

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.

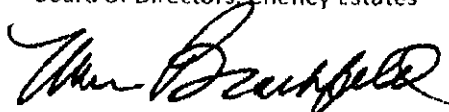
Geoffrey Edmunds, the developer of Cheney Estates has suggested erecting 9 single story homes (maximum height 24 feet) on this parcel. The Lots would range in size between 12,000 and 16,000 Square Feet.

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 |

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| 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 |

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| 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 |

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| 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 |

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| 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 DUWALL BRUNO FAMILY TRUST | or Current Resident | | 7044 East Cheney Drive | Paradise Valley | AZ | 85253 |
| 275. | SISSON FRANKLIN JR/CONSTANCE PANTELIDES | or Current Resident | | 6834 East Belmont Circle | Paradise Valley | AZ | 85253 |
| 276. | NAHON JEAN MICHEL J/GLEE LOIS | or Current Resident | | 7616 North 69th Place | Paradise Valley | AZ | 85253 |
| 277. | OVERHOLT KEITH F/ELIZABETH M | or Current Resident | | 6841 East Belmont Circle | Paradise Valley | AZ | 85253 |
| 278. | BAGAI RAJESH KUMAR/ROSHINI | or Current Resident | | 6918 East Belmont Avenue | Paradise Valley | AZ | 85253 |
| 279. | SHARKO GREGORY S/GERALDINE ANNE TR | or Current Resident | | 6902 East Belmont Avenue | Paradise Valley | AZ | 85253 |
| 280. | RDS FAMILY TRUST | or Current Resident | | 11110 North Tatum Boulevard, Suite 101 | Phoenix | AZ | 85028 |
| 281. | MANKANWAL AND JASGIT SACHDEV LIVING TRUST | or Current Resident | c/o SACHDEV MANKANWAL S/JASGIT C TR | 7602 North 69th Place | Paradise Valley | AZ | 85253 |
| 282. | DEZELON MICHAEL W/KIMBERLY K | or Current Resident | | 7601 North 69th Place | Paradise Valley | AZ | 85253 |
| 283. | 6901 E BELMONT LLC | or Current Resident | | 17550 North Perimeter Drive, Suite 180 | Scottsdale | AZ | 85255 |
| 284. | CW TRUST | or Current Resident | c/o HEIL LISA K TRUSTEE | 6911 East Belmont Avenue | Paradise Valley | AZ | 85253 |
| 285. | KERN LARRY M/ROBERTA A | or Current Resident | | 2325 East Bowker Street | Phoenix | AZ | 85040 |
| 286. | CHENEY HOLDINGS LLC | or Current Resident | | 6905 East Cheney Drive | Paradise Valley | AZ | 85253 |
| 287. | CHENEY PLACE HOMEOWNERS ASSOCIATION | or Current Resident | | 7373 Doubletree Ranch Road | Scottsdale | AZ | 85258 |
| 288. | CHLN INC (LEASE UNTIL 7/31/2020) | or Current Resident | c/o KE ANDREWS & COMPANY | 1900 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:

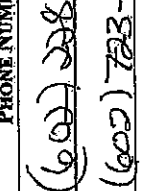
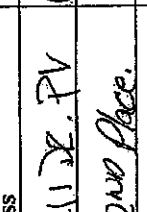
- The square footage of the lots.
- The size, maximum height, and price range of the eight homes proposed for the development.
- Feasibility of a lower density project.
- Access from Scottsdale Road and Northern Avenue.
- Additional parking for residents, guests.
- Development/construction timing.
-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

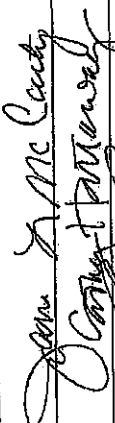
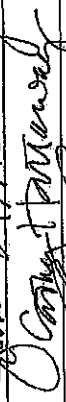




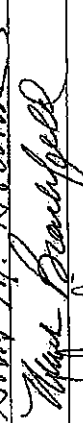


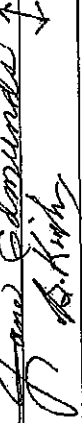
JARVIS PARCEL
MAJOR GENERAL PLAN AMENDMENT, TEXT AMENDMENT, REZONING, CONDITIONAL USE PERMIT, SPECIAL USE PERMIT AND PRELIMINARY PLAT
CITIZEN REVIEW NEIGHBORHOOD MEETING - ATTENDANCE SHEET
OCTOBER 25, 2016

| SIGNATURE | PRINTED NAME | ADDRESS | PHONE NUMBER | E-MAIL |
|---|----------------|-----------------------------|----------------|---------------------|
|  | Cindy Wolfberg | 7118 E. Foothill Dr. Ft. PV | (602) 288-3137 | cindy@cincoy.w.com |
|  | Susan Drey | 18222 N. 42nd Place. | (602) 723-1675 | SusanDrey@jabon.com |
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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