

Villas at Cheney Estates – 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. Prior to the November 15th meeting, the applicant notified the Town that the Camelback Golf Club withdrew their letter of support and will remain neutral.

Attached are the comments from the October 25th Citizen Review meeting and summary of persons that contacted staff directly. Refer to the applicable minutes for comments during any scheduled meeting date.

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. The Planning Director at the City of Scottsdale later retracted their comment on Northern Avenue. None of the other jurisdictions notified as part of the General Plan notification provided comment.

service facility should it interfere with any emergency radio frequency.

The motion carried by the following vote:

Aye: 7 - Chairperson Strom, Commissioner Moore, Commissioner Wainwright, Commissioner Wastchak, Chairperson Wincel, Chairperson Mahrle and Chairperson Campbell

STUDY SESSION ITEMS (Continued)

- A. [16-391](#) Discussion of a Major General Plan Amendment (GP-16-01), Zoning Ordinance Text Amendment (MI-16-03), Rezoning (MI-16-04), Private Roadway Conditional Use Permit (CUP-16-02), Private Roadway Gate Special Use Permit (SUP-16-03), and Preliminary Plat (PP-16-03) to develop eight single-family residential lots, ranging in lot sizes between 12,000 net square feet to 35,000 net square feet. Northwest Corner of Northern Ave Alignment and Scottsdale Rd (APN: 174-36-002X)

There was no discussion of this item. At the request of the applicant, the Planning Commission continued this item and the related items regarding the development at the northwest corner of Scottsdale Road and Northern Avenue to the December 6, 2016 meeting. This continuance is to allow the applicant to work with the seller of the site on a time extension

No Reportable Action

5. PUBLIC HEARINGS

- A. [16-392](#) GP-16-01: Consideration of a Major General Plan Amendment on a 4.4-acre property located at the northwest corner of the Northern Avenue alignment and Scottsdale Road (Parcel No. 174-36-002X)
- A motion was made by Chairperson Campbell, seconded by Chairperson Mahrle, to continue this application to the next meeting of December 6, 2016. The motion carried by the following vote:**
- Aye:** 7 - Chairperson Strom, Commissioner Moore, Commissioner Wainwright, Commissioner Wastchak, Chairperson Wincel, Chairperson Mahrle and Chairperson Campbell
- B. [16-393](#) MI-16-03: Consideration of a Text Amendment to the Town's Zoning Ordinance on a 4.4-acre property located at the northwest corner of the Northern Avenue alignment and Scottsdale Road (Parcel No. 174-36-002X)
- A motion was made by Chairperson Campbell, seconded by Chairperson Mahrle, to continue this application to the next meeting of December 6, 2016. The motion carried by the following vote:**

Aye: 7 - Chairperson Strom, Commissioner Moore, Commissioner Wainwright, Commissioner Wastchak, Chairperson Wincel, Chairperson Mahrle and Chairperson Campbell

- C.** [16-394](#) MI-16-04: Consideration of a rezoning on a 4.4-acre property located at the northwest corner of the Northern Avenue alignment and Scottsdale Road (Parcel No. 174-36-002X)

A motion was made by Chairperson Campbell, seconded by Chairperson Mahrle, to continue this application to the next meeting of December 6, 2016. The motion carried by the following vote:

Aye: 7 - Chairperson Strom, Commissioner Moore, Commissioner Wainwright, Commissioner Wastchak, Chairperson Wincel, Chairperson Mahrle and Chairperson Campbell

- D.** [16-397](#) SUP-16-03: Consideration of a Special Use Permit (SUP) for private roadway gates on a 4.4-acre property located at the northwest corner of the Northern Avenue alignment and Scottsdale Road (Parcel No. 174-36-002X)

A motion was made by Chairperson Campbell, seconded by Chairperson Mahrle, to continue this application to the next meeting of December 6, 2016. The motion carried by the following vote:

Aye: 7 - Chairperson Strom, Commissioner Moore, Commissioner Wainwright, Commissioner Wastchak, Chairperson Wincel, Chairperson Mahrle and Chairperson Campbell

ACTION ITEMS (Continued)

- A.** **16-395** PP-16-03: Consideration of a Preliminary Plat on a 4.4-acre property located at the northwest corner of the Northern Avenue alignment and Scottsdale Road (Parcel No. 174-36-002X)

A motion was made by Chairperson Campbell, seconded by Chairperson Mahrle, to continue this application to the next meeting of December 6, 2016. The motion carried by the following vote:

Aye: 7 - Chairperson Strom, Commissioner Moore, Commissioner Wainwright, Commissioner Wastchak, Chairperson Wincel, Chairperson Mahrle and Chairperson Campbell

- B.** [16-396](#) CUP-16-02: Consideration of a Conditional Use Permit for a private roadway on a 4.4-acre property located at the northwest corner of the Northern Avenue alignment and Scottsdale Road (Parcel No. 174-36-002X)

A motion was made by Chairperson Campbell, seconded by Chairperson Mahrle, to continue this application to the next meeting of December 6, 2016. The motion carried by the following vote:

Aye: 7 - Chairperson Strom, Commissioner Moore, Commissioner Wainwright, Commissioner Wastchak, Chairperson Wincel, Chairperson Mahrle and Chairperson Campbell

C. [16-360](#)

Discussion of a Major General Plan Amendment (GP-16-01), Zoning Ordinance Text Amendment (MI-16-03), Rezoning (MI-16-04), Private Roadway Conditional Use Permit (CUP-16-02), Private Roadway Gate Special Use Permit (SUP-16-03), and Preliminary Plat (PP-16-03) to develop eight single-family residential lots, ranging in lot sizes between 12,000 net square feet to 35,000 net square feet.

Northwest Corner of Northern Ave Alignment and Scottsdale Rd (APN: 174-36-002X)

Paul Michaud presented the application in accordance with the packet. He described the scope of the proposed improvements and the applicable processes.

Commissioner Wastchak asked for clarification about the Council having a hearing this year on the General Plan amendment request. Andrew Miller stated that there is no case law on whether or not the Council has to take action this year, but it must be presented to the Town Council in the same year the application is applied. .

Commissioner Wastchak asked about the prior interest to develop this parcel, in particular how many of the inquiries are residential versus commercial. Mr. Michaud replied most were non-residential.

Commissioner Campbell inquired if there is an approved grading plan when the existing building pad was raised. Mr. Michaud replied he did not believe there was one.

Commissioner Moore asked Woody Scoutten to discuss the drainage and FEMA map as it relates to how development will occur on the site. Mr. Scoutten explained the definition of floodway and identified that the applicant is requesting that the boundaries of the floodway be changed. He believes the fill on the site was done during the development of the Scottsdale Road bridge by the City of Scottsdale. He explained the flow of the wash and the applicants proposal to channelize a portion of the wash.

Commissioner Moore asked what spacing are the contour lines on the civil plan. Mr. Scoutten replied they are one-foot contours.

There was discussion on on-site retention.

Chairman Strom requested drainage information for the preliminary plat. Mr. Michaud responded that the FEMA conditional approval will be submitted as part of the final plat process.

Chairman Strom inquired about the historical flow and whether the site has ever been flooded. Mr. Scoutten noted that the flow rates provided by

FEMA are lower now.

Commissioner Campbell asked how much of this site is not in the floodway. Mr. Scoutten estimated about a third of the lot. It was noted that this exact number would be provided at the next meeting.

Commissioner Wincel asked what happens if FEMA denies the map revision. Mr. Scoutten stated that in his experience he has not seen a CLOMR turned down yet.

Commissioner Moore requested the applicant provide some illustrations and elevations of the proposed improvements along the wash at the next meeting.

The applicant gave a presentation. He briefly discussed the drainage. He noted that the City of Scottsdale signed off on the CLOMR application that will be sent to FEMA, noting that the Town still needs to sign off on this application request.

It was noted that the six applications to develop the property are independent of the FEMA map revision, being that the outcome of this FEMA request is part of the final plat process.

Commissioner Moore asked if the Town can extend the effective date with stipulations. Mr. Michaud replied yes and referenced the Kachina Estates ordinance and resolution that tied the effective date to the final plat approval/recordation.

The applicant showed a brief video and gave a presentation discussing the merits of the application.

Commissioner Wastchak regarding the private roadway gate asked if a semi-truck would be able to turn around if they accidentally went into the entry. The applicant replied yes. It was requested that the applicant provide an illustration demonstrating how the turn-around will function, with a moving truck as a guide.

The applicant noted that no one- acre lots exist next to this parcel. He continued that this lot has been vacant since 1971, this will be a nice residential community, and approval eliminates potential non-residential uses in the future. He added, his opinion is that that this will not set a precedent for any other parcel in the Town.

Commissioner Wainwright asked about his vision for the common open space. The applicant replied this area needs to accommodate on-site

drainage, and will likely be a grass area for bocce ball or similar sport. He continued that there will need to be future marketing meetings with potential buyers to determine the type of homes and amenities.

Commissioner Campbell inquired if the entry point can be changed. The applicant replied no, referring to the determination by the City of Scottsdale.

Rod Cullum, the prospective builder of the homes, described how they decided to go forward with this application. He noted that this is not a pursuit for maximum density since they could ask for 11 lots under the R-10 zoning. He finds this is the best use for this property.

Chairman Strom opened the public comment portion of the meeting.

Robert Robinson, resident of Cheney Estates and on the homeowner board, stated he is in favor of the project.

Dorothy Smith, resident, expressed concern that when you make a general plan amendment it affects other areas of the Town. She added that the General Plan was approved and identified development areas.

It was noted that Mark Brachfeld, resident, submitted a speaker request card but had to leave.

Mark Evans, resident, agreed with the comments by Dorothy Smith.

Cindy Woolf, resident of Cheney Estates, stated she bought her home with the understanding that there would be four one acre homes on the subject site, but has only heard of proposed commercial development. She added that this project will impact her views and would prefer the proposed eight homes. She continued that the lots in Cheney Estates are not one acre and is not a blight on the community, noting this is the best solution for the property.

Jo Pulvermacher, not a resident and resides just north of Mountain View road, stated this project impacts her lot. She expressed that when you crack a good general plan you open up a flood gate. She suggested the Town consider a variance application instead of a rezoning. She is against the application request.

Cindy Wolfinger, resident, is against the application request. She asked what is the point of the vote on the general plan if 80 percent is opposed.

It was noted that these applications are set for action at the next meeting.

No Reportable Action

D. [16-363](#) Ritz-Carlton Preliminary Plat (Area B)

Eva Cutro gave a presentation on the proposed Parcel B preliminary plat. She explained this plat was in substantial compliance with the site plan. The plat consists of 66 homes and minimum 10,000 square-foot lots. She noted there is a slight modification to entrance for the turn-around near the roadway gates and there is 154' to centerline to call box.

It was noted that action is set for November 15, 2016.

Planning Commission discussion included the material of the fire access off Indian Bend Road, noting that the decomposed granite all-weather surface is agreeable over a paved surface. Commissioner Moore stated the preliminary plat typically shows topography. Eva Cutro replied that she would check with the Town Engineer on the topography since the mass grading plan as part of the Special Use Permit has topography.

No Reportable Action

No Reportable Action**B. 16-233****Discussion of a Major General Plan Amendment (GP-16-01) and Related Applications**

Northwest Corner of Northern Ave Alignment and Scottsdale Rd
Parcel No. 174-36-002X

Mr. Michaud presented the application in accordance with the packet. He described the various applications required to develop the subject site for eight residential lots, timing of these application requests, and reviewed policies of the General Plan that applied to the request.

Chairman Strom asked if the Planning Commission will need to review the letter of map revision regarding the flood map. Mr. Michaud clarified that the Federal Emergency Management Agency (FEMA) is responsible for review and approval of changes to the flood map. He added that the engineering departments of the Town of Paradise Valley and the City of Scottsdale will review the application for completeness that gets filed to FEMA. He continued that the applicant will need to provide documentation regarding the flood map revision as part of the final plat process.

Chairman Strom asked if they are voting on any approvals at the September 20, 2016 meeting. Mr. Michaud clarified that action to recommend to Town Council is tentatively set for the Planning Commission meeting of October 4, 2016.

There was discussion on what applications require a Citizen Review process.

Commissioner Wastchak asked why the City of Phoenix commented on the General Plan amendment application. Mr. Michaud replied that state statute requires adjoining jurisdictions to the municipality comment on such applications.

Chairman Strom remarked that the comments from the City of Scottsdale include a request to improve Northern Avenue and cul-de-sac radius and gate stacking standards that differ from Town standards. He questioned whether the Town must follow these comments. Mr. Michaud replied that these comments are suggestions that are no different than a resident who may comment on an application. The Town may opt to consider the suggestions or chose not to consider the suggestions.

Geoffrey Edmunds, applicant, explained that he met with the City of Scottsdale staff today to review their comments. He stated that Randy Grant, Planning and Development Director for the City of Scottsdale, is

now in agreement that Northern Avenue is not feasible to improve due to various factors that include the impact on Indian Bend wash.

Mr. Edmunds provided a letter of support from the JW Marriott, owner of the adjoining property.

Commissioner Wainwright inquired if the applicant will abandon Northern Avenue. Mr. Miller replied the applicant has not made a request to abandon this right-of-way. He reviewed the abandonment process.

Chairman Strom asked when the applicant will show the ingress and egress and corner vision lines along Scottsdale Road. Mr. Michaud replied this information will be shown with the preliminary plat.

No Reportable Action

C. [16-234](#) Discussion of a proposed lot split (LS 16-05)
7808 N Ironwood Drive (APN: 169-03-039)

Mr. Michaud presented the application in accordance with the packet. He described how the lot split complied with the Town Code regarding lot configuration and lot size. He stated that the applicant will need to add curbing and some additional pavement along the adjoining roadways. He reviewed drainage and fire protection. He also reviewed proposed stipulations.

Commissioner Mahrle clarified that the Planning Commission will make a recommendation to Town Council.

Commissioner Wastchak asked if there is an opportunity for public comment. Mr. Michaud replied that state statute and Town policy does not require notification for a lot split application.

No Reportable Action

A. [16-236](#) Discussion of a Minor Amendment to the Casa Blanca Estates Special Use Permit (SUP-16-2)
5219 N. Casa Blanca Drive (Assessor No. 173-64-039)

Mr. Burton presented the application in accordance with the packet. He stated the request is to add an egress gate and to remove the existing public pedestrian access.
He stated this application is set for Planning Commission action on September 6, 2016.

Date Printed: 11-29-16		
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 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
Paul/Patty Barker, Resident	11/14/2016	E-mail. Support project, lives near Tatum/Mockingbird
Robert Nagle, Resident	11/15/2016	E-Mail. Not in support provided list of names of other residents in Camelback Country Estates concerned on project
Kathy Hanke	11/15/2016	E-Mail. Contact given by Mr. Nagle
Joe Paonessa	11/15/2016	E-Mail. Contact given by Mr. Nagle
Richard Tully	11/15/2016	E-Mail. Contact given by Mr. Nagle
David Datin	11/15/2016	E-Mail. Contact given by Mr. Nagle
Nancy Nobriega	11/15/2016	E-Mail. Contact given by Mr. Nagle
Max Neirheim	11/15/2016	E-Mail. Contact given by Mr. Nagle
Keely Moran	11/15/2016	E-Mail. Contact given by Mr. Nagle
Jennie Cox	11/15/2016	E-Mail. Contact given by Mr. Nagle
Resident in Camelback Estates	11/17/2016	Phone. Not in support
Colleen and Mike Flood, Resident on Cheney	11/18/2016	E-mail. 11/18/16
Barbara Gullickson, Resident	11/20/2016	E-Mail. Not in support
Connie and Bill Marolt	11/20/2016	E-Mail. Not in support
Sue and Mark Johnson	11/20/2016	E-Mail. Not in support

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.

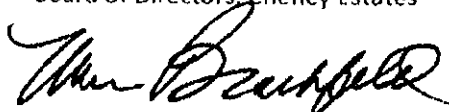
Geoffrey Edmunds, the developer of Cheney Estates has suggested erecting 9 single story homes (maximum height 24 feet) on this parcel. The Lots would range in size between 12,000 and 16,000 Square Feet.

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



Mark Brachfeld, President.

Mailing List for November 15, 2016 Public 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	85256
5.	HORIUCHI-YVONNE 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 JACOLYN 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.	HOGENSEN 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/FAROQOUL 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 J/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.	VOSTREIS 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.	BELOZGEROVA 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.	DAHKE 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.	THORNBERG 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 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	85258
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 Bushdover 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 Mianzanita 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.	NIKNAMI 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 DEANN 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.	MC Mannis 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.	WHELICHEL BARINHOLTZ REVOCABLE TRUST	or Current Resident	c/o BARINHOLTZ DAVID/WHELICHEL 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	Phoenix	AZ	85082
156.	BERNEIL WATER COMPANY	or Current Resident		P.O. Box 60084	Louisville	TN	37777
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/DHANJAL-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.	MCWENEY 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		6845 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/NAINETTE 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 OJAL 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.	FLUTTIE JOHN H/TAULBEE-FLUTTIE 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 J/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 5B5
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 ARCIURI 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 Morrrens	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	TSV 1L3
250.	WONDRASEK LORIE	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 MARUJEN 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 Gaineys 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.	MAHON 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 Dairlock Road	Rowlett	TX	75088

**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 Jordan – Jordan 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:

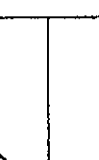

- The square footage of the lots.
- The size, maximum height, and price range of the eight homes proposed for the development.
- Feasibility of a lower density project.
- Access from Scottsdale Road and Northern Avenue.
- Additional parking for residents, guests.
- Development/construction timing.
- 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>[Signature]</i>	DOROTHY SMITH			
<i>[Signature]</i>	DOUG JORDEN	5080 N. 40 th ST, Apt 85818	480-505-3909	djorden@jordanbischhoff.com
<i>[Signature]</i>	SCOTT GRIGG	5280 N. 61st St + PV 85253	480-540-5479	Az.fineproperties@cox.net
<i>[Signature]</i>	Kevin S. Petruska	.	602-821-1547	KSPA2HOMES@aol.com
<i>[Signature]</i>	Jeanette Kirk	7030 E. Foothills Dr PV	480-250-8783	jeanettekirk@aol.com
<i>[Signature]</i>	Bernard Kirk	" "	480-250-8748	bernard@kirkint.com
<i>[Signature]</i>	Robert M. Robinson	701 E. Bruce Dr PV	480-948-1598	Robcalle@aol.com
<i>[Signature]</i>	JANE McCarty	714 E. Prairie Lane R8 PV	602-549-0557	jane1311@gmail.com
<i>[Signature]</i>	MARK BRACHERD	7102 E. Belmont Ave, PV	602-692-0543	mib123@cox.net
<i>[Signature]</i>	A & B JARDINE	5456 E. Catalyette	602-532-5231	AGNSJSD@aol.com
<i>[Signature]</i>	Robert Banker	7245 E. Montezuma Dr		Banker.RL@Dixie.net
<i>[Signature]</i>	Geoffrey Waldron	10050 N 25th St PHX	602-952-3858	gwaldron@NETF.COM
<i>[Signature]</i>	Cathy Hittaway	7257 E. Montezuma Dr.	480-922-3747	cathy@hittawaycreative.com

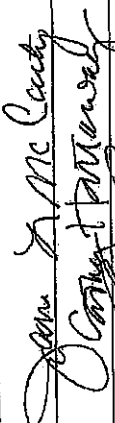
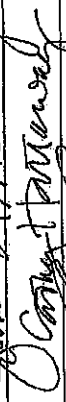




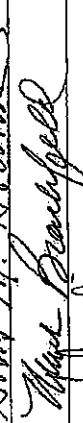


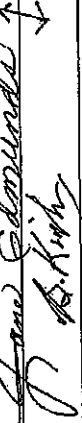
JARVIS PARCEL
MAJOR GENERAL PLAN AMENDMENT, TEXT AMENDMENT, REZONING, CONDITIONAL USE PERMIT, SPECIAL USE PERMIT AND PRELIMINARY PLAT
CITIZEN REVIEW NEIGHBORHOOD MEETING - ATTENDANCE SHEET
OCTOBER 25, 2016

SIGNATURE	PRINTED NAME	ADDRESS	PHONE NUMBER	E-MAIL
	Cindy Wolfberg	7118 E. Foothill Dr. PV	(602) 288-3137	l.wolf@cinayw.com
	Susan Drey	18222 N. 42nd Place.	(602) 723-1675	Susan.drey@jabon.com

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	7257 C. PARADISE DR.	10/21/16
	Scott Grigg	5280 N. 61st Street	10/25/16
	Lindsay Wolters	7118 E. FOOTHILL DR., PV, AZ	10/25/16
	Susan Dwyer	N/A	10/25/16
	Robert M. Robinson	7101 E. BROOKS DR., PV	10/25/16
	MARK BRAUCHFELD	7102 E. BELMONT AVE., PV	10/25/16
	Jeanette Kink	7030 E. FOOTHILL DR PV.	10/25/16
	Bernard Kink	7030 E. FOOTHILL DR PV.	10/25/16
	Jane Edmunds	7070 E. FOOTHILL DR. PV.	10/25/16

Paul Michaud

From: Geoffrey Edmunds <ghedmunds@geoffreyedmunds.com>
Sent: Tuesday, November 01, 2016 3:12 PM
To: Doug Jorden (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>
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

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



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