot lots.

Except for the Conditional Use Permit, the Planning Commission action is a recommendation to Town Council Action may include approval, approval with stipulations, denial, or continuance. Action on the SUP will be for continuance. If you have questions about these applications, please call the Community Development Department at (480) 348-3574.

If you have questions about this application please call the Community Development Department at (480) 348-3692.

CASE NO.

POSTING DATE 10-24-16

**THE VILLAS AT CHENEY ESTATES**  
**MAJOR GENERAL PLAN AMENDMENT, TEXT AMENDMENT, REZONING,**  
**CONDITIONAL USE PERMIT, SPECIAL USE PERMIT, AND PRELIMINARY PLAT**  
**RESULTS OF OCTOBER 25, 2016**  
**CITIZEN REVIEW NEIGHBORHOOD MEETING**

The citizen review neighborhood meeting for The Villas at Cheney Estates was held on October 25, 2016, beginning at 6:00 p.m. at 5641 East Lincoln Drive. Notices of the citizen review neighborhood meeting were mailed to all homeowners within 2,000 feet of the property boundary in Paradise Valley and all homeowners in the Cheney Estates subdivision. Notices were also mailed to all Scottsdale property owners within 1,000 feet of the property boundary and other interested persons, in accordance with Town procedures.

Attached are copies of the attendance sheets from the meeting; approximately 14 persons attended the meeting. In addition, the following project team members were in attendance:

Geoffrey Edmunds

Doug Jorden – Jorden Hiser & Joy, P.L.C.

Jason Rose – Rose+Moser+Allyn Public Relations

The format was a presentation accompanied by a PowerPoint slideshow to explain the proposed plans, along with several opportunities throughout the presentation to ask questions. After the presentation, several attendees talked to project team members. The main topics of interest and concern were:

- The square footage of the lots.
- The size, maximum height, and price range of the eight homes proposed for the development.
- Feasibility of a lower density project.
- Access from Scottsdale Road and Northern Avenue.
- Additional parking for residents, guests.
- Development/construction timing.
- Dedication of portion of property to Indian Bend Wash.

The project was well received by those in attendance, with neighbors expressing their support and desire to begin the development. Attached is a copy of the petition of support circulated and signed at the meeting.

# JARVIS PARCEL

MAJOR GENERAL PLAN AMENDMENT, TEXT AMENDMENT, REZONING, CONDITIONAL USE PERMIT, SPECIAL USE PERMIT AND PRELIMINARY PLAT  
CITIZEN REVIEW NEIGHBORHOOD MEETING - ATTENDANCE SHEET  
OCTOBER 25, 2016

| SIGNATURE                       | PRINTED NAME       | ADDRESS                                    | PHONE NUMBER | E-MAIL                       |
|---------------------------------|--------------------|--------------------------------------------|--------------|------------------------------|
| <i>Brother Smith</i>            | DOROTHY SMITH      | 5080 N. 40 <sup>TH</sup> ST, Phoenix 85018 | 480-505-3909 | djorden@jordanbischhoff.com  |
| <i>Don Walden</i>               | DOUG JORDEN        | 5280 N. 61st St PV 85253                   | 480-540-5479 | AZfineproperties@cox.net     |
| <i>Scott Grigg</i>              | SCOTT GRIGG        | .                                          | 602-821-1547 | KSPAZHOMES@aol.com           |
| <i>Kevin S. Petruska</i>        | KEVIN S. PETRUSKA  | 7030 E. Foothill Dr PV                     | 480-250-8783 | jeanette.kirk@aol.com        |
| <i>Jeanette Kirk</i>            | Jeanette Kirk      | " "                                        | 480-250-8748 | bernard@kirkintl.com         |
| <i>Bernard Kirk</i>             | Bernard Kirk       | 7101 E. Bruce Dr PV                        | 480-948-1598 | Robcatle@aol.com             |
| <i>Robert M. Rabalais</i>       | Robert M. Rabalais | 7144 E. Paradise Ranch Rd PV               | 602-549-0557 | jmc1841@gmail.com            |
| <i>Jane McCarty</i>             | JANE McCARTY       | 7102 E. Belmont Ave, PV                    | 602-692-0543 | mib123@cox.net               |
| <i>Max Brachford</i>            | MAX BRACHFORD      | 5436 E. Catalyette                         | 602-532-5231 | ABNSJS@aol.com               |
| <i>Brad &amp; Alice Lindner</i> | A & B JARDINE      | 7245 E. Montezuma St                       |              | Booker.RL@cox.net            |
| <i>Robert Barker</i>            | Robert Barker      | 10050 N 25th St Phx                        | 602-952-3858 | gwalden@NETF.COM             |
| <i>Geoffrey Waldron</i>         | Geoffrey Waldron   | 7257 E. Maricopa Dr.                       | 480-922-3747 | cathy@hittawayrecreative.com |
| <i>Cathy Hittaway</i>           | Cathy Hittaway     |                                            |              |                              |

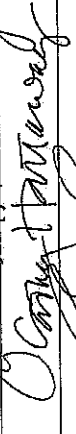
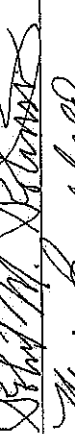
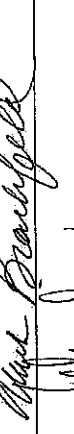
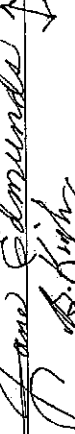
**MAJOR GENERAL PLAN AMENDMENT, TEXT AMENDMENT, REZONING, CONDITIONAL USE PERMIT, SPECIAL USE PERMIT AND PRELIMINARY PLAT  
CITIZEN REVIEW NEIGHBORHOOD MEETING – ATTENDANCE SHEET  
OCTOBER 25, 2016**

[illegible]

TO: Town of Paradise Valley

RE: Jarvis Parcel (4.4 Acres) – Proposed 8-Lot Residential Development

We support the major General Plan amendment, zoning ordinance text amendment, rezoning, special use permit for guard gate, conditional use permit for private road, and approval of a preliminary plat to allow eight single-story residential lots on the 4.4-acre property located on Scottsdale Road, just north of Cheney Estates commonly referred to as the "Jarvis Parcel".

| Signature                                                                             | Printed Name       | Address                      | Date     |
|---------------------------------------------------------------------------------------|--------------------|------------------------------|----------|
|    | Jane McCarty       | 7144 E PARADISE RANCA RD     | 10/25/16 |
|    | Cathy Hattaway     | 757 E. Vancura Dr.           | 10/21/16 |
|    | Scott Grigg        | 5280 N. 61st Street          | 10/25/16 |
|    | Lindsay Wolfgang   | 7118 E. Foothill Dr., P.V. A | 10/25/16 |
|    | Susan Dwyer        | N/A                          | 10/25/16 |
|    | Robert M. Robinson | 7101 E. Bronco Dr. P.V.      | 10/25/16 |
|    | MARK BRAUCHER      | 7102 E. Belmont Ave, P.V.    | 10/25/16 |
|    | Jeanette Kirk      | 7030 E. Foothill Dr P.V.     | 10/25/16 |
|   | Bernard Kirk       | 7030 E. Foothill Dr P.V.     | 10/25/16 |
|  | Jane Edmunds       | 7070 E. Foothill Dr. P.V.    | 10/25/16 |
|                                                                                       |                    |                              |          |
|                                                                                       |                    |                              |          |
|                                                                                       |                    |                              |          |
|                                                                                       |                    |                              |          |

# THE ARIZONA REPUBLIC

## NOTICE OF PUBLIC HEARING TOWN OF PARADISE VALLEY

Notice is hereby given of two upcoming Citizen Review Sessions. The applicant will be holding a **Citizen Review Session at 6:00 p.m., on Tuesday, October 25, 2016**, at The Village at Mountain Shadows, 5641 East Lincoln Drive, Paradise Valley, Arizona, 85253. The Town of Paradise Valley Planning Commission will be holding a **Citizen Review Session at 8:00 p.m., on Tuesday, November 1, 2016**, this Citizen Review Session will be held at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for the following applications:

**CITIZEN REVIEW SESSION:** Doug Jordan, on behalf of Town Triangle, LLC, has filed several applications to develop a 4.4-acre property located at the northwest corner of the Northern Avenue alignment and Scottsdale Road (Parcel No. 174-36-002X). This is an undeveloped triangular property adjoining the Camelback Golf Club, Indian Bend Wash, and Scottsdale Road. The proposed development may be for up to eight single-family lots that are expected to vary in lot size between approximately 12,000 square feet to 36,000 square feet. These applications include the following:

- A Major General Plan amendment to change the land use designation from "Low Density Residential" (0 to 1 home per acre) to "Medium Density Residential" (up to 4.5 homes per acre).
- A text amendment to the Town's Zoning Ordinance, including Section 201 and Section 801, to allow the "R-10 Single-Family Residential District" to apply to the subject property. This district presently only applies to three existing annexed subdivisions.
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STATE OF ARIZONA  
COUNTY OF MARICOPA } SS.

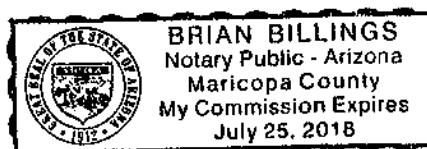
Angelina Aguilar, being first duly sworn, upon oath deposes and says: That she is a legal advertising representative of the Arizona Business Gazette, a newspaper of general circulation in the county of Maricopa, Coconino, Pima and Pinal, State of Arizona, published in Phoenix, Arizona, by Phoenix Newspapers Inc., which also publishes The Arizona Republic, and that the copy hereto attached is a true copy of the advertisement published in the said paper on the dates as indicated.

The Arizona Republic  
Zone 9

10/8/2016

*Angelina Aguilar*

Sworn to before me this  
10<sup>TH</sup> day of  
October A.D. 2016



*B. Billings*  
Notary Public

ights  
om Page 4

ance website.  
This was the first time the  
y hosted the event, which  
tured a variety of activi-  
s including booth games,  
ga sidewalk chalk, music  
d the Arizona Coyotes'  
scot Howler the Coyote,  
ording to a press release.  
Ann Porter, a marketing  
d sponsorship supervisor  
the city of Scottsdale, said  
e event drew about 900  
endees, both adults and  
ildren, and had a specific  
al in mind it wanted to ac-  
omplish.  
"It's not so much about  
arketing the programs, be-  
use typically there is such  
high demand and we usu-  
y have a waitlist for them,  
it it's more than anything  
st letting the community  
ow how important these  
jects are, especially be-  
use they are so well-man-  
ged by the city," Ms. Porter  
id during an Oct. 4 phone  
interview.  
These after school pro-  
ams, which cost \$300 for  
e 10-month school year  
\$30 monthly payments  
ring the 10 months, range  
om sports and athletics  
arts and crafts to school

stu "It's always stressful be-  
Msg a working parent but  
signat this does is it gives  
yeaem great, quality care and  
pros at an incredibly reason-  
le price," Ms. Porter said  
theuring an Oct. 4 phone in-  
terview.  
is In order to make these  
rurograms work, Ms. Porter  
id the city needs a solid re-  
bensionship with the schools,  
enich she said the city does  
ingth Scottsdale Unified  
prechool District.  
im "It's a great working re-  
co-tionship," Ms. Porter said  
theuring an Oct. 4 phone inter-  
ew. "I think to the citizens  
no- Scottsdale, it's important  
sc- that we work well with the  
sc- Scottsdale Unified School  
an-istrict because these are  
all-ervices that impact all the  
of-izens of Scottsdale."  
w-  
vis

mobiles \* RVS \* Real Estate

**\*4 weeks\***  
**400 Words\***  
**\*4 photos\***

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NOTICE OF PUBLIC HEARING  
TOWN OF PARADISE VALLEY

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**CITIZEN REVIEW SESSION:** Doug Jorden, on behalf of Town Triangle, L.L.C., has filed several applications to develop a 4.4-acre property located at the northwest corner of the Northern Avenue alignment and Scottsdale Road (Parcel No. 174-36-002X). This is an undeveloped triangular property adjoining the Camelback Golf Club, Indian Bend Wash, and Scottsdale Road. The proposed development may be for up to eight single-family lots that are expected to vary in lot size between approximately 12,000 square feet to 36,000 square feet. These applications include the following:

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**& JOY, P.L.C.**

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PHOENIX, ARIZONA 85018  
TELEPHONE: 480-505-3900  
FACSIMILE: 480-505-3901

**SANDRA M. CORN**

DIRECT LINE: 480-505-3907  
E-MAIL: [scorn@JHJLawyers.com](mailto:scorn@JHJLawyers.com)  
[www.JHJLawyers.com](http://www.JHJLawyers.com)

October 7, 2016

**VIA E-MAIL ([pmichaud@paradisevalleyaz.gov](mailto:pmichaud@paradisevalleyaz.gov))  
AND REGULAR MAIL**

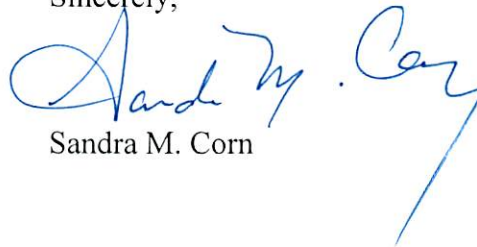
Paul Michaud, Senior Planner  
Town of Paradise Valley  
6401 East Lincoln Drive  
Paradise Valley, AZ 85253

Re: Villas at Camelback Country Club – Notice of Citizens Review Meetings, October  
25, 2016 and November 1, 2016

Dear Paul:

Enclosed are the affidavit of mailing and a copy of the meeting notice for the above-referenced property. Please call if you have any questions.

Sincerely,



Sandra M. Corn

Enclosures

cc (via e-mail w/encl.): Geoff Edmunds  
Rod Cullum  
Doug Jorden

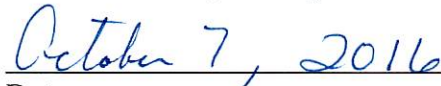
# AFFIDAVIT

STATE OF ARIZONA           )  
                                          ) ss.  
County of Maricopa         )

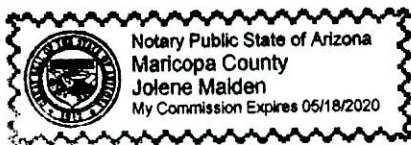
RE: Notice of Citizens Review Meetings, October 25, 2016 and November 1, 2016  
Villas at Camelback Country Club – Major General Plan Amendment, Text  
Amendment, Rezoning, Special Use Permit for Guard Gate, Conditional Use  
Permit for Private Road, and Preliminary Plat

In accordance with the requirements of the Town of Paradise Valley, the undersigned hereby certifies that the mailing list for the proposed project is a complete list of property owners within (i) 2,000 feet of the subject property in Paradise Valley, AZ, (ii) 1,000 feet of the subject property in Scottsdale, AZ, and (iii) homeowners in Cheney Estates, as obtained from the Maricopa County Assessor's Office, and such notification has been mailed on October 7, 2016.

  
Sandra M. Corn, Paralegal

  
Date

The foregoing instrument was acknowledged by me this 7th day of October, 2016, by Sandra M. Corn.



  
NOTARY PUBLIC

My commission expires:

  
\_\_\_\_\_

Geoffrey Edmunds  
7070 East Foothills Drive  
Paradise Valley, AZ 85253

October 7, 2016

Dear Neighbor:

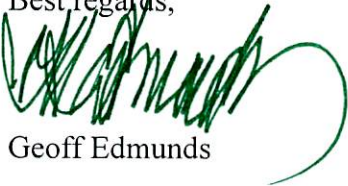
I live on the north side of Cheney Estates and am one of the closest neighbors to a long-vacant, triangular-shaped parcel located at the northwest corner of the alignment of Northern Avenue and Scottsdale Road, adjacent to Camelback Country Club Golf Course. I've enclosed an aerial photograph that shows the parcel in question.

During the last few years there have been a number of proposals for various non-residential uses on that property. Because we don't believe such projects are compatible with the neighborhood, Rod Cullum and I are preparing to purchase the parcel for the purpose of developing an 8-lot, single-story residential subdivision. Like me, Mr. Cullum is a long-time Town resident. He is a top-tier homebuilder; his most recent project in the Town is The Village at Mountain Shadows.

Please join us at a neighborhood meeting to learn more about our plans for this 8-lot subdivision at 6:00 p.m., on Tuesday, October 25, 2016, at The Village at Mountain Shadows, 5641 East Lincoln Drive. The Town of Paradise Valley Planning Commission will also be holding a Citizen Review Session at 6:00 p.m., on Tuesday, November 1, 2016; at Town Hall, 6401 East Lincoln Drive.

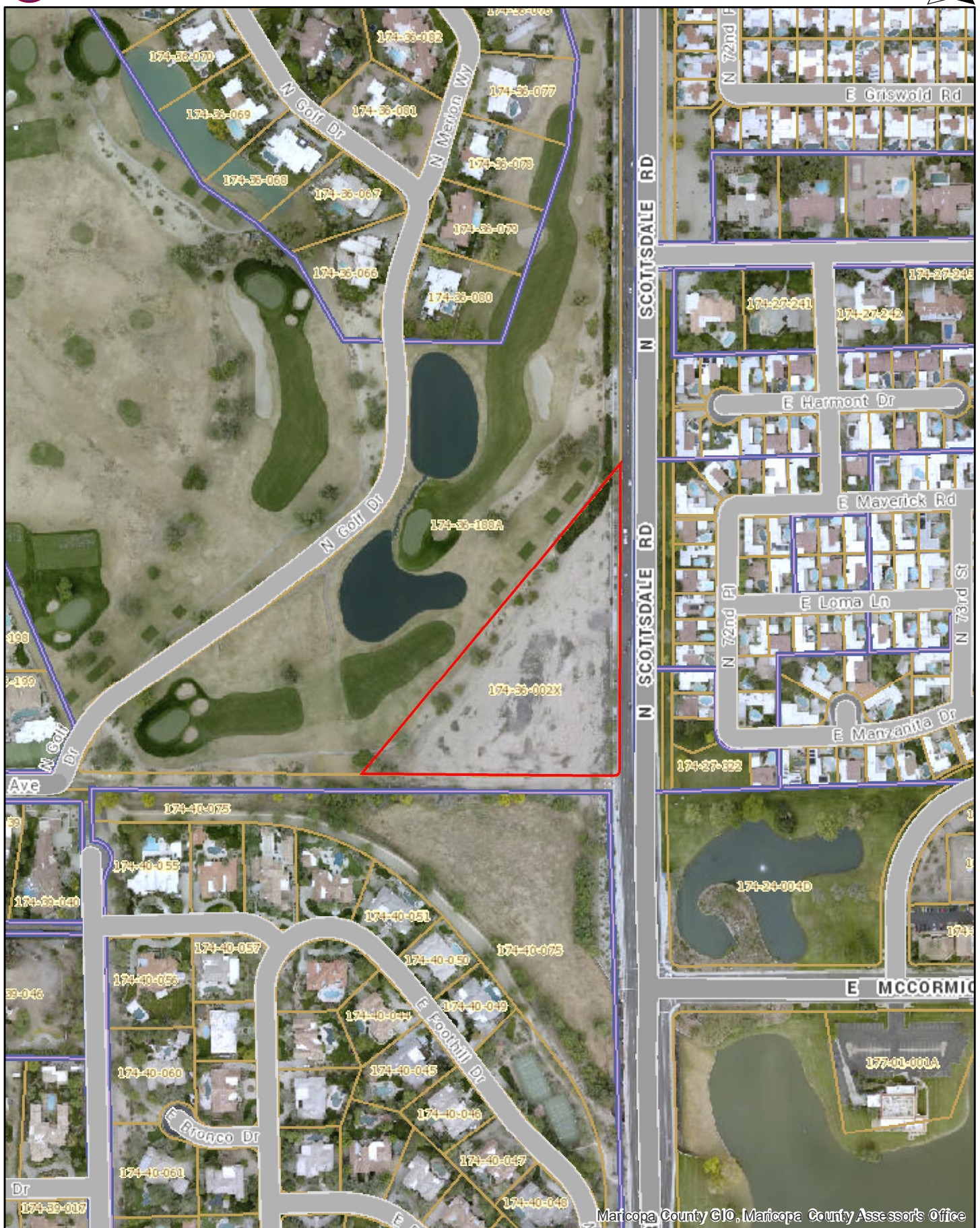
We hope to see you at the October 25 and November 1 meetings. If you aren't able to join us, please feel free to contact me at my address above or email me at [ghedmunds@geoffreyedmunds.com](mailto:ghedmunds@geoffreyedmunds.com).

Best regards,

  
Geoff Edmunds

Enclosures

cc: Paul Michaud  
Rod Cullum



## **NOTICE OF PUBLIC HEARING TOWN OF PARADISE VALLEY**

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                           |
|-------------------------------------------|
| <p>All agendas are subject to change.</p> |
|-------------------------------------------|

## Paul Michaud

---

**From:** Geoffrey Edmunds <[ghedmunds@geoffreyedmunds.com](mailto:ghedmunds@geoffreyedmunds.com)>  
**Sent:** Tuesday, November 01, 2016 3:12 PM  
**To:** Doug Jorden ([djorden@jhjlawyers.com](mailto:djorden@jhjlawyers.com)); Paul Michaud; Rod Cullum; Jason Rose  
**Cc:** Geoffrey Edmunds  
**Subject:** FW: Jarvis Parcel

[FYI Northern Ave.](#)

---

**From:** Grant, Randy [<mailto:RGrant@Scottsdaleaz.gov>]  
**Sent:** Tuesday, November 01, 2016 3:04 PM  
**To:** Geoffrey Edmunds <[ghedmunds@geoffreyedmunds.com](mailto:ghedmunds@geoffreyedmunds.com)>  
**Subject:** Jarvis Parcel

Geoffrey, sorry I have been out of town and just got back in the office today. This email is to confirm that the City of Scottsdale is not requesting that Northern be extended east to provide access to the Jarvis parcel. Given the topography, especially after the fill is added to remove the parcel from the floodplain, providing access (even secondary access) to Northern would be difficult if not infeasible.

I left you a voicemail indicating that the city has interest in continuing discussion of the median design on Scottsdale Road and we will be contacting you shortly.

Regards,

**Randy Grant**  
Director, Planning and Development Services  
7447 E. Indian School Road, Suite 105  
City of Scottsdale, Arizona 85251

480-312-2664



## Paul Michaud

---

**From:** Javoronok, Sara <SJavoronok@Scottsdaleaz.gov>  
**Sent:** Friday, August 05, 2016 7:55 AM  
**To:** Paul Michaud  
**Subject:** RE: Comments from Scottsdale on the Major General Plan Amendment

Paul,

The 75' stacking is to the curb. For the wall, it's hard to tell if it's within the City. Do you have an ALTA?

Sara

---

**From:** Paul Michaud [<mailto:pmichaud@paradisevalleyaz.gov>]  
**Sent:** Wednesday, August 03, 2016 1:28 PM  
**To:** Javoronok, Sara  
**Subject:** RE: Comments from Scottsdale on the Major General Plan Amendment

Sara:

Thank you. I will share these comments with staff and the applicant. Is the 75' stacking measured to the property line, edge of curb, other?

Also, since I believe the wall is within the City of Scottsdale, would the City allow the wall to be opened up?

Regards,

Paul E. Michaud, AICP  
Senior Planner  
6401 E Lincoln Drive  
480-348-3574 (phone)  
480-483-1811 (TDD)  
[pmichaud@paradisevalleyaz.gov](mailto:pmichaud@paradisevalleyaz.gov)

---

**From:** Javoronok, Sara [<mailto:SJavoronok@Scottsdaleaz.gov>]  
**Sent:** Monday, August 01, 2016 10:38 AM  
**To:** Paul Michaud  
**Cc:** Perreault, Erin; Kercher, Phillip; Couch, Ashley  
**Subject:** Comments from Scottsdale on the Major General Plan Amendment

Paul,

Thank you for providing the City of Scottsdale the opportunity to comment on the proposed Major General Plan Amendment. Please see the comments below related to land use, transportation, and stormwater.

### Land Use

The subject property is located to the west of Scottsdale Road. Scottsdale Road itself and property to the east are located in the City of Scottsdale. The land to the east is classified as Suburban Neighborhoods, which usually has a

density of 1-8 du/ac. The land to the south east is open space and part of McCormick Ranch. The proposed Medium Density Residential land use is similar to the Suburban Neighborhoods land use to the east in Scottsdale.

### **Transportation**

The City of Scottsdale requests that the proposed project include access from the site to Northern Avenue if the zoning district is intensified rather than utilizing a single, uncontrolled access point on Scottsdale Road. The existing access is suitable for the current land use designation, but not for increasing traffic at an unsignalized access point on a major arterial street. The City requests that improvements to Northern Avenue from Golf Drive to the site be required as part of any rezoning of the site to provide alternative site access.

In addition, in response to the Pre-Application materials sent to Scottsdale, staff has the following comments:

- Scottsdale requires 75 feet of stacking prior to the entry call box. The median island should not extend into the Scottsdale Road right-of-way. Also, as shown the median island blocks the existing Scottsdale Road sidewalk. The sidewalk should be shown on the site plan.
- Scottsdale requires 45 feet for cul-de-sacs, with a shoulder or sidewalk to provide the 49 foot turning radius for fire trucks. The cul-de-sac appears to be just 45 feet; this does not work for the Scottsdale Fire Department.
- The 20 foot wide "FIRE R.O.W." appears to align with a catch basin and street light on Scottsdale Road; therefore it would not work without relocation of both of these. It would also require opening up the existing wall. We would suggest that they modify the internal street layout to meet the minimum access requirements for the Fire Department so that this additional access is not needed.

### **Stormwater**

The entire parcel is located within Flood Zone AE for Indian Bend Wash. Additionally, most of the parcel is located within the designated floodway area. Any grading within the floodway will require a no-rise certification to satisfy FEMA regulations and Scottsdale's floodplain management ordinance. The FEMA regulatory floodplain needs to be redelineated first as part of any development plan to reflect changes that have occurred since the original delineation. Following redelineation, the applicant will then need to prepare a pre-development and post-development hydraulic model as well. These models will need to show no adverse stormwater impact to Scottsdale. The applicant will need to prepare a Conditional Letter of Map Revision application and have it approved by the City of Scottsdale and FEMA before grading can commence. After grading in accordance with the approved plans, the applicant will need to prepare a Letter of Map Revision application and have it approved by the City of Scottsdale and FEMA.

Please let me know if you have any questions or concerns.

Thank you for the opportunity to comment.

Sara

**Sara Javoronok**

Project Coordination Liaison - Long Range Planning

Planning and Development Services

City of Scottsdale

7447 E. Indian School Rd.

Scottsdale, AZ 85251

480.312.7918

[sjavoronok@scottsdaleaz.gov](mailto:sjavoronok@scottsdaleaz.gov)



## City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

June 15, 2016

Paul Michaud, AICP  
Town of Paradise Valley  
6401 E. Lincoln Drive  
Paradise Valley, Arizona 85253

RE: GP-16-01: Major General Plan Amendment for property located at the northwest corner of the Northern Avenue alignment and Scottsdale Road (Parcel No. 174-36-002X)

Dear Mr. Michaud:

Thank you for the opportunity to comment on Case No. GP-16-01, a Major General Plan Amendment to change the land use designation from "Low Density Residential" to "Medium Density Residential" for a property located at the northwest corner of the Northern Avenue alignment and Scottsdale Road. The city of Phoenix does not have any comments at this time.

Please contact Samantha Keating at 602-262-6940 if you require any additional information.

Sincerely,

Alan Stephenson  
Planning & Development Director

cc: City of Scottsdale file  
Marc Thornton

MAJOR GENERAL PLAN AMENDMENT  
CITIZEN REVIEW PLAN  
JUNE 22, 2016

In accordance with the Town of Paradise Valley's Major General Plan Amendment requirements, this Citizen Review Plan is submitted for a 4.4-acre parcel currently owned by Town Triangle, LLC. This Plan provides for effective, early and continuous public participation and complies with the following requirements pursuant to A.R.S. § 9-461.06(C)(1):

- (a) The broad dissemination of proposals and alternatives.
- (b) The opportunity for written comments.
- (c) Public hearings after effective notice.
- (d) Open discussions, communications programs and information services.
- (e) Consideration of public comments.

An aerial photograph has been submitted to the Town indicating the location of the 4.4-acre parcel, surrounding areas, and adjacent streets. Also, a narrative has been submitted to facilitate the public's easy access to information concerning this General Plan Amendment. A hard copy of the project submittal will be kept on file at the Town of Paradise Valley Planning Division and an electronic version of the submittal may be posted on the Town's website so that all Town residents will have immediate notice of the application. Information will also be provided for contacting the Applicant's representative for additional information.

A neighborhood meeting will be held at the at least ten days prior to the Planning Commission public hearing, tentatively scheduled for September 20, 2016. All Paradise Valley homeowners within a 2,000-foot radius of the perimeter of the 4.4-acre site will be invited to attend the neighborhood meeting, as well as Paradise Valley homeowners in Cheney Estates beyond such 2,000-foot radius. City of Scottsdale homeowners within a 1,000-foot radius of the 4.4-acre site perimeter will be also be invited. Written notice of the proposed Major General Plan Amendment for the site will be mailed to all residents within the designated notice area at least two weeks prior to the neighborhood meeting. The notice will include (1) a cover letter describing the date, time, and location of the neighborhood meeting, (2) an aerial photograph of the site, and (3) the General Plan Amendment narrative. The Town will provide notice of the neighborhood meeting by publication in the Arizona Republic and the Paradise Valley Independent.

At the neighborhood meeting, materials will be provided explaining the Major General Plan Amendment request. Applicant representatives will provide information about the proposed residential development. Meeting attendees will be asked to fill out a sign-in sheet and comment cards. There may be follow-up neighborhood meetings and contacts, if necessary.

All required public hearing notices will be provided in coordination with Town staff. The applicant will submit to the Town's Planning Division a Citizen Review Report following the neighborhood meeting. This Citizen Review Report will incorporate public comments received during the meeting and will provide an explanation as to how public concerns will be addressed. A copy of the neighborhood meeting sign-in sheet and comment cards will be attached to the Citizen Review Report and will be submitted to the Town Planning Division. The Citizen Review Report may be updated as necessary prior to the initial Planning Commission public hearing.