

Mary E. Hamway
(602) 315-4635

August 29, 2017

Mayor Michael Collins
Vice Mayor Jerry Bien-Wilner
Councilman Paul Dembow
Councilman David Sherf
Councilman Mark Stanton
Councilman Scott Moore
Councilwoman Julie Pace

VIA EMAIL and inbox

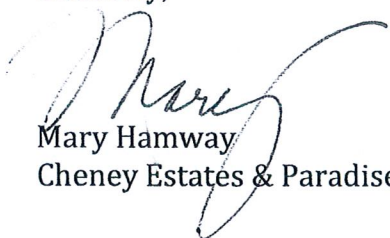
Dear Mayor & Council:

For many years our Cheney Estates neighborhood has faced undesirable development proposals that could have negatively impacted us. For-profit nursing homes, lighted tennis courts and baseball fields and other commercial proposals, have all tried to find a home on this unique 4-acre property, commonly known as the "Jarvis" parcel. It is the only one in Paradise Valley not accessed by any Town roads.

That's why I was pleased when one of our own Cheney Estates residents, Geoff Edmunds, partnering with Rod Cullum, found a great solution. Rather than amend the Town's General Plan, which the Mayor in particular said, would be inappropriate, additional acreage has been acquired since the plan was first proposed. This means the 8 homes called for previously on 4.5 acres is now proposed for 9.6 acres, or less than 1 home to the acre. A General Plan Amendment is no longer needed. And, lot sizes now approximate those in Cheney Estates, a change that was made at the recent request of some Planning Commissioners.

As a former member of the Paradise Valley Town Council I know patience can be a policy virtue. It certainly has been as it relates to this small, but important project making its way to you. For all of these reasons I hope the Town will stand by our nearly five-dozen homeowners who are hopeful of finally resolving the development of this parcel.

Sincerely,



Mary Hamway
Cheney Estates & Paradise Valley Resident

Cc: Kevin Burke
Eva Cutro
Paul Michaud

LAW OFFICES

JORDEN HISER

& JOY, P.L.C.

5080 NORTH 40TH 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
www.JHJLawyers.com

August 29, 2017

**VIA E-MAIL (pmichaud@paradisevalleyaz.gov)
AND REGULAR MAIL**

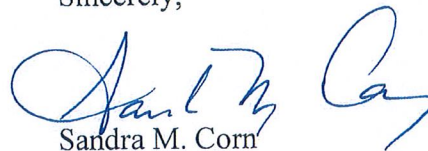
Paul Michaud, Senior Planner
Town of Paradise Valley
6401 East Lincoln Drive
Paradise Valley, AZ 85253

Re: Affidavits of Mailing/Posting – The Villas at Cheney Estates

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

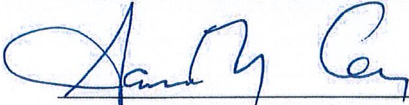
cc (via e-mail w/encl.): Geoff Edmunds
Rod Cullum
Doug Jorden

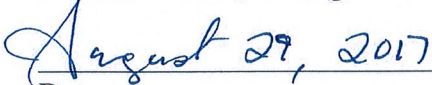
AFFIDAVIT OF MAILING

STATE OF ARIZONA)
) ss.
County of Maricopa)

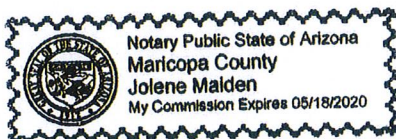
Re: Notice of Citizens Review Sessions on September 14 and September 19, 2017
Notice of Planning Commission Hearing/Meeting on October 3, 2017
Villas at Cheney Estates – Text Amendment, Rezoning, Preliminary Plat,
Conditional Use Permit for Private Road, Special Use Permit for Guard Gate,
and Subdivision Sign Permit

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) 1,500 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 August 29, 2017.

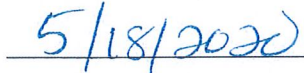

Sandra M. Corn, Paralegal

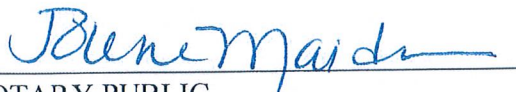

Date

The foregoing instrument was acknowledged by me this 29th day of August, 2017, by Sandra M. Corn.



My commission expires:




NOTARY PUBLIC

Mailing List for Citizen Review Sessions, Planning Commission Public Hearing/Meeting
Villas at Cheney Estates
August 29, 2017

#	Owner 1	Owner 2	Care Of	Address	City	State	Zip Code	Country
1.	ARIZONA PUBLIC SERVICE CO	or Current Resident		P.O. Box 53999 MS 9565	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 8200	Scottsdale	AZ	85253	
4.	CRAIG G BABCOCK TRUST/DB DOWNERS GROVE TRUST	or Current Resident		2722 North 76th Place	Scottsdale	AZ	85266	
5.	HORIUCHI-YKOFF 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 MICHELE MARIE	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.	ANDERSON PAUL KEITH/ILARIA BARION	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/VYONNE	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.	KIMBERLY LATEN LIVING TRUST	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 FAROOQUI LIVING TRUST	or Current Resident		7821 East Royal Palm Road	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.	JIMAREZ TERESA	or Current Resident		5119 Avenue O 1/2	Galveston	TX	07751
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
69.	OFFERPAD LLC (LEASE)	or Current Resident		2212 East Williams Field Road, Building 11,	Gilbert	AZ	85295
70.	RICHTER MICHAEL B/JILLIAN A	or Current Resident		7226 East Maverick Road	Scottsdale	AZ	85258
71.	WOLFF FAMILY TRUST	or Current Resident	c/o TAMARA J HUKILL AND ROBERT L BACON TRUSTEES	7232 East Maverick Road	Scottsdale	AZ	85258
72.	PATRICIA ANN LIND NOTE TR/ETAL (LEASE)	or Current Resident		7238 East Maverick Road	Scottsdale	AZ	85258
73.	BELOOZEROVA IRINA NIKOLAEVNA	or Current Resident		7244 East Maverick Road	Scottsdale	AZ	85258
74.	HERBERGER ENTERPRISES INC	or Current Resident		P.O. Box 2083	Scottsdale	AZ	85252
75.	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.	BARKS 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.	DAHNIKE 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.	MACHIR JOHN/SARA T	or Current Resident	7255 East Griswold Road	Scottsdale	AZ	85258
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.	LUPIEN DANIEL/MALEKA	or Current Resident	7233 East Griswold Road	Scottsdale	AZ	85258
86.	ROBERTS SHELLEY F (LEASE)	or Current Resident	320 Sulfield Avenue	Birmingham	MI	48089
87.	DORMAN DAVID C (LEASE)	or Current Resident	1537 Sandburg Drive	Schaumburg	IL	60173
88.	METTE FAMILY TRUST	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	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	7265 East Harmont Drive	Scottsdale	AZ	85258
104.	JEAN M ADAMS FAMILY LIVING TRUST	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	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	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.	BALLETTO LIVING TRUST	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	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.	GERALD L AND LINDA M SCHNEERER LIVING TRUST	or Current Resident	8141 East Del Plomo Drive	Scottsdale	AZ	85258
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.	TOWN TRIANGLE LLC	or Current Resident	5436 Lafayette Boulevard	Phoenix	AZ	85018
131.	GOEL AKHIL K/PARUL B TR	or Current Resident	8200 North Golf Drive	Paradise Valley	AZ	85253
132.	SRI RAM TRUST	or Current Resident	3518 East Nocona Lane	Phoenix	AZ	85050
133.	KEELY FAMILY TRUST/MORAN FAMILY TRUST	or Current Resident	8240 North Golf Drive	Paradise Valley	AZ	85253
134.	JAE PROPERTIES LLC	or Current Resident	4904 West 131st Terrace	Leawood	KS	66209
135.	CAROL E STAVE TRUST	or Current Resident	8312 North Golf Drive	Paradise Valley	AZ	85253
136.	ROWE FAMILY REVOCABLE TRUST	or Current Resident	8324 North Golf Drive	Paradise Valley	AZ	85253
137.	CELMINS DAVID/REINERT STACEY	or Current Resident	7036 East Merion Way	Paradise Valley	AZ	85253
138.	SENSIBLE INVESTMENTS LLC	or Current Resident	7100 East Merion Way	Paradise Valley	AZ	85253
139.	ALLISON ELIZABETH F	or Current Resident	7112 East Merion Way	Paradise Valley	AZ	85253
140.	NIKNAM FARIVAR/KAZEMINIA RANA D	or Current Resident	8311 North Merion Way	Paradise Valley	AZ	85253
141.	BUTKIEWICZ KYLE J/KELLI A	or Current Resident	8307 North Merion Way	Paradise Valley	AZ	85253
142.	DATIN DAVID B/ROCIO A	or Current Resident	8301 North Merion Way	Paradise Valley	AZ	85253
143.	CRISWELL DECLARATION OF TRUST	or Current Resident	8237 North Merion Way	Paradise Valley	AZ	85253
144.	DOWSE FAMILY TRUST	or Current Resident	8225 North Golf Drive	Paradise Valley	AZ	85253
145.	DONIS JOSHUA A/SONG SOONJIN	or Current Resident	8201 North Golf Drive	Paradise Valley	AZ	85253
146.	TIMMERMAN GERALD H/LYNN A	or Current Resident	18701 Plat Review Road	Springfield	NE	69059
147.	REHORN SCOTT P/SUSAN B TR	or Current Resident	8306 North Merion Way	Paradise Valley	AZ	85253
148.	JORDAN DEEANN V	or Current Resident	8301 North Golf Drive	Paradise Valley	AZ	85253
149.	PATEL NILESH T/DORA C	or Current Resident	7101 East Oakmont Drive	Paradise Valley	AZ	85253
150.	DANA RICHARD D/JANE H	or Current Resident	7111 East Oakmont Drive	Paradise Valley	AZ	85253
151.	MCMANNIS REVOCABLE LIVING TRUST	or Current Resident	7115 East Oakmont Drive	Paradise Valley	AZ	85253
152.	FERER WALTER CHARLES	or Current Resident	7121 East Oakmont Drive	Paradise Valley	AZ	85253
153.	HASSELL LIVING TRUST	or Current Resident	7135 East Oakmont Drive	Paradise Valley	AZ	85253
154.	WHELCHER BARINHOLTZ REVOCABLE TRUST	or Current Resident	7145 East Oakmont Drive	Paradise Valley	AZ	85253
155.	JOHNSON CHARLES N/HELENE L	or Current Resident	8400 North Golf Drive	Paradise Valley	AZ	85253
156.	NAGLE ROBERT H/KAREN L	or Current Resident	8523 North Golf Drive	Paradise Valley	AZ	85253
157.	PAONESSA JOSEPH P	or Current Resident	6928 East Caballo Drive	Paradise Valley	AZ	85253
158.	NERHEIM MAGNE H/SVETLANA	or Current Resident	8715 North 68th Street	Paradise Valley	AZ	85253
159.	NORREGA NANCY PATRICIA/ANDREW MICHAEL	or Current Resident	8736 North 68th Street	Paradise Valley	AZ	85253
160.	RICHARD S AND JOAN W TULLY REVOCABLE TRUST	or Current Resident	6829 East Caballo Drive	Paradise Valley	AZ	85253
161.	DAVISON NICK N/JANINE M TR	or Current Resident	6901 East Caballo Drive	Paradise Valley	AZ	85253
162.	COX JERRY ROBERT/JENNIE L TR	or Current Resident	6915 East Caballo Drive	Paradise Valley	AZ	85253
163.	ARTHUR E HANKE JR AND KATHRYN A HANKE LIV TR	or Current Resident	6941 East Caballo Drive	Paradise Valley	AZ	85253

164.	PATEL FAMILY TRUST	or Current Resident	c/o PATEL KALPESH/SHAILI TRUSTEES	7195 East Caballo Circle	Paradise Valley	AZ	85253
165.	BERNEIL WATER COMPANY	or Current Resident		P.O. Box 60084	Phoenix	AZ	85082
166.	FOLKMAN MARVIN L & PEARL K	or Current Resident	c/o MARRIOTT BUSINESS SERV/PROP TAX DEPT	P.O. Box 579	Louisville	TN	37777
167.	FOLKMAN PROPERTIES	or Current Resident	c/o MARRIOTT BUSINESS SERV/PROP TAX DEPT	P.O. Box 579	Louisville	TN	37777
168.	CAMELBACK PROPERTIES INN INC	or Current Resident	c/o MARRIOTT BUSINESS SERV/PROP TAX DEPT	P.O. Box 579	Louisville	TN	37777
169.	MASCI GREGORY J/CAMBRIA C	or Current Resident		1701 Redrock Drive	Gallup	NM	87340
170.	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
171.	HAMILTON ROBERT O/SHEN JOANNE F TR	or Current Resident		6830 East Ironwood Drive	Paradise Valley	AZ	85253
172.	MICERA REVOCABLE TRUST	or Current Resident	c/o MICERA ROBERT J/JACQUELINE M TR	6868 East Ironwood Drive	Paradise Valley	AZ	85253
173.	UNGER STAN	or Current Resident		6900 East Ironwood Drive	Paradise Valley	AZ	85253
174.	ANDERSEN BRUCE A	or Current Resident		6950 East Ironwood Drive	Paradise Valley	AZ	85253
175.	SCHWAB DAVID C	or Current Resident		6988 East Ironwood Drive	Paradise Valley	AZ	85253
176.	HAM MICHAEL L/ERIN K	or Current Resident		412 Whipple Street	Prescott	AZ	86301
177.	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
178.	CAVAN INVESTMENTS LTD	or Current Resident	c/o CASA BELLA REALTY MANAGEMENT	P.O. Box 55447	Phoenix	AZ	85078
179.	PILLOR DAVID J/STEPHANIE	or Current Resident		6742 East Cuarenta Court	Paradise Valley	AZ	85253
180.	MARTHA SHARP CANTERBURY	or Current Resident	c/o BNY MELLON NATIONAL ASSOCIATION TR	525 William Penn Place, Suite 1315	Pittsburg	PA	15259
181.	HENSHAW THOMAS L/DOROTHY L TR	or Current Resident		6932 East Bronco Drive	Paradise Valley	AZ	85253
182.	ANUGU-DHANIAL LIVING TRUST	or Current Resident	c/o REDDY PRAFUL A/DHANJAI-REDDY AMRITA TR	6918 East Bronco Drive	Paradise Valley	AZ	85253
183.	CHAL ARTHUR H/KAREN K TR	or Current Resident		6900 East Bronco Drive	Paradise Valley	AZ	85253
184.	YODER CARL W/SYLVA D TR	or Current Resident		6901 East Bronco Drive	Scottsdale	AZ	85253
185.	STEARNS DAVID R JR/BRITT KRISTI	or Current Resident		6917 East Bronco Drive	Paradise Valley	AZ	85253
186.	HAYUTIN GREGG S/KAREN	or Current Resident		6795 East Tennessee Avenue, No. 601	Denver	CO	80224
187.	BRONFMAN ADAM R/CYNTHIA G	or Current Resident		2300 Lucky John Drive	Park City	UT	84060
188.	SAWAI SHIRLEY K	or Current Resident		6835 East Bronco Drive	Paradise Valley	AZ	85253
189.	CONVERS ANTHONY R/GLORIA L TR	or Current Resident		P.O. Box 3429	Scottsdale	AZ	85257
190.	MCWEENEY WILLIAM/LAURIE	or Current Resident		507 Pinto Drive	Amarillo	TX	79118
191.	BLACK TIMOTHY E/MARILYN A TR	or Current Resident		6880 East Bronco Drive	Paradise Valley	AZ	85253
192.	SANDERS JEFFREY BRENT/MELANIE MORGAN TR	or Current Resident		6858 East Bronco Drive	Paradise Valley	AZ	85253
193.	OUTSIDE THE BOX VENTURES LLC	or Current Resident		7705 East Doubletree Ranch Road, Unit 37	Scottsdale	AZ	85258
194.	EGAN FAMILY REVOCABLE LIVING TRUST	or Current Resident	c/o EGAN JOHN CRAIG/MERLITA REGALA TR	6808 East Bronco Drive	Paradise Valley	AZ	85253
195.	CAMINO SERNA TRUST	or Current Resident	c/o SON VAN HO TRUSTEE	6840 East Cuarenta Court	Paradise Valley	AZ	85253
196.	SRAOW PAUL/JENNIFER/JAGWINDER S/SURINDER K	or Current Resident		2310 East Laredo Street	Chandler	AZ	85225
197.	JOHNCOX RONALD W/AMY M	or Current Resident		6805 East Cuarenta Court	Paradise Valley	AZ	85253
198.	VERDOORN DARYL R/CAROL J	or Current Resident		6845 East Cuarenta Court	Paradise Valley	AZ	85253
199.	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
200.	HRUDKA JOE/METZER HRUDKA ANTOINETTE TR	or Current Resident		6867 East Cuarenta Court	Paradise Valley	AZ	85253
201.	TUFT PAUL R/LORI L	or Current Resident		6860 East Cuarenta Court	Paradise Valley	AZ	85253
202.	OREFFICE PAUL F/JOANN	or Current Resident		6850 East Cuarenta Court	Paradise Valley	AZ	85253
203.	LEGENDARY ESTATES HOMEOWNERS' ASSOCIATION	or Current Resident		6853 East Cuarenta Court	Paradise Valley	AZ	85253
204.	CRATSENBERG ANDREW C JR/PAULA M	or Current Resident		6901 East Northern Avenue	Paradise Valley	AZ	85253

205.	HAMMER RONALD L/DE LONG DEVON	or Current Resident		6955 East Northern Avenue	Paradise Valley	AZ	85253
206.	SILVESTRI STEVEN J/DARA J TR	or Current Resident		6983 East Northern Avenue	Paradise Valley	AZ	85253
207.	RENKEN FAMILY TRUST	or Current Resident	c/o RENKEN WAYNE G/LANA K TR	7840 North 70th Street	Paradise Valley	AZ	85253
208.	HUNTON STEVEN L/CAROLEE A TR	or Current Resident		7820 North 70th Street	Paradise Valley	AZ	85253
209.	DIVERSIFIED ASSET MANAGEMENT LLC	or Current Resident		7281 East Earl Drive, Suite A	Scottsdale	AZ	85251
210.	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
211.	BRANDT THOMAS R/REBECCA J	or Current Resident		12388 Rose Lane	Omaha	NE	68154
212.	JA IRREVOCABLE TRUST	or Current Resident	c/o MILLER JOADY AVRICK TR	7155 East Paradise Canyon Road	Paradise Valley	AZ	85253
213.	SCHALLER JOEL L	or Current Resident		7171 East Paradise Canyon Road	Paradise Valley	AZ	85253
214.	FRANTZ MILTON E/MILLIE A TR	or Current Resident		7170 East Paradise Canyon Road	Paradise Valley	AZ	85253
215.	MARGARET E COCHRAN TRUST	or Current Resident		7150 East Paradise Canyon Road	Paradise Valley	AZ	85253
216.	GABEL BARRY H/BABBI L TR	or Current Resident		7130 East Paradise Canyon Road	Paradise Valley	AZ	85253
217.	KATHLEEN MCDOWELL TRUST	or Current Resident		7111 East Paradise Canyon Road	Paradise Valley	AZ	85253
218.	OSTEN FAMILY TRUST	or Current Resident	c/o SYDNEY/REGINA OSTEN TRUSTEES	7141 East Paradise Canyon Road	Paradise Valley	AZ	85253
219.	PEARSON G ROGER/NANETTE TR	or Current Resident		7161 East Paradise Canyon Road	Paradise Valley	AZ	85253
220.	OHLSAUSEN MICHAEL R TR	or Current Resident		7177 East Paradise Canyon Road	Paradise Valley	AZ	85253
221.	NICHOLAS J MELAS AND IRENE MELAS REV TRUST	or Current Resident	c/o MELAS IRENE TRUSTEE	7172 East Paradise Canyon Road	Paradise Valley	AZ	85253
222.	JANE L MCCARTY PV AZ QUAL PER RES TRUST/ETAL	or Current Resident	c/o JANE L MCCARTY TRUSTEE	7144 East Paradise Canyon Road	Paradise Valley	AZ	85253
223.	JENSEN GLORIA A	or Current Resident		7120 East Paradise Canyon Road	Paradise Valley	AZ	85253
224.	JOEL TORNABENI AND JOLENE TORNABENI FAMILY TR	or Current Resident		7100 East Paradise Canyon Road	Paradise Valley	AZ	85253
225.	ANISHAY LIVING TRUST	or Current Resident	c/o ASHESH SANGHVI AND ALPA SANGHVI TR	6307 East Quartz Mountain Road	Paradise Valley	AZ	85253
226.	DICKERSON STAN	or Current Resident		920 North Illinois Street	Belleville	IL	62220
227.	SACHS 2012 IRREVOCABLE TRUST	or Current Resident	c/o NATHAN S SACHS	7101 East Belmont Avenue	Paradise Valley	AZ	85253
228.	FLUTTIE JOHN H/TAULBEE-FLUTTIE JO H	or Current Resident		7121 East Belmont Avenue	Paradise Valley	AZ	85253
229.	BURNELL AND SHIRLEY KRAFT REVOCABLE TRUST	or Current Resident		7139 East Belmont Avenue	Paradise Valley	AZ	85253
230.	HELLER STUART J/JUDITH LEE	or Current Resident		400 South Steele Street, Unit 64	Denver	CO	80209
231.	COBURN MAURICE/MARLENE C TR	or Current Resident		7179 East Belmont Avenue	Paradise Valley	AZ	85253
232.	OHLSAUSEN HOWARD G TR/OHLSAUSEN JOANNE C	or Current Resident		7180 East Belmont Avenue	Paradise Valley	AZ	85253
233.	DIERS ROBERT L/LAVONNE L	or Current Resident		7160 East Belmont Avenue	Scottsdale	AZ	85253
234.	NAGEL JUSTIN/CARRIE	or Current Resident		7130 East Belmont Avenue	Paradise Valley	AZ	85253
235.	OUTSIDE THE BOX VENTURES LLC	or Current Resident		6875 East Camelback Road, Unit 1014	Scottsdale	AZ	85251
236.	BRACHFELD MARK J/ANDREWS CYNTHIA C TR	or Current Resident		7102 East Belmont Avenue	Paradise Valley	AZ	85253
237.	ROBINSON ROBERT M	or Current Resident		7101 East Bronco Drive	Paradise Valley	AZ	85253
238.	KUBITZ SCOTT	or Current Resident		7107 East Bronco Drive	Paradise Valley	AZ	85253
239.	DONSKY HOWARD J/PAULA S	or Current Resident		7117 East Bronco Drive	Paradise Valley	AZ	85253
240.	MEGAL REVOCABLE LIVING TRUST	or Current Resident		7157 East Bronco Drive	Paradise Valley	AZ	85253
241.	NILSEN FAMILY TRUST	or Current Resident	c/o LAURANCE B AND BARBARA R NILSEN TR	7140 East Bronco Drive	Paradise Valley	AZ	85253
242.	STORK FAMILY TRUST	or Current Resident	c/o JOHANNES MC/JOHANNA LM STORK TRUSTEES	7122 East Bronco Drive	Paradise Valley	AZ	85253
243.	HAMWAY GEOFFREY H/MARY E TR	or Current Resident		7112 East Bronco Drive	Paradise Valley	AZ	85253
244.	GLOBAL PACIFIC FUNDING II LLC	or Current Resident		7104 East Bronco Drive	Paradise Valley	AZ	85253
245.	WOLFERT RONNIE C/EVANS RENE N TR	or Current Resident		7100 East Bronco Drive	Paradise Valley	AZ	85253

246.	BARBARA F BERGER REVOCABLE TRUST	or Current Resident		133 Ladue Oaks Drive	St. Louis	MO	63141
247.	E V HANCOCK II REVOCABLE TRUST	or Current Resident		7877 North 71st Street	Paradise Valley	AZ	85253
248.	SPIES ROBERT J/HAMILTON DIANE D	or Current Resident		7095 East Foothill Drive	Paradise Valley	AZ	85253
249.	PARASHER FAMILY TRUST	or Current Resident	c/o PARASHER PUNIT SINGH/SHRUTI BADHWAR TR	7121 East Foothill Drive	Paradise Valley	AZ	85253
250.	ALI YOLANDA E TR	or Current Resident		P.O. Box 187	Berrien Springs	MI	49103
251.	PRINCE SURVORS TRUST	or Current Resident	c/o ALAN N PRINCE TR	7131 East Foothill Drive	Paradise Valley	AZ	85253
252.	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
253.	FISHER GREG/NANCY TR	or Current Resident		7124 East Foothill Drive	Paradise Valley	AZ	85253
254.	WOLFINGER JAMES A/CINDY C	or Current Resident		7118 East Foothill Drive	Paradise Valley	AZ	85253
255.	WONDRASEK LORI E	or Current Resident		11 Clubside Court	Burr Ridge	IL	60527
256.	EDMUNDS GEOFFREY H/JANE TR	or Current Resident		7070 East Foothill Drive	Paradise Valley	AZ	85253
257.	PAUL AND VANESSA ROLLS FAMILY TRUST	or Current Resident	c/o ROLLS PAUL/VANESSA TR	7058 East Foothill Drive	Paradise Valley	AZ	85253
258.	KIRK BERNARD/JEANETTE TR	or Current Resident		7030 East Foothill Drive	Paradise Valley	AZ	85253
259.	SCHMITZER CARL STEWART/NADINE LOUISE TR	or Current Resident		7033 East Foothill Drive	Scottsdale	AZ	85253
260.	SPERBER FAMILY TRUST	or Current Resident	c/o SPERBER HERBERT L/JANICE W TR	7065 East Foothill Drive	Paradise Valley	AZ	85253
261.	JAMES L AND LISA G HELT FAMILY TRUST	or Current Resident		7880 North 71st Street	Paradise Valley	AZ	85253
262.	REIMAN ROY J/ROBERTA M	or Current Resident		125 West Wisconsin Avenue, Suite 200	Pewaukee	WI	53072
263.	MAFFIE FAMILY LIVING TRUST	or Current Resident	c/o MAFFIE MICHAEL/THERESA TR	10 Deer Dancer	Santa Fe	NM	87506
264.	CRAFT HAROLD D	or Current Resident		17235 Lechlade Lane	Dallas	TX	75252
265.	FISH LESLIE R/MARIA S TR	or Current Resident		7067 East Bronco Drive	Paradise Valley	AZ	85253
266.	NANCY A MACEY FAMILY TRUST	or Current Resident		7062 East Belmont Avenue	Paradise Valley	AZ	85253
267.	PEZZUTO BRETT J	or Current Resident		7034 East Belmont Avenue	Paradise Valley	AZ	85253
268.	DOCKTOR DIANE G	or Current Resident		7033 East Belmont Avenue	Paradise Valley	AZ	85253
269.	SELDIN CHILDRENS TRUST	or Current Resident	c/o SELDIN SCOTT A TR	7339 East Evans Road, Suite 201	Scottsdale	AZ	85258
270.	BARTLETT JAMES R/SUSAN B TR	or Current Resident		7700 North 71st Street	Paradise Valley	AZ	85253
271.	QUALIFIED MARITAL TRUST/GALLAGHER ELLEN M	or Current Resident		3209 Galleria, Unit 1605	Edina	MN	55436
272.	LIU JING	or Current Resident		9449 North 90th Street, Suite 101	Scottsdale	AZ	85260
273.	ANCHOR LIVING TRUST	or Current Resident	c/o ANCHOR GERALD L/HAZEL MARUEEN TR	7031 East Morten Avenue	Paradise Valley	AZ	85253
274.	GILBURNE ADAM/RONDA TR	or Current Resident		6840 East Cuarenta Court	Paradise Valley	AZ	85253
275.	CHENEY SKY LLC	or Current Resident		7740 East Gainey Ranch Road, Suite 28	Scottsdale	AZ	85258
276.	JILLY FAMILY TRUST	or Current Resident	c/o GABOR S/KAREN A JILLY TRUSTEES	7560 North 71st Street	Paradise Valley	AZ	85253
277.	CHENEY ESTATES OWNERS ASSOCIATION	or Current Resident	c/o FIRST SERVICE RESIDENTIAL	9000 East Pima Center Parkway, Suite 300	Scottsdale	AZ	85258
278.	WAGENHALS LISA TR/WAGENHALS LISA	or Current Resident	c/o HEIL LISA	6911 East Belmont Avenue	Paradise Valley	AZ	85253
279.	VIRGINIA CONNIE DUVALL BRUNO FAMILY TRUST	or Current Resident		7044 East Cheney Drive	Paradise Valley	AZ	85253
280.	SISSON FRANKLIN JR/CONSTANCE PANTELIDES	or Current Resident		6834 East Belmont Circle	Paradise Valley	AZ	85253
281.	NAHON JEAN MICHEL J/GLLEE LOIS	or Current Resident		7616 North 69th Place	Paradise Valley	AZ	85253
282.	OVERHOLT KEITH F/ELIZABETH M	or Current Resident		6841 East Belmont Circle	Paradise Valley	AZ	85253
283.	BAGAI RAJESH KUMAR/ROSHINI	or Current Resident		6918 East Belmont Avenue	Paradise Valley	AZ	85253
284.	SHARKO GREGORY S/GERALDINE ANNE TR	or Current Resident		6902 East Belmont Avenue	Paradise Valley	AZ	85253
285.	RDS FAMILY TRUST	or Current Resident		11110 North Tatum Boulevard, Suite 101	Phoenix	AZ	85028
286.	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

287.	DEZELON MICHAEL W/KIMBERLY K	or Current Resident		7601 North 69th Place	Paradise Valley	AZ	85253	
288.	BELMONT 16 LLC	or Current Resident		6901 East Belmont Avenue	Paradise Valley	AZ	85255	
289.	CW TRUST	or Current Resident	c/o HEIL LISA K TRUSTEE	6911 East Belmont Avenue	Paradise Valley	AZ	85253	
290.	KERN LARRY M/ROBERTA A	or Current Resident		2325 East Bowker Street	Phoenix	AZ	85040	
291.	CHENEY HOLDINGS LLC	or Current Resident		6905 East Cheney Drive	Paradise Valley	AZ	85253	
292.	CHENEY PLACE HOMEOWNERS ASSOCIATION	or Current Resident		7373 Doubletree Ranch Road	Scottsdale	AZ	85258	
293.	CHLN INC (LEASE UNTIL 7/31/2020)	or Current Resident	c/o KE ANDREWS & COMPANY	1900 Dalrock Road	Rowlett	TX	75088	Switzerland
294.	ROY PIERRE/BRIGITTE	or Current Resident		Route d'Echallens 1 CP38	A054 Morrens	SWIX OJS	70811	England
295.	FRANKLIN MICHAEL E/PAMELA M	or Current Resident		Flat 3, 18 Cadogan Square	London	BC	V4N 585	CANADA
296.	WUBS JETSKO H/CHRISTINA	or Current Resident		9130 163 A Street	Surry	AB	T2W 3A8	CANADA
297.	TAYLOR RICHARD P/GAIL P	or Current Resident		12907 Canso Place Southwest	Calgary	AB	T3R 1B6	CANADA
298.	BRONCO RESIDENCE TRUST	or Current Resident	c/o ARCURI DOMENICO/LORI TRUSTEES	51 Cheyenne Meadows Way	Calgary	AB	T5V 1L3	CANADA
299.	BORDER TRUST	or Current Resident	c/o PARKER EARL/SWERLING ALAN TRUSTEES	13500-156 Street NW	Edmonton	AB		

Geoffrey Edmunds
7070 East Foothills Drive
Paradise Valley, AZ 85253

August 29, 2017

Dear Neighbor:

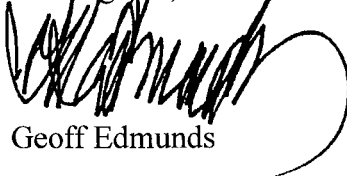
I live on the north side of Cheney Estates and am one of the closest neighbors to a long-vacant, triangular-shaped parcel located at the northwest corner of the alignment of Northern Avenue and Scottsdale Road, adjacent to Camelback Country Club Golf Course. I've enclosed an aerial photograph that shows 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. A page from the preliminary plat showing those 8 lots is also enclosed. 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 Thursday, September 14, 2017, 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, September 19, 2017; at Town Hall, 6401 East Lincoln Drive.

We hope to see you at the meetings on September 14 and 19. 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.

Best regards,



Geoff Edmunds

Enclosures

cc: Paul Michaud
Rod Cullum



PRELIMINARY PLAT FOR THE VILLAS AT CHENEY ESTATES

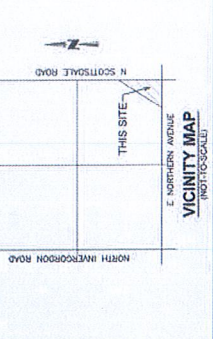
A PORTION OF LAND LOCATED IN SOUTHEAST 1/4 OF SECTION 34,
TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

OWNER
TOWN TRIANGLE, LLC
FOLKMAN PROPERTIES, LLC
2422 E PALO VERDE DR
PHOENIX, AZ 85016
CONTACT: JARRETT JARVIS

DEVELOPER
CIVIL DESIGN TEAM
GEORFFREY H EDMUNDS &
ASSOCIATES, INC.
1005 E COUNTRY CLUB DRIVE
PHOENIX, AZ 85014
PHONE: (602) 286-4789
CONTACT: GEORFFREY EDMUNDS

CONTRACT: FRED FLEET, P.E.

THIS SITE



LEGEND

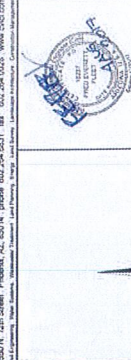
- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
(S.V.T.) SIGHT VISIBILITY TRIANGLE
- 1" V.M.A.E.
- 8" P.U.E.
- 10" P.U.E.
- PROPOSED 8" WATER
EASEMENT
- PROPOSED PEDESTRIAN/BICYCLE
EASEMENT
- PROPOSED LANDSCAPE
EASEMENT

SHEET INDEX

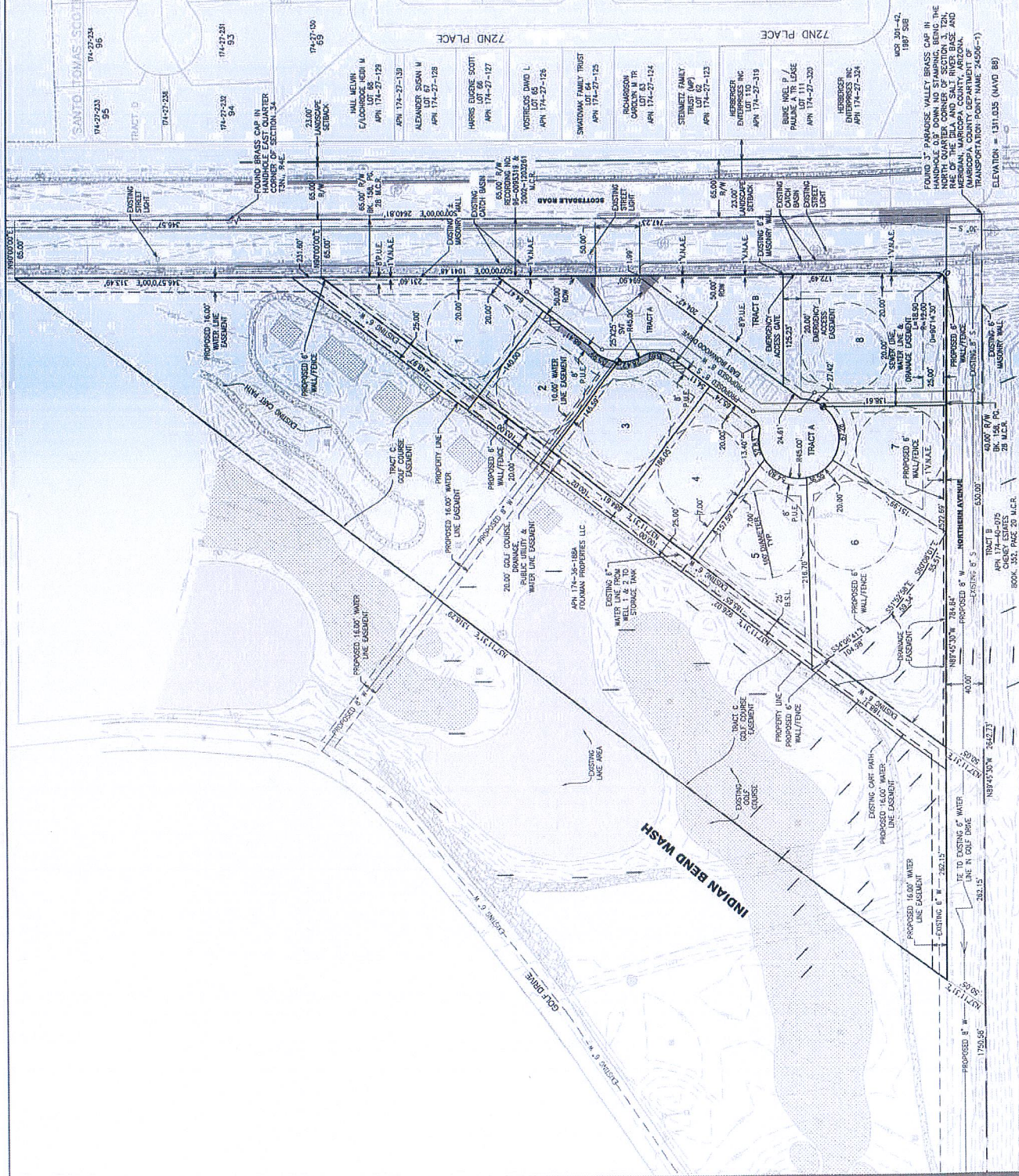
- SHEET 01 - COVER SHEET / NOTES / KEY MAP / SITE DATA TABLE /
- SHEET 02 - TRACT TABLE / TYPICAL LOT DETAIL
- SHEET 03 - SECTION DETAILS / EMERGENCY ACCESS GATE DETAIL
- SHEET 04 - SITE PLAN



4550 N. 32nd Street Phoenix, AZ 85018 phone: 602.244.6231 fax: 602.244.0029 www.civil.com



SHEET
03 OF 03
1-01-02881-01
DATE: 08/27/17
SCALE: 1" = 50'





Paul Michaud, AICP
Senior Planner
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253
(480) 348-3574

Dear Resident:

Doug Jorden, on behalf of Town Triangle, L.L.C., has filed several applications to develop a 9.6-acre property located at the northwest corner of the Northern Avenue alignment and Scottsdale Road (Parcel No. 174-36-002X and part of 174-36-188A). 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 39,000 square feet. Notice is hereby given of two upcoming meetings by the Town:

1. The Town of Paradise Valley Planning Commission will be holding a **Citizen Review Session at 6:00 p.m., on Tuesday, September 19, 2017.** The applicant will also be holding their own citizen review meeting prior to the September 19th Citizen Review Session. The applicant's meeting will be noticed separately. A Citizen Review Session is an opportunity for citizens to discuss issues, concerns, and address questions. No action will be taken at these meetings.
2. The Town of Paradise Valley Planning Commission will be holding **Public Meetings/Hearings at 6:00 p.m., on Tuesday, October 3, 2017.** Action on the various application requests is expected. Except for the Conditional Use Permit, all action is in the form of a recommendation to Town Council.

The above meetings/hearings will be held at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for the following applications:

- [MI-16-03] A text amendment to Article II, Definitions, and Article IX, Cluster Plan District, of the Town's Zoning Ordinance, to allow for modifications to the cluster plan provisions for this proposed development such as lot size, height measurement, and setbacks. The gross density will comply with the minimum one home per acre.
- [MI-16-04] A rezoning to change the zoning district from "R-43 Single Family Residential District" (minimum 43,560 square-foot lots) and "Special Use Permit – Country Club and Golf Course" to the "R-43 Single Family Residential District Cluster Plan" (minimum 12,000 square-foot lots).
- [PP-16-03] A Preliminary Plat for eight 12,000 square-foot to 39,000 square-foot lots.
- [CUP-16-02] A Conditional Use Permit to make the road(s) within the proposed subdivision private.
- [SUP-16-03] A Special Use Permit (SUP) for private roadway gates off Scottsdale Road onto the main access road of the proposed subdivision.
- [MI-17-03] A request for two entry subdivision wall signs.

If you have questions about these applications, please call the Community Development Department at (480) 348-3574.

Sincerely,

Paul Michaud, AICP
Senior Planner

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 483-1811 (TDD) to request accommodation.

For further information about any of these matters, please contact the Community Development Department, 6401 E. Lincoln Drive, Paradise Valley, Arizona, 480-348-3692.

All agendas are subject to change. Several items may be on an agenda. You may want to contact the Town or view the agenda online to check the order of the item you are interested in to estimate when it may be heard. You can generally view the agenda approximately 4-6 days prior to the meeting date at www.ci.paradise-valley.az.us/330/Agendas-and-Meetings. When you click on the individual underlined items on the agenda, a list of pdf files will appear on the right side of the screen. The staff action report and attachments will be listed separately for each agenda item.

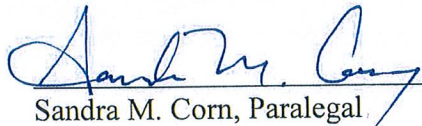
AFFIDAVIT OF POSTING

STATE OF ARIZONA)
) ss.
County of Maricopa)

I, Sandra M. Corn, being duly sworn, depose and state that the attached notice of proposed Text Amendment, Rezoning, Preliminary Plat, Conditional Use Permit, Special Use Permit, and Subdivision Sign Permit for the Planning Commission citizen review session of September 19, 2017, and the Planning Commission hearing/meeting date of October 3, 2017, is a true and correct copy of a notice which I cause to be posted by Tuesday, August 29, 2017 in the following location(s):

Scottsdale Road entrance Maricopa County APN: 174-36-002X/174-36-188A

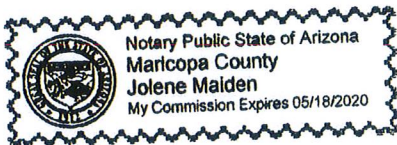
All in the Town of Paradise Valley, Arizona and County and State aforesaid.


Sandra M. Corn, Paralegal

August 29, 2017

Date

The foregoing instrument was acknowledged by me this 29th day of August, 2017, by Sandra M. Corn.




NOTARY PUBLIC

My commission expires:

5/18/2020

ZONING HEARING

TOWN OF PARADISE VALLEY
Planning and Zoning Commission

6401 E. Lincoln Dr., Paradise Valley, Arizona

6:00 P.M. - 0'CLOCK 19th DAY OF SEPT 2017
6:00 P.M. - 0'CLOCK 3rd DAY OF OCT, 2017

Doug Janda, on behalf of Town Triangle, L.L.C., has filed several applications to develop a building property located at the northwest corner of the Northern Avenue alignment and Scottsdale Road (Parcel No. 174-MC002X and part of 174-36-188A). Notice is hereby given of two upcoming meetings by the Town.

1. The Town of Paradise Valley Planning Commission will be holding a **Citizen Review** hearing at 6:00 P.M. on **Tuesday, September 12, 2017**. The applicant will also be present. The applicant's meeting will be held separately. A Citizen Review Session is an opportunity for citizens to discuss the project, concerns, and address questions. No action will be taken at these meetings.

2. The Town of Paradise Valley Planning Commission will be holding **Public Meetings/Hearings** at 6:00 P.M. on **Wednesday, September 13, 2017**. Action on the various applications requests is expected **except** for the Conditional Use Permit; all action is in the form of a recommendation to Town Council.

PENALTY FOR DEFACING POSTER PRIOR TO DATE OF HEARING

CASE NO. _____
POSTING DATE: 9-1-17

ZONING HEARING

TOWN OF PARADISE VALLEY
Planning and Zoning Commission

6401 E. Lincoln Dr., Paradise Valley, Arizona

6:00 P.M. - 0'CLOCK 19th DAY OF SEPT 2017
6:00 P.M. - 0'CLOCK 3rd DAY OF OCT 2017

The above meetings/hearings will be held at Town Hall (6401 East Lincoln Drive, Paradise Valley, Arizona, 85253) for the following applications:

- A text amendment to Article II, Definitions, and Article IX, Chapter Plan District, of the Town's Zoning Ordinance, to allow for modifications to the chapter plan provisions for this proposed development such as lot size, height measurement, and setbacks. The gross density will comply with the minimum one home per acre.
- A rezoning to change the zoning district from "R-41 Single Family Residential District" (minimum 43,560 square foot lots) and "Special Use Permit - Country Club and Golf Course" to the "R-41 Single Family Residential District Cluster Plan" (minimum 12,000 square foot lots).
- A Preliminary Plat for eight (8) 12,000 square-foot to 39,000 square foot lots.
- A Conditional Use Permit to make the roadway 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 request for two entry subdivision will signs.

PENALTY FOR DEFACING POSTER PRIOR TO DATE OF HEARING

CASE NO. _____
POSTING DATE: 9-1-17