CLICK HERE TO SKIP TO ITEM 21 PART 2

Item 21

CITY COUNCIL REPORT

Meeting Date:	July 5, 2016
General Plan Element:	Land Use and Preservation & Environmental Planning
General Plan Goal:	Create a sense of community through Land Use and implement the acquisition of land for the McDowell Sonoran Preserve

ACTION

State Trust Land – North Scottsdale
19-ZN-2014

Request to consider the following:

1. Adopt Ordinance No. 4267 approving of a Zoning District Map Amendment for 4020 +/- acres of State Trust Lands **from** the Single-family Residential District, Environmentally Sensitive Lands (R1-43/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-130/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-190/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-43/ESL/FO) zoning district, the Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-70/ESL/FO) zoning district, and the Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-190/ESL/FO) zoning district **to** the Single-family Residential District, Environmentally Sensitive Lands (R1-7/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-10/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-18/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-35/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-43/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-70/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-130/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-190/ESL) zoning district, the Resort/Townhouse Residential District, Environmentally Sensitive Lands (R-4R/ESL) zoning district, and the Conservation Open Space, Environmentally Sensitive Lands, (COS/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-35/ESL/FO) zoning district, the Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-43/ESL/FO) zoning district, the Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-70/ESL/FO) zoning district, the Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-130/ESL/FO) zoning district, the Resort/Townhouse Residential District, Environmentally Sensitive Lands, Foothills Overlay (R-4R/ESL/FO) zoning district, and the Conservation Open Space, Environmentally Sensitive Lands, Foothills Overlay (COS/ESL/FO) zoning district.
2. Adopt Resolution No. 10504 declaring the "Stipulations For The Zoning Application: State Trust Land – North Scottsdale" as a public record

Action Taken _____

3. Adopt Resolution No. 10518 authorizing Development Agreement No. 2016-104-COS with Arizona State Land Department (See Attachment #26).

Key Items for Consideration

- Consistent with General Plan case 4-GP-2002, which established the allowed residential densities, commercial acreages, and resort uses within the subject State Land site.
- McDowell Sonoran Preserve Study Boundary
- Environmentally Sensitive Lands Ordinance (ESL)
- Dynamite Foothills Overlay (FO)
- Scenic Corridor Design Guidelines
- The City Council initiated this zoning case, and the related pre-application 997-PA-2014 and zoning case, 20-ZN-2014, at the September 23, 2015 hearing with a vote of 7-0.
- Consistent with Preserve Commission recommendations, the City Council has directed staff to pursue acquisition of 400+/- acres of the subject 4020+/- acre site for preserve purposes.
- Considerable Community Involvement, Input, and Communication
- The State Land Department has omitted from the request the 40 acres of Commercial Use.
- The more dense zoning categories, to implement the density approved through the major General Plan amendment case, are located east of N. Pima Road, and between E. Dixileta Drive and E Westland Drive.
- The State Land Department has split the area of the resort uses between two sites. The first site, approximately 38 acres, is proposed to be located along N. Scottsdale Road, between E. Happy Valley Road and E. Jomax Road. The second half of the resort/townhouse use, approximately 38 acres, is proposed to be located in the easternmost portion of the site, adjacent to the McDowell Sonoran Preserve, along the E. Dove Valley Road alignment.
- Planning Commission heard this case on February 25th, 2015 as a non-action item.
- Planning Commission heard this on May 11, 2016 and recommended approval with a 7-0 vote.

OWNER

Arizona State Land Department (ASLD)
Mark Edelman
602-542-6331

APPLICANT CONTACT

Mark Edelman
Arizona State Land Department
602-542-6331

LOCATION

Northern Scottsdale Area (Please reference Attachment #2 for more detailed locations)

BACKGROUND

Since the early 1990's, Scottsdale citizens and the Council have been pursuing the goal of protecting areas of the Sonoran Desert within Scottsdale's McDowell Sonoran Preserve. In the late 1990's, the boundaries for the Planned Preserve were expanded to include almost 20,000 acres of land north of Happy Valley Road.

Almost 17,000 acres of these lands were Arizona State Trust Lands, which are managed by ASLD. State Trust Land is not public land, but land that is held in trust and managed for the sole purpose of generating revenues for the 13 State Trust land beneficiaries, the largest of which is Arizona's K-12 public schools. State Trust lands were granted to Arizona by the federal government under the provisions for Arizona's statehood in 1912.

Similar preservation interests were also occurring in other Arizona communities and at times, ASLD's fiduciary responsibility to manage land for maximum return conflicted with citizens' desire to conserve land and protect it from development. In 1996, the Arizona Preserve Initiative (API) was enacted into law. API established a process by which State Trust land in urban areas can be reclassified "suitable for conservation" and subsequently leased or sold at public auction for that purpose. As part of reclassification, the API seeks to maintain the overall value of State Trust land, "The land value cannot be reduced because of the conservation purpose."

In 1998, the city requested that 16,600 acres of state trust land be reclassified as "suitable for conservation" per the API. In response, the State Land Commissioner reclassified more than 13,000 acres of the 16,600 acres requested (Order 078-2001/2002), designating it "suitable for conservation." To maintain the overall value of State Trust land, the State Land Commissioner set expectations for the city to work with the ASLD to accommodate an increase in value for approximately 4,020 acres of adjacent land through general plan designation and subsequent rezoning.

In October of 2002, the City Council approved case 4-GP-2002, which provided for General Plan designations on all of the State Trust Lands. This case was a major General Plan amendment, and did not include rezoning. The majority of lands which had been designated as suitable for conservation were planned for natural open space. The remaining 4,020+/- acres of land were primarily designated as a variety of single family residential uses that were noted to allow up to 6,300 residences on the land. Additionally there were some minor acreages of resort/tourism, commercial and support services identified within the 4,020+/- acres. Over the past 5 years, the city of Scottsdale has successfully bid at ASLD auctions and acquired roughly 12,800 acres of State Trust Lands which included those lands previously designated as suitable for conservation.

From 2010 through 2012, the city of Scottsdale successfully bid at ASLD auctions and acquired roughly 12,800 acres of State Trust Lands which included those lands previously designated as suitable for conservation.

In 2013, the McDowell Sonoran Preserve Commission recommended and the City Council directed staff to begin the process with ASLD to pursue applications to auction an additional 4,000 acres of land that the city prioritized for inclusion in the Preserve. As these lands included areas of State Trust Land that were not designated as suitable for conservation, the ASLD requested that the zoning of the land be brought into compliance with the 2002 GP approval before they would

schedule additional auctions of Trust Land. This rezoning would fulfill the expectations of the State Land Department and described in the 2001 State Land Commissioner's order, to accommodate an increase in value for the remaining 4,000 acres of State Trust land.

In September 2014, the city council unanimously supported initiation of a zoning case requested by the ASLD and approved a Development Agreement outlining expectations and responsibilities for the process associated with both the rezoning for 4,020 acres of State Trust land and the possible of auction over 4,000 acres of State Trust lands which Scottsdale desires for the Preserve. The agreement noted that the rezoning request would conform to land designations and densities approved by the city council in the general plan amendment (4-GP-2002) approved in October of 2002. With initiation of the zoning case, ASLD would accept applications from COS and begin the process to place two parcels up for auction – which the McDowell Preserve Commission on April 13, 2016, reconfirmed their support and recommendation to the City Council to purchase these parcels for preservation and make them part of the Scottsdale McDowell Sonoran Preserve (see attachment #25).

General Plan

The General Plan Land Use Element designates the subject site/area as being composed of Developed Open Space, Natural Open Space, Rural Neighborhoods, Suburban Neighborhoods, Resorts/Tourism, Cultural/Institutional or Public Use, Office, and Commercial Land Use Element designations.

In 2002, City Council approved a major General Plan amendment, case 4-GP-2002, which included the subject 4,020+/- acre project site area. The General Plan amendment, in conjunction with the Arizona State Land Commissioner's order, reclassified approximately 16,600 acres of State Trust Lands from the Open Space, Developed Open Space (Golf Course and Neighborhood Park), Rural Neighborhoods, Suburban Neighborhoods, Resort/Tourism, Cultural/Institutional, and Commercial Land Use Element designations, to the Open Space, Natural Open Space, Rural Neighborhoods, Suburban Neighborhoods, Resort/Tourism, Neighborhood Center, Office, and Commercial Land Use Element designations.

Character Area Plan

The General Plan establishes Character Area Planning as a means to ensure quality of development and consistency of character within the context of community-wide goals. A portion (40%) of the subject property is located within the 1999 Council-adopted Desert Foothills Character Area.

Zoning

The subject 4,020 +/- acres, of State Trust Lands, contain various zoning categories within the project's boundary. All of the existing zoning categories are located within the Environmentally Sensitive Lands (ESL) overlay area; and a portion of the zoning districts additionally include the Foothills Overlay (FO) zoning designation. The existing zoning categories within the ESL and FO areas are as follow: Single-family Residential District, Environmentally Sensitive Lands (R1-43/ESL, R1-130/ESL, and R1-190/ESL) zoning districts, and the Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-43/ESL/FO, R1-70/ESL/FO, and R1-190/ESL/FO) zoning districts. See Attachments #7 and #8 for case 4-GP-2002 approved densities.

The southern 1,674+/- acres, approximately forty (40%) percent of the entire subject site, were annexed into the City of Scottsdale through two separate ordinances, ordinances 1446 and 1611. Of

those 1,674+/- acres, the southernmost 583 acres, approximately sixteen (16%) percent of the entire subject site, was annexed in to the City in May of 1982; and the other 800 acres, approximately twenty-four (24%) percent of the entire subject site, was annexed in October of 1983. The northern 2,346+/- acres, approximately sixty (60%) percent of the entire subject site, was annexed into the City in July of 1984. Various rezoning cases applied the base zoning district categories as described above.

In 1991, the Environmentally Sensitive Lands (ESL) ordinance was added as an amendment to the Hillside District overlay. The newly adopted ESL ordinance included these subject properties; which were not included in the earlier Hillside District overlay ordinance area. Later, in March of 2003, the Foothills Overlay designation was added to this site's zoning classification. The Foothills Overlay (FO) designation was in response to the Desert Foothills Character Area Plan approved by City Council in June of 1999. The current ESL overlay took effect in 2004. This version of the ESL ordinance categorized this site within its most current zoning designations as described above.

Other Related Policies, References:

32-ZN-1982, 2-ZN-1985, 85-ZN-1985, 33-ZN-1987, 28-ZN-1989, 43-ZN-1990, 45-ZN-1990, 43-ZN-1994, and 25-ZN-2002

- 1999 Desert Foothills Character Area Plan
- 2001 City of Scottsdale General Plan
- 2003 Scenic Corridor Design Guidelines
- 2003 Foothills Overlay
- 2004 Trails Master Plan
- 2004 Environmentally Sensitive Lands Ordinance
- 2008 Transportation Master Plan
- City of Scottsdale Zoning Ordinance

Context

The subject 4,020+/- acres stretches in a north/south configuration and is generally located from E. Stagecoach Pass Road, south, to E. Happy Valley Road, and from N. Scottsdale Road, east, to approximately the N. 104th Street alignment. The southernmost 583+/- acres of the subject site are framed between N. Scottsdale Road and the N. Hayden Road alignment, and E. Happy Valley and E. Jomax Road. Cattycorner, to the northeast, 641+/- acres are framed by N. Hayden Road and N. Pima Road, and E. Jomax Road and E. Dynamite Boulevard; with an additional 159+/- acres located on the east side of N. Pima Road. The remaining 2,637+/- acres are located between E. Dixileta Drive and E. Stagecoach Pass Road, along the east side of N. Pima Road.

The southwestern most portion of the subject site is adjacent to the City of Phoenix, along N. Scottsdale Road, between E. Happy Valley Road and E. Jomax Road. This particular portion of the site is also located within the Desert Foothills Overlay Area (approximately 1,224 acres). The northwestern portion of the site is bordered by the Town of Carefree. The western half of the Legend Trails community is surrounded by the proposed project area, and the McDowell Sonoran Preserve (Rawhide Wash) boarders a majority of the eastern boundary of the northern portion of the site.

Please refer to context graphics attached (Attachment #4, #4A, and #4B).

APPLICANTS PROPOSAL

Goal/Purpose of Request

The applicant's request is to rezone 4,020+/- acres from the various existing zoning categories to the various zoning categories as follows: from the R1-43/ESL, R1-130/ESL, R1-190/ESL, R1-43/ESL/FO, R1-70/ESL/FO, and R1-190/ESL/FO zoning districts, to the R1-7/ESL, R1-10/ESL, R1-18/ESL, R1-35/ESL, R1-43/ESL, R1-70/ESL, R1-130/ESL, R1-190/ESL, R-4R/ESL, COS/ESL, R1-35/ESL/FO, R1-43/ESL/FO, R1-70/ESL/FO, R1-130/ESL/FO, R-4R/ESL/FO, and COS/ESL/FO zoning districts. The applicant's request is the second step in the process to develop the lands that were included in a previously approved major General Plan amendment, case 4-GP-2002. Case 4-GP-2002 identified densities and uses that would be appropriate for the Arizona State Lands Department's property located within the northern portion of the McDowell Sonoran Preserve Study Boundary. See Attachments #12 and #14 for this subject case's proposed densities

The State Land is looking for the City to achieve the expectations established and described in the 2001 State Land Commissioner's order. The order identified the reclassification of State Lands to as "suitable for conservation" by the Arizona State Land Department (ASLD). The City, in turn, would support the ASLD's request to initiate rezoning on about 4,020+/- acres of state trust land to maximize its value for eventual sale at auction. The value of the 4,020+/- acres would make whole the value that was reduced in the "reclassified" lands. The lands included in this acreage are located between N. Scottsdale Road and N. 104th Street, west to east; and Stagecoach pass Road and happy Valley road, north to south. This rezoning would conform to land designations and densities as approved by the City Council in the major General Plan amendment, case 4-GP-2002, approved in October of 2002 (see Attachment #8).

IMPACT ANALYSIS

General Plan

The applicant seeks to implement the land use designations that resulted from case 4-GP-2002, and is requesting the following zoning districts (with corresponding General Plan land use categories): R1-35, R1-43, R1-70, R1-130, and Rl-190 (Rural Neighborhoods – 2,021 total acres); R1-7, R1-10, R1-18, R1-35, and R1-43 (Suburban Neighborhoods – 1,476 total acres); R-4R (Resorts/Tourism – 76 total acres); and, COS (Natural Open Space – 447 total acres). Furthermore, the Cave Creek Unified School District has identified that the development intended by the applicant's request will likely necessitate the construction of a school. As such, the applicant has incorporated stipulations to ensure that the school district's future needs will be met. Finally, the applicant's request no longer includes a zoning district that aligns with either the Office or Commercial land use designation in response to citizen outreach.

Desert Foothills Character Area Plan

In addition to the 2001 General Plan, the City Council-adopted Desert Foothills Character Area Plan (DFCAP) further defines the desired "character" for the area. Consequently, when development requests within the boundary of the adopted character area are brought forward for consideration, further analysis will be completed to ensure compliance with the plan. The DFCAP considers the "Rural Desert character" – essentially how the existing low density/intensity development of this area of the City is balanced with the preservation and continuity of desert open space. The DFCAP contains three goals, with the primary purpose of balancing "anticipated physical development in

the area and the rural lifestyle of the residents with the sensitive lush upper Sonoran desert." The following are the three goals found within the DFCAP:

Goal 1: *Preserve the natural, visual qualities of the lush upper Sonoran Desert by using desert-sensitive building techniques that retain and blend with the natural desert character of the area.*

Goal 2: *Promote connected areas of desert open space and trails through visual and functional linkages within and between local neighborhoods and a regional open space network.*

Goal 3: *Identify and celebrate the Rural Desert character experienced in the Desert Foothills study area that will result in or maintain a unique desert community distinguished from other parts of Scottsdale and the metropolitan area.*

Approximately forty (40%) percent, 1,383 acres, of the subject site is located within the Desert Foothills Character Area. The Desert Foothills Character Area is designed to preserve the natural and visual qualities of the Sonoran Desert by using design qualities, building materials, and construction techniques that are sensitive to the desert environment. Projects located within the Desert Foothills Character Area should preserve natural open space areas, scenic and vista corridors, and support trail links and connections. All non-residential structures shall respect the existing rustic, rural character and scale of the buildings across the area.

Although the majority of land area associated with this request that is within the DFCAP is proposed by the applicant as aligning with single-family zoning districts, a small portion (76 acres) is proposed as R-4R. This zoning district allows for both residential as well as resort uses. The DFCAP contains an Implementation Plan that outlines how to achieve the vision, goals and strategies of the plan. The second section of the Implementation Plan, Design Guidelines, notes existing prominent land uses found within the DFCAP, including single-family development, equestrian facilities, places of worship, and public infrastructure and describes how these existing land uses can promote the Rural Desert Character (Pages 10-26). The Design Guidelines do not prescribe allowed land uses within the DFCAP, rather the guidelines provide clarity on how these existing land uses can meet the Rural Desert Character of the area- through location criteria, design, and land use relationships (Page 10).

Although a resort use is not listed as a "prominent land use" within the DFCAP, it has been anticipated in this area per the 4-GP-2002 approvals and, further, the applicant states that any resulting development from this proposal will follow the goals and policies of the DFCAP. "*The proposed zoning within these areas is designed to promote the goals and visions for the area described in the Desert Foothills Character Plan. The preservation of the natural visual qualities of the upper Sonoran Desert will be retained through conformance to design guidelines developed in the Desert Foothills Character Area Plan.*"

Land Use

The provided narrative identifies the applicant's site plan's "master planning" approach to the future development of the subject 4,020+/- acres identified in the previously approved major General Plan amendment case, 4-GP-2002. The master planning approach to the subject area will allow for there to be greater control in the development of each area, rather than each individual parcel providing improvements independently. Elements, such as open space, access, and utilities, can be coordinated with greater confidence than fragmented, incremental development. The City has had several successful master-planned communities that have developed similarly. The ASLD

has stated in their narrative that the each phase will be required to provide to staff as the "Master Planning Areas" are vended to future developers.

The previously approved major General Plan amendment case, 4-GP-2002, sought to establish uses, densities, and acreages for the cases subject 4,020+/- acres. The case did not establish proportionately accurate "parcel" area boundaries or establish zoning districts. The graphically shown parcel boundaries, in the approved major General Plan amendment case, were not proportionately accurate in area, or size, as per their assigned acreages. The parcel boundary, sizes, and zoning category would to later be established with the eventual rezoning case application. The approved "*Land Use and Proposed Zoning*" and "*Land Use Changes and Dwelling Unit Ranges*" exhibits were to be the future rezoning case's blueprint for establishing more accurate "parcel" areas, densities, and zoning district categories.

This project's proposed "*Land Use and Proposed Zoning*" exhibit, shown below in Table "A," (Attachment #12, Exhibit "G," for a larger-scale image), continues to identify the "approved parcels" as provided on the 2002 approved major General Plan amendment case's "*Proposed Land Use and Parcels*" exhibit, as shown below in Table "B." The "*Proposed Land Use and Parcels*" exhibit, also shown in Table "B," was the visual graphic that was tied to the approved uses, acreages, and densities categorized in the 4-GP-2002 "*Land Use Changes and Dwelling Unit Ranges*" exhibit (Attachment #8 for a larger-scale image). Following the same intent, the current request's ("Land Use and Proposed Zoning" exhibit is accompanied by the "*Parcel Size and Maximum Densities*" exhibit shown in Table "B" (Attachment #14, Exhibit "H," for a larger-scale image).

Table A – 19-ZN-2014 ("Land Use and Proposed Zoning" & "Parcel Size and Maximum Densities" exhibits)

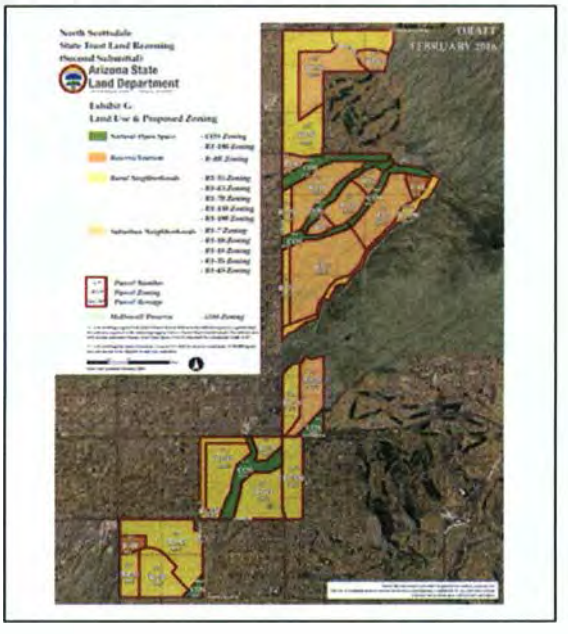
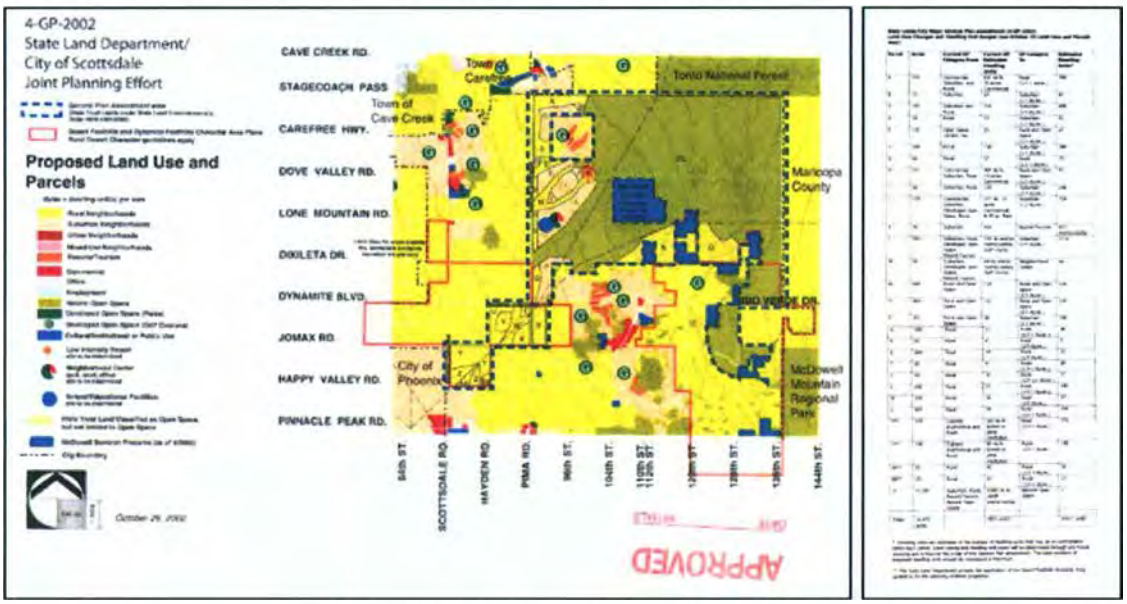


Table B - 4-GP-2002 ("Land Use and Proposed Zoning" & "Land Use Changes and Dwelling Unit Ranges" exhibits)



To better assist the master planning of the subject lands, the State Land Department has categorized the property into ten (10) "Master Planning Areas" by a numeric identifier (Attachment #10 – Exhibit "E," Master Planning Areas exhibit). The proposed Master Planning Areas still respect the previously identified "parcels," as provided in the approved major General Plan amendment case, case 4-GP-2002. The previously identified and approved parcel areas have been refined to be in accordance with the approved acreages, and have been assigned densities and a zoning district category. The relationship between the State Lands "Master Planning Areas," and the previously approved "parcels," can be seen in the State Land Department's "*Master Planning Areas and Parcels*" exhibit (See Attachment #11 – Exhibit "F"). Each "parcel" is identified by the previously approved assigned letter identifier, and by a numeric identifier, based on the State Land Department's Master Planning Areas that the parcel is located within.

The proposal provides a direct comparison of the previously identified and approved parcel acreages and estimated dwelling unit densities, with this application's proposed parcel acreages and dwelling unit densities (Attachment #14 – Exhibit "H," Parcel Sizes and Maximum Densities). The "Historical" column is the baseline data established in the previously approved major General Plan amendment case. The "Revised" column identifies the proposed acreages, densities, and zoning district. The project's proposed rezoning map (Attachment #12 – Exhibit "G," Land Use and Proposed Zoning) additionally identifies the proposed zoning district category for the Master Planning Areas and the associated parcel. The proposed zoning district category was selected to yield the number of units that were approved through case 4-GP-2002. The proposed zoning district category and densities are conformance with the previously approved major General Plan amendment case (further explanation is provided below in this report section).

The 2002 major General Plan amendment case approved an estimated 6,273 residential units on the subject 4,020 acres+/-. The units were entitled, but further analysis would be done in order to confirm that this number of units were feasible. The current proposal includes 5,000 residential units with this application request. The proposed number of units has decreased due to the City's

purchase of some lands, the elimination of the 40 acres of the project's "commercial" entitlement, and further based on the proposed zoning district categories. Those parcels that have seen an increase in dwelling units is in response to 40 acres being incorporated into the residential pool due to the removal of the 40 acre "commercial" use. The City purchased Parcels "N" and "O" in October of 2015, which were entitled to a total of 244 residential units. The majority of the parcels have seen a reduction in dwelling units, from those approved in the 2002 case entitlement. Those parcels that have seen in increase in dwelling units is in response to 40 acres being incorporated into the residential pool due to the removal of the 40 acre "commercial" use. The overall dwelling unit count has been reduced by approximately 1,273 units.

The "*Land Use and Proposed Zoning*" exhibit (see Attachment #12) identifies how the above mentioned zoning categories have been used to establish the Resort/Townhouse, Rural Neighborhoods, and Suburban Neighborhoods uses and densities. The same exhibit also identifies how the zoning categories have been arranged to meet the densities that were approved through case 4-GP-2002. The more dense zoning categories, to match the density approved through the major General Plan amendment case, are located east of N. Pima Road, and between E. Dixileta Drive and E Westland Drive. These densities are buffered with the more rural Single-family Residential District, Environmentally Sensitive Lands (R1-70/ESL) zoning along N. Pima Road. These same densities will maintain a Conservation Open Space, Environmentally Sensitive Lands (COS/ESL) buffer between these zoning categories and the Legend Trails and/or Desert Ranch Communities.

As stated above, the previously approved major General Plan amendment case endowed the State Land Department with forty (40 ac.) acres of Planned Community Center, "commercial," use. The applicant's request proposes to remove the 4-GP-2002 case-entitled commercial acreage from this subject application. Removal of commercial use was in response to the concerns of many residents that are located in the northern portion of the City. The State Land Department, in their narrative, states that due to numerous comments questioning the appropriateness of the 40-acre Planned Community District-zoned parcel, the State Land Department has removed this entitlement from their request.

The final planning and design of open space, access ways and street improvements, lot layout, and utilities will be accomplished at the development of each individual Master Planning Area. The first party to improve a particular Master Planning Area, or Master Planning Area Parcel within a Master Planning Area, will be required to plan and subdivide that particular Master Planning Area. The first development application for a particular portion of a Master Planning Area Parcel shall be required to provide a series of Master Plans for each Master Planning Area Parcel, unless the development and improvement of that Master Planning Area Parcel, impacts, or is dependent on, the design and improvement of another Master Planning Area Parcel(s). Please reference Table "C" for required improvements for the development of each Master Planning Area Parcel.

The proposed conceptual site plan suggests densities that are equal to, or less than, the majority of the existing adjacent densities, located along the projects boundaries. The provided project site plan proposes the majority of the less dense zoning categories along streets identified as scenic corridors. The "*Parcel Size and Maximum Densities*" exhibit, Attachment #14, states that any future proposed lots abutting the Legend Trails Community, and/or Desert Ranch, shall provide setbacks equal to or greater than the setbacks required in the adjoining subdivision(s). The "*Parcel Size and Maximum Densities*" exhibit also states that any future lots proposed on parcel "S-7" will have a net

lot area of 190,000 square feet along the parcel's eastern boundary (as per the proposed R1-190/ESL zoning district, and are not eligible for an amendment to reduce the required net lot area development standard. Please see Attachment #13 for the graphical representation of these commitments (Exhibit "J" – *"Master Planning Areas 1 and 2 Refinements"*).

The 2002 major General Plan amendment case designated the State Land's subject lands to seventy-six (76 ac.) acres of a Resort/Townhouse use. The State Land Department has split the area of the resort uses between two sites. The first site, approximately thirty-eight (38 ac.) acres, is proposed to be located along N. Scottsdale Road, between E. Happy Valley Road and E. Jomax Road. The second half of the resort/townhouse use, approximately thirty-eight (38 ac.) acres, is proposed to be located in the easternmost portion of the site. This 38-acre site will be nestled, adjacent to the McDowell Sonoran Preserve, along the E. Dove Valley Road alignment. The first resort location will look to take advantage of the N. Scottsdale Road frontage; while the other resort/townhouse location will try to appreciate the McDowell Sonoran Preserve an amenity.

There are approximately 1,383 acres located within the Foothills Character Overlay Area. The guidelines to the Desert Foothills Character Area Plan will be followed for the lands located within this boundary. The goals and guidelines of the Desert Foothills Character Area discuss maintaining a Rural Desert Character by blending the building form into the natural desert setting, maintaining connective areas of desert open space, and by identifying and celebrating the unique desert character within the Desert Foothills area. The guidelines of the Desert Foothills Character Area plan establish a common vision and direction for area residents and property owners. The development of the lands within this character area will preserve the natural, visual qualities of the lush upper Sonoran Desert by using desert-sensitive building techniques that retain and blend with the natural desert character of the area.

The subject properties identified within this case are located within the McDowell Sonoran Preserve Study Boundary. The project's site plan also contains lands that have been identified by the City as future McDowell Sonoran Preserve lands to be purchased in the near future. The McDowell Sonoran Preserve Commission recommended in the Spring/Summer of 2013 and the City Council directed staff on September 24th, 2013 to begin the process with ASLD to pursue applications to auction an additional 400 acres of land that the city would desire for inclusion in the Preserve. These lands include areas of the State Trust Land that were not designated as suitable for conservation, the ASLD has indicated that they desire the remaining 4,020+/- acres of land to be rezoned consistent with the 2002 General Plan case, 4-GP-2002, before they authorize any new auctions.

With city council approval of this request, the ASLD will proceed with applications from COS and process two parcels (1 and 1A) for auction – it is the city's intent to purchase these for preservation and make them part of the Scottsdale McDowell Sonoran Preserve.

The current approval does not include amended development standards for the proposed Master Planning Areas and their respective Parcels. Any change to the development standards shall be subject to additional public hearings before the Development Review Board or the Planning Commission and City Council, as per Zoning Ordinance Section 6.1083.

Traffic/Trails

The developer has been stipulated to submit a Transportation Master Plan, for each Master Planning Area, to help implement the zoning stipulations, for review and approval by City of Scottsdale Transportation Engineering department staff. The master plans shall identify the proposed phasing and is stipulated to show required right-of-way, street cross sections, and for any major and local streets serving the parcel. The master plans shall also identify all trails, paths and pedestrian facilities. Each Transportation Master Plan shall discuss traffic control for every mile, half-mile, and quarter-mile street intersections, for each Master Planning Area.

The Master Planning Area Circulation Plan shall help implement the street system layout and street classifications for each Master Planning Area. A traffic impact analysis shall be submitted by the applicant for each Master Planning Area and approved by City staff. The traffic impact study shall identify projected traffic volumes for each street segment and major intersection in the study area, and propose traffic control measures for each intersection within the study area. Before any certificate of occupancy is issued for a parcel within a Master Planning Areas, the owner shall make the required dedications and provide the following improvements in conformance with the zoning stipulations, the Design Standards and Policies Manual, and all other applicable city codes and policies. The required dedications and improvements will be in association with the dedications and improvements required to develop the Master Planning Area.

All street cross sections shall be designed to City of Scottsdale standard cross sections in accordance with the zoning stipulations, the Design Standards and Policies Manual, and unless otherwise approved in the Master Planning Area Circulation Plan. The cross sections shall include a minimum eight-foot sidewalk along the major street frontages (Minor Arterials and Major Collectors). The stipulations specify street improvements to be consistent with the developer-provided phasing master plans before any parcels in the Master Planning Areas may receive a Certificate of Occupancy. The stipulations, in attachment #1 to this report, identify the right-of-way improvement requirements as per each individual Master Planning Area.

The Open Space and Recreation Element of the 2001 General Plan designates N. Scottsdale Road, N. Pima Road, E. Happy Valley, and E. Dynamite Boulevard as Scenic Corridors. This designation entails substantial native desert setbacks measured from the outside of the ultimate planned right-of-way line. These setbacks are designed to provide a sense of openness for the community. The project has been stipulated to provide a 10-foot trail, and a minimum 8-foot sidewalk, within all designated scenic corridor areas. All future development shall be stipulated to provide safe, internal and external pedestrian connections to trails and sidewalks located within the Scenic Corridor areas. These improvements will be constructed before any certificate of occupancy is within the respective Master Planning Area. The paths shall be designed to be in conformance with the Transportation Master Plan and the Design Standards and Policies Manual. Respectively, the Applicant has included a Scenic Corridor buffer along E. Legend Trails Parkway in response to citizen comments.

The project has been stipulated to dedicated to the city a minimum 30-foot-wide non-motorized public access easement, and construct a minimum 10-foot-wide multi-use path, before a building permit is issued for the corresponding Master Planning Areas: along E Happy Valley Road, from N. Scottsdale Road to Hayden Road; along N. Scottsdale Road, from E. Happy Valley Road to E. Jomax Road; along N. Pima Road, from E. Jomax Road to E. Dynamite Boulevard, along N. Pima Road, form E. Dynamite Boulevard to E. Morning Vista Road; along N. Pima Road, form E. Las Peidras Drive to E.

Stagecoach Pass Road; and along E. Stagecoach Pass Road, from N. Pima Road to N. 99th Street.

All future trails and future trail connections, as required by the Transportation Master Plan and its Local Area Infrastructure Plans (LAIPS), that do not align with current or future City of Scottsdale owned lands, have been stipulated to be dedicated and constructed by the future developer to Design Standard & Policies Manual specifications. Dedication of such trails shall occur with the first subdivision in the Planning Unit that aligns with the trails. The trails within/adjacent to a Master Planning Area Parcel shall be completed by final certificate of occupancy for first subdivision in that same Master Planning Parcel.

Open Space/Stormwater

The entire project area is located within the McDowell Sonoran Preserve Recommended Study Boundary (RSB). When land in the RSB is acquired by the City, it becomes part of the McDowell Sonoran Preserve. The conceptual site plan maintains large areas of open space, and the proposed developable areas are identified as areas where the remaining "NAOS" open space requirements shall be met. Consequently, the conceptual site plan protects wash corridors as the first priority. Other significant open spaces, such as steeper slopes, will be addressed with on lot open space as lot patterns become more detailed.

Attachment #20, is the revised Open Space map that was stipulated to be updated by the State Land Department that were "reclassified a suitable for conservation purposes," and the City Council has initiated a case to rezone these purchased properties with the Conservation Open Space, Environmentally Sensitive Lands (COS/ESL) zoning district. The land has been acquired with appropriated funds, and therefore will only serve for the purposes identified by those funds. The intent of the future case will be to designate these lands as permanent open space with limited permanent improvements. The designated land use is compatible with the current, underlying, zoning districts, but would be better suited with the Conservation Open Space, Environmentally Sensitive Lands (COS/ESL) zoning district. Including those areas already purchased by the City, the site will be providing the previously designated 11,391 acres of Natural Area Open Space.

The identified open space areas, proposed as being zoned Conservation Open Space in this request, shows that 447+/- acres, of the 4,020+/- acre site, is located within major wash corridor areas, and areas identified as vista corridor areas (See Attachment #15). The goal of the proposed rezoning case is to establish the zoning categories, densities, and required NAOS, as approved through case 4-GP-2002, and the ESL ordinance. The proposed rezoning case is stipulated to meet all General Plan, Scenic Corridor Design Guidelines, and ESL ordinance requirements. The lands which contain major wash corridor have been proposed as being zoned to Conservation Open Space, Environmentally Sensitive Lands (COS/ESL) and Conservation Open Space, Environmentally Sensitive Lands, Foothills Overlay (COS/ESL/FO).

In addition to the required open space/NAOS acreages, a further portion of the site might be preserved as open space as part of the McDowell Sonoran Preserve. The City would have to bid on these lands, along with any other interested party, and be the successful bidder in order to acquire the lands for the Preserve's use. The ASLD has stated that they will not make these lands available for auction until Planning Commission has made a recommendation on this case. The future of whether or not these lands will continue to be pursued to create a large sustainable natural desert habitat for wildlife and desert flora, and appropriate passive recreation public use will depend on

the decision of the residents and the City Council. Even if these lands are not ultimately acquired to be placed within the Preserve's boundary, a portion of these lands has been identified as open space.

Each future identified Vista Corridor (a watercourse with a peak flow rate of 750 cfs or greater based on the 100 year, 2-hour, rain event) will be dedicated to the city on the final plat as a continuous Vista Corridor easement will be dedicated to the city. The minimum width of the easement shall be one hundred feet. Each easement will include, at a minimum, any existing low flow channels, all major vegetation, and the area between the tops of the banks of the watercourse. At the time of the Development Review Board submittal, the future owner/developer has been stipulated to stake the boundaries of the Vista Corridor easement as determined by city staff. Unless approved by the Development Review Board, all Vista Corridors will be left in a natural state.

The project has been stipulated that with each Development Review Board application, the future owner/developer will submit a master drainage report and plan subject to the City staff's approval. The first developer of any single, or combination of parcels that are proposed to be developed in any one of Master Planning Areas or Parcel, will be responsible for preparation of associated planning area master drainage report and plan. The master drainage report and plan have been stipulated to conform to the Design Standards and Policies Manual's Drainage Report Preparation criteria. In addition, the master drainage report and plan will include a complete description of requirements relating to project phasing, and will identify the sequence of and parties responsible for construction of all storm water management facilities.

This request executes the intent of the previously approve major General Plan Amendment case to: reconfigure residential land uses on 3,543 acres of land to remove the previously shown golf course and commercial designations, remove the E. one Mountain Road extension that was previously proposed running through the McDowell Sonoran Preserve, and designating parks and a school location with the future development of the subject State Land property.

Water/Sewer

The water and wastewater support for the subject zoning case are conceptually acceptable to the City's Water and Sewer department. The future owner/developer will be required to design, construct, and upgrade any water and sewer infrastructure necessary to provide services to the site. The future owner/developer will be required to provide a Master Water and Wastewater Report, and associated plans, for the entire designated Master Planning Area, with the submittal of any of that Master Planning Area's respective Parcel, as per the City's Design Standards and Policies Manual (DS&PM) requirements.

Each future applicant will be required to obtain approval from Water Resources Department of a final water/wastewater basis of design report for the area to be developed per the requirements of the Design Standards and Policies Manual (DS&PM) and demonstrate compliance with the accepted master plan for that designated Master Planning Area and/or Parcel. Each application will water and sewer infrastructure to the current Scottsdale Water Reuse, and Water, Master plan updates. The project has been stipulated to identify and preliminarily size water and sewer infrastructure necessary to support the designated Master Planning Area and/or Parcel. Furthermore, each future owner/developer will be responsible for the costs for design and construction of local water distribution and sewer collection lines shall be the sole responsibility of the developer per the

DS&PM and City Code.

Public Safety

Future development will provide easements over all proposed drive aisles, and along appropriate rights-of-way, for municipal uses. All future development shall meet Emergency and Service Vehicle Access and Fire Ordinance requirements. All future drive aisles will support 83,000 lb. fire trucks, and internal/external circulations must accommodate a 55-foot turning radius for fire truck access and maneuverability.

The proposal will be stipulated to provide the adequate street right-of-way dedications for all the right-of-way that shall remain as public access. The street right-of-way dedication has been stipulated according to the Transportation Master Plan and the Local Area Infrastructure Plans. Design of the internal private-streets will conform to ESL, Local Residential Character, as geometrically described in the Design Standards and Policies Manual, Chapter 5.

School District Comments/Review

The previously approved major General Plan amendment case provided a "floating pie" that identified the possibility of a need for a public facility or school within the boundary of the subject site. It has been established by the Cave Creek School District that the addition of a school will be required with the development of the subject property. The type of school (i.e. elementary, middle, high) has not been identified as of yet. The response to the type of school needed will become more apparent as the area develops.

Both staff and the Cave Creek School District have together identified the possible location, and timing, for the future required school. The future school will possibly be located within, and due to the development of, Master Planning Areas and Parcels L-5 and L-4 (with the possibility of F-2, I-3, J-3). The project has been stipulated that at the time of sale for the above mentioned parcels, the State Land Department will have established the location and size of the required school site.

The goal of the proposed rezoning case will be to confirm whether or not the government use, as identified in the major General Plan amendment case 4-GP-2002, will be manifested as a public school. The proposed rezoning case will be stipulated to meet the school districts requirements.

Community Involvement

The City of Scottsdale and the Arizona State Land Department conducted three (3) joint open house meetings to notify the public of the proposed rezoning cases. The signs, twenty-four (24) in total for both cases, will be updated with any future hearing dates as the projects move through the planning process.

The three (3) joint open house meetings were spread throughout the City to make them as easily accessible to those residents most affected by the proposed rezoning cases. The first of the open house meetings was held on Monday, December 8th, 2014, from 4 p.m. to 7 p.m. at the Legend Trail Community Center. The second open house meeting was held on Tuesday, December 9th, 2014, from 5:30 p.m.to 7:30 p.m. at the Anasazi School Cafeteria. The third open house meeting was held on Wednesday, December 17th, 2014, 4 p.m. to 7 p.m. at the Florence Ely Nelson Desert Park room.

On January 27, 2015, City staff, State Land staff, and the Chair for the McDowell Sonoran Preserve Commission conducted an HOA meeting for the residents of the Legend Trails community at the Legend Trail Community Center. Staff gave a presentation and responded to residents' concerns.

All comment cards and sign-in sheets have been provided in Attachment #22.

On May 10, 2015, City staff, in conjunction with the State Land Department, conducted an additional open house meeting for those residents located in and around the "central region" of the City. The meeting was held at the Florence Ely Nelson "La Mirada" Desert Park center. Staff gave a presentation and responded to residents' concerns. All comment cards and sign-in sheets have also been provided in Attachment #22.

Verbal input, along with emails, has also been received throughout the process. To date, staff has received several phone calls and email in addition to the comments cards provided at the open houses and HOA meetings. Some citizen comments have referenced the Desert Foothills Character Area Plan and the extensive community participation that occurred during the creation of that plan. This comment comes in regards to the placement of the commercial uses along N. Scottsdale Road.

The site has been posted with a notification sign since December 4, 2014. Property owners within 750 feet have been notified by the city and those who attended the city sponsored open house have been added to the notification list. All the open house sign-in sheets, comment cards, and emails have been provided with this report (See Attachment #22). All additional citizen outreach may be found in the State Land Departments "Community Involvement" report.

Community Impact

The Master Planning process required by this rezoning prior to the development of the State Land parcels will ensure that relevant traffic, infrastructure, and service impacts on the community will be mitigated.

Policy Implications

This rezoning ensures that master planning will occur on over 4,000 acres of land in North Scottsdale. Providing certainty of land uses creates stability for current and future residents. The commitment to master planning ensures that traffic, infrastructure, and service impacts will be mitigated through orderly land use planning.

Additionally, this rezoning fulfills the City's commitment to the State Land Department as discussed in the State Commissioners order, Order No. 078-2001/2002, and case 4-GP-2002. This action will also lead to the Arizona State Land Department's acceptance of applications from the City of Scottsdale, and begin the process to place two parcels (1 and 1A) up for auction – it is the city's intent to purchase these for the preservation and make them part of the Scottsdale McDowell Sonoran Preserve.

Development Agreement

The case is accompanied by contract 2016-104-COS (Resolution #10518), the associated development agreement which provides assurances to ASLD that the zoning will remain as approved and that all land acquired for Preserve purposes will be maintained as Preserve use. The city is also assured that ASLD will provide notice of the Master Planning Process requirements in all future ASLD land auction notices, that ASLD supports the responsibility of required infrastructure being borne by future purchasers or lessees of their Trust lands and a commitment by ASLD to proceed with auctions on the over 400 acres of land that Scottsdale is pursuing for the Preserve.

OTHER BOARDS & COMMISSIONS

Planning Commission

Planning Commission heard this case on February 25th, 2015 as a non-action item.

Planning Commission heard this case on May 11th, 2016 and recommended approval with a 7-0 vote. The Planning Commission received public comments from residents that were opposed to the project, and comments in support from previously appointed Planning Commissioners (who served on the Planning Commission at the time the above mentioned major General Plan amendment, case 4-GP-2002, was presented to the Planning Commission). Opponents of the case stated concerns that revolved around traffic, loss of open space, appropriateness of a resort use, and general opposition to further development of north Scottsdale (See Attachments #23 and #24).

RECOMMENDATION

Recommended Approach:

1. Adopt Ordinance No. 4267 approving of a Zoning District Map Amendment for 4020 +/- acres of State Trust Lands **from** the Single-family Residential District, Environmentally Sensitive Lands (R1-43/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-130/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-190/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-43/ESL/FO) zoning district, the Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-70/ESL/FO) zoning district, and the Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-190/ESL/FO) zoning district **to** the Single-family Residential District, Environmentally Sensitive Lands (R1-7/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-10/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-18/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-35/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-43/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-70/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-130/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-190/ESL) zoning district, the Resort/Townhouse Residential District, Environmentally Sensitive Lands (R-4R/ESL) zoning district, and the Conservation Open Space, Environmentally Sensitive Lands, (COS/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-35/ESL/FO) zoning district, the Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-43/ESL/FO) zoning district, the Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-70/ESL/FO) zoning district, the Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-130/ESL/FO) zoning district, the Resort/Townhouse Residential District, Environmentally Sensitive Lands, Foothills Overlay (R-4R/ESL/FO) zoning district, and the Conservation Open Space, Environmentally Sensitive Lands, Foothills Overlay (COS/ESL/FO) zoning district.

2. Adopt Resolution No. 10504 declaring the "Stipulations For The Zoning Application: State Trust Land – North Scottsdale" as a public record
3. Adopt Resolution No. 10518 authorizing Development Agreement No. 2016-104-COS with Arizona State Land Department (See Attachment #26).

RESPONSIBLE DEPARTMENT

Planning and Development Services
Current Planning Services

STAFF CONTACT

Jesus Murillo
Senior Planner
480-312-7849
E-mail: jmurillo@scottsdaleAZ.gov

APPROVED BY

Jesus Murillo, Report Author — Date 6/21/16

Tim Curtis, AICP, Current Planning Director — Date 6/21/2016
480-312-4210, tcurtis@scottsdaleaz.gov

Randy Grant, Director — Date 6/21/16
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

ATTACHMENTS

1. Ordinance No. 4267
   Exhibit 2: Zoning Districts Map
2. Resolution No. 10504
   Exhibit 1: Stipulations
   Exhibit A to Exhibit 1
   Exhibit B to Exhibit 1
   Exhibit C to Exhibit 1
   Exhibit D to Exhibit 1
   Exhibit E to Exhibit 1
   Exhibit F to Exhibit 1
   Exhibit G to Exhibit 1
   Exhibit H to Exhibit 1
3. Applicant's Narrative
4. Context Aerial

4A. Aerial Close-Up (North Region)

4B. Aerial Close-Up (South Region)

5. 2001 General Plan Map
6. Existing Zoning Districts Map
7. Approved General Plan Map (4-GP-2002)
8. Approved General Plan Land Use Changes and Dwelling Unit Ranges (4-GP-2002)
9. Requested Area (4,020+/- Acres) to be Rezoned Exhibit
10. Master Planning Areas Exhibit
11. Master Planning Areas and Parcels Exhibit
12. Land Use and Zoning Exhibit
13. Master Planning Areas 1 and 2 Refinement Exhibit
14. Parcel Size and Maximum Densities Exhibit
15. Open Space Exhibit
16. Circulation: Roadways and Access Exhibit
17. Circulation: Trails Exhibit
18. Desert Foothills Character Area Boundary Map
19. Desert Foothills Character Area (Zoning District) Boundary Map
20. State Trust Land Reclassified as Suitable for Conservation & Acquired Preserve Lands Exhibit
21. Community Correspondence (Binder)
22. Community Involvement
23. May 11th, 2016 Planning Commission public comment
24. May 11th, 2016 Planning Commission Minutes
25. Preserve Commission Letter of Support for Acquisition of State Trust Lands for the Preserve
26. Associated Resolution (No. 10518) and Development Agreement (No. 2016-104-COS)
27. 11x17 City Council Exhibit Graphics

ORDINANCE NO. 4267

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 19-ZN-2014 FOR +/-4,020 ACRES OF STATE TRUST LANDS TO BE CONSISTENT WITH THE APPROVED MAJOR GENERAL PLAN AMENDMENT CASE 4-GP-2002.

WHEREAS, the Planning Commission held a hearing on February 25th, 2015;

WHEREAS, the Planning Commission held a hearing on May 11th, 2016;

WHEREAS, the City Council held a hearing on July 5th, 2016; and

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 19-ZN-2014.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning +/- 4,020 acres marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, **from** the Single-family Residential District, Environmentally Sensitive Lands (R1-43/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-130/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-190/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-43/ESL/FO) zoning district, the Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-70/ESL/FO) zoning district, and the Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-190/ESL/FO) zoning district **to** the Single-family Residential District, Environmentally Sensitive Lands (R1-7/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-10/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-18/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-35/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-43/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-70/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-130/ESL) zoning district, the Single-family Residential District, Environmentally Sensitive Lands (R1-190/ESL) zoning district, the Resort/Townhouse Residential District, Environmentally Sensitive Lands (R-4R/ESL) zoning district, and the Conservation Open Space, Environmentally Sensitive Lands, (COS/ESL) zoning district, the Single-

ATTACHMENT #1

family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-35/ESL/FO) zoning district, the Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-43/ESL/FO) zoning district, the Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-70/ESL/FO) zoning district, the Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-130/ESL/FO) zoning district, the Resort/Townhouse Residential District, Environmentally Sensitive Lands, Foothills Overlay (R-4R/ESL/FO) zoning district, and the Conservation Open Space, Environmentally Sensitive Lands, Foothills Overlay (COS/ESL/FO) zoning district.

Section 2. That the above rezoning is approved condition upon compliance with all of the stipulations contained in that certain document entitled "Stipulations for the Zoning Application: State Trust Land – North Scottsdale" declared to be a public record in Resolution No. 10504 the stipulations are attached as Exhibit 1 to the resolution which is incorporated into this ordinance by reference as if fully set forth herein.

PASSED AND ADOPTED by the Council of the City of Scottsdale this _____ day of _____, 2016.

ATTEST:

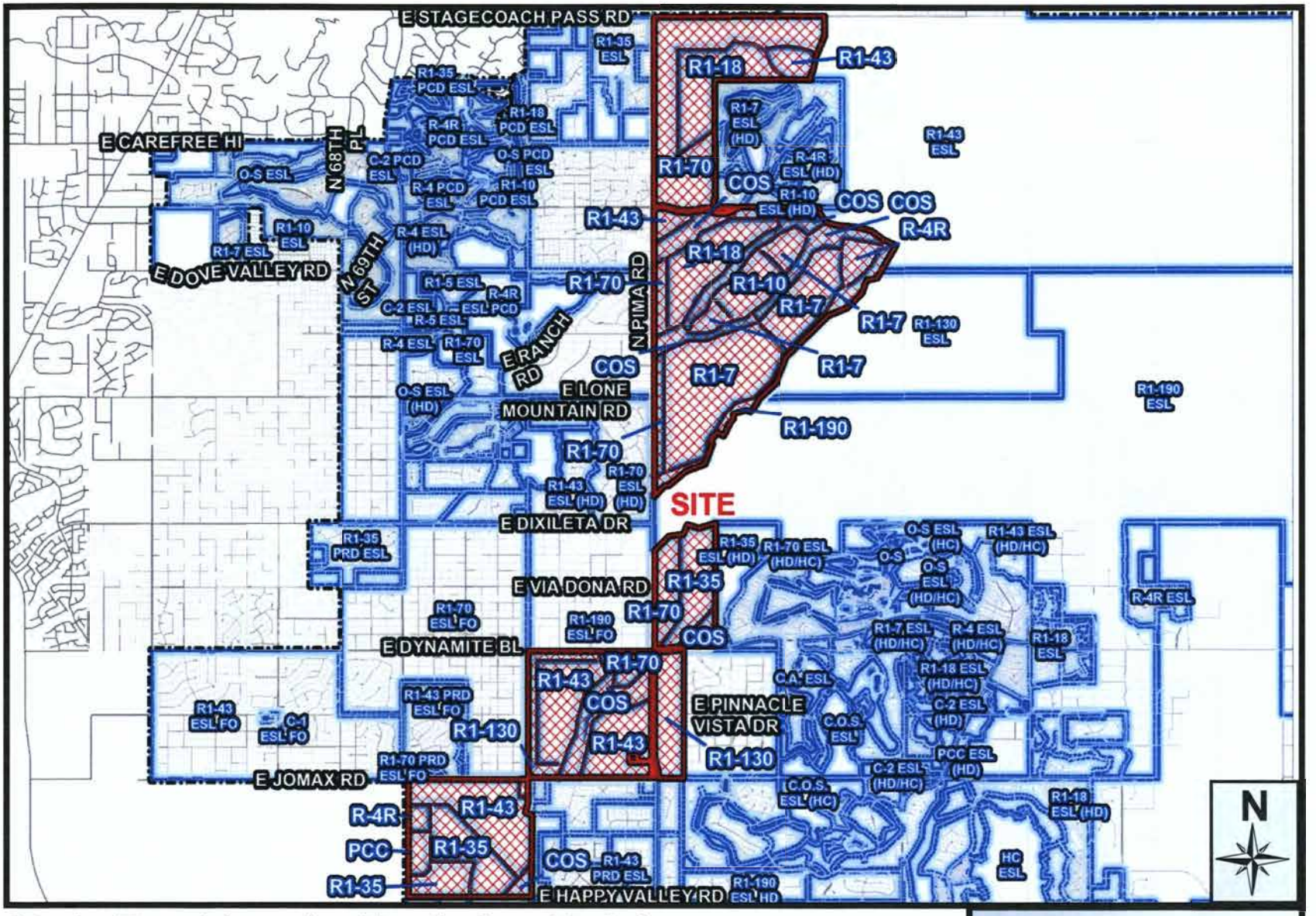
By:_____
Carolyn Jagger
City Clerk

CITY OF SCOTTSDALE, an Arizona Municipal Corporation

By:_____
W.J. "Jim" Lane
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:_____
Bruce Washburn, City Attorney
By: Joe Padilla, Deputy City Attorney



State Trust Land – North Scottsdale
Proposed and Adjacent Zoning Districts

19-ZN-2014

Ordinance No. 4267
Exhibit 2
Page 1 of 1

RESOLUTION NO. 10504

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK OF THE CITY OF SCOTTSDALE AND ENTITLED "STIPULATIONS FOR THE ZONING APPLICATION: STATE TRUST LAND – NORTH SCOTTSDALE".

WHEREAS, State Law permits cities to declare documents a public record for the purpose of incorporation into city ordinances; and

WHEREAS, the City of Scottsdale wishes to incorporate by reference amendments to the Zoning Ordinance, Ordinance No. 455, by first declaring said amendments to be a public record.

NOW, THEREFORE BE IT RESOLVED, by the Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That certain document entitled "Stipulations for the Zoning Application: State Trust Land – North Scottsdale", attached as exhibit '1', three copies of which are on file in the office of the City Clerk, is hereby declared to be a public record. Said copies are ordered to remain on file with the City Clerk for public use and inspection.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this ____ day of _____, 2016.

ATTEST:

By:_____
Carolyn Jagger, City Clerk

CITY OF SCOTTSDALE, an
Arizona Municipal Corporation

By:_____
W. J. "Jim" Lane, Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

_____
Bruce Washburn, City Attorney
By: Joe Padilla, Deputy City Attorney

ATTACHMENT #2

STIPULATIONS FOR THE ZONING APPLICATION: STATE TRUST LAND – NORTH SCOTTSDALE

Stipulations for the Zoning Application: State Trust Land - North Scottsdale Case Number: 19-ZN-2014

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

SITE DESIGN

1. CONFORMANCE TO ZONING MAP. Development shall conform with the zoning map plan submitted by The Arizona State Land Department and with the city staff date of 2-22-2016, attached as **Exhibit A and Exhibit B** to **Exhibit 1**. Any proposed significant change to the zoning map as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. CONFORMANCE TO MASTER PLANNING AREAS' PARCEL SIZES AND MAXIMUM DENSITY MATRIX. Development shall conform with the Master Planning Areas' Parcel Sizes and Maximum Densities Exhibit submitted by The Arizona State Land Department and with the city staff date of 2-22-2016, attached as **Exhibit C** to **Exhibit 1**. Any proposed significant change to the Master Planning Areas' Parcel Sizes and Maximum Densities as determined by the Zoning Administrator prior to the preliminary plat submittal shall be subject to additional public hearings before the Planning Commission and City Council. Once the final plat is approved, the development must conform to the final plat.
3. CONFORMANCE TO CONCEPTUAL MASTER PLANNING AREAS MAP. Development shall conform with the conceptual Master Planning Area Map submitted by The Arizona State Land Department, with the city staff date of 2-22-2016, attached as **Exhibit D** to **Exhibit 1**. Any proposed significant change to the Master Planning Areas Map as determined by the Zoning Administrator, prior to the preliminary plat submittal, shall be subject to additional public hearings before the Planning Commission and City Council.
4. CONFORMANCE TO CONCEPTUAL MASTER PLANNING AREAS AND PARCELS MAP. Development shall conform with the Master Planning Areas and Parcels Map submitted by The Arizona State Land Department and, the city staff date of 2-22-2016, attached as **Exhibit E** to **Exhibit 1**. Any proposed significant change to the Master Planning Areas and Parcels Map as determined by the Zoning Administrator, prior to preliminary plat submittal, shall be subject to additional public hearings before the Planning Commission and City Council.
5. CONFORMANCE TO CONCEPTUAL CIRCULATION: ROADWAYS AND ACCESS MAP. Development shall conform with the conceptual Circulation: Roadways and Access Map submitted by The Arizona State Land Department, with the city staff date of 2-22-2016, attached as **Exhibit F** to **Exhibit 1**, the Transportation Master Plan, and the Design Standards and Policies Manual (DS&PM).
6. CONFORMANCE TO CONCEPTUAL OPEN SPACE MAP. Development shall conform with the conceptual Open Space Map submitted by The Arizona State Land Department, with the city staff date of 2-22-2016, attached as **Exhibit G** to **Exhibit 1**. The overall development area must provide **1,630 acres** of Open Space and Rural Neighborhoods.

7. CONFORMANCE TO CONCEPTUAL OPEN SPACE/NATURAL AREA OPEN SPACE (NAOS). Each ultimate subdivided parcel shall meet open space and NAOS requirements within each plat's boundary, in accordance with this case and the Environmentally Sensitive Lands Ordinance.
8. CONFORMANCE TO CONCEPTUAL CIRCULATION: TRAILS MAP. Each Master Planning Area and Master Planning Area Parcel development shall conform with the provided Circulation: Trails Map submitted by The Arizona State Land Department, with the city staff date of 2-22-2016, attached as **Exhibit H** to **Exhibit 1.** All Master Planning Areas' Circulation Master Plans shall adhere to the Transportation Master Plan and the Transportation Master Plan Local Area Infrastructure Plans. All dedications and improvements shall be in conformance with **Tables "B" and "C,"** as shown further down in this document.
9. CONFORMANCE TO PUBLIC PARKS AND OPEN SPACE: Each Mater Planning Area shall be required to identify, and possibly provide, a neighborhood park/open space, with the request of the first subdivision plat. Subdivision plat shall provide parks and open space in accordance with the 2001 General Plan Open Space Element, and staff recommendation.
10. DESERT FOOTHILLS CHARACTER AREA. Parcels S-7, T-8, U-8, V-8, W-8, X-8, Y-8, K-9, Y-9, Z-9, AA-9, AND BB-9 shall adhere to the Desert Foothills Character Area plan and the Desert Foothills Implementation Plan. The developments located within the Desert Foothills Character Area shall preserve the natural, visual qualities of the lush upper Sonoran Desert by using desert-sensitive building techniques that retain and blend with the natural desert character of the area. Each Master Planning Area and subsequent subdivision plat application shall identify how the proposed project maintains a Rural Desert Character and intent of Desert Foothills Character Area Plan and the Desert Foothills Implementation Plan.
11. CONFORMANCE TO PUBLIC SERVICE AND FACILITIES ELEMENT. With the sale of Master Planning Areas and Parcels L-5 and L-4, the State Land Department shall establish the location and size of the required school site. The location of the required school site will be established by the State Land Department and the Cave Creek School District. The State Lands Department shall provide a Master Planning Area's Master Plan, identifying the location and size of the schools site with the subdivision plat application. The sale of Master Planning Parcels F-2, I-3, and J-3, may also require identification of the required school site.
12. TIMING OF MASTER PLANNING AREAS DESIGN. The first development application for a particular portion of a Master Planning Area, or Master Planning Area Parcel shall be required to provide a series of Master Plans. The Master Planning Area Master Plan shall be provided with the first development application. Please reference Table "C" for required improvements for each Mater Planning Area and each Master Planning Area Parcel.
13. AMENDED DEVELOPMENT STANDARDS. The current approval does not include amended development standards for the proposed Master Planning Areas and their respective Parcels. Any change to the development standards shall be subject to additional public hearings before the Development Review Board, with each development application, as per the Zoning Ordinance.
14. ARCHAEOLOGY. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, and Protection of Archaeological Resources for that Master Planning Area.
15. MAXIMUM DWELLING UNITS/MAXIMUM DENSITY. Maximum dwelling units and maximum density shall be as indicated on the Land Use Budget Table "A" below.

Table "A" – Land Use Budget Table

Parcel Identifier and "Master Planning Area" (19-ZN-2014)	Proposed Zoning Master Planning Parcel Area in acres	Proposed Zoning District to Meet Approved Densities (19-ZN-2014)	**Maximum Number of Units**
A - 1	478	R1-70/ESL (*1)	**252**
B - 1	53	R1-43/ESL (*1)	**45**
C - 1	217	R1-18/ESL (*1)	**440**
D -2	43	R1-43/ESL	**37**
E - 2	97	COS/ESL	**0**
F -2	211	R1-18/ESL	**385**
G - 2	46	R1-70/ESL	**24**
H - 3	76	COS/ESL	**0**
I - 3	77	R1-7/ESL	**206**
J - 3	107	R1-10/ESL	**270**
H - 4	75	COS/ESL	**0**
K - 4	38	R-4R/ESL	**287**
L - 4	198	R1-7/ESL	**530**
G - 5	58	R1-70/ESL	**30**
H - 5	47	COS/ESL	**0**
L - 5	411	R1-7/ESL	**1140**
P - 6	159	R1-35/ESL	**155**
Q - 6	102	R1-70/ESL	**54**
R -6	30	COS/ESL	**0**
S - 7	159	R1-130/ESL (*2)	**45**
T - 8	63	R1-70/ESL/FO	**20**
U - 8	82	R1-130/ESL/FO	**23**
V - 8	195	R1-43/ESL/FO	**168**
W - 8	104	COS/ESL/FO	**0**
X - 8	197	R1-43/ESL/FO	**154**
K -9	38	R-4R/ESL/FO	**286**
Y - 9	287	R1-43/ESL	**247**
Z - 9	162	R1-35/ESL	**146**
AA - 9	78	R1-35/ESL	**50**
BB - 9	18	COS/ESL	**0**
CC -1A	114	R1-190/ESL	**6**
	4,020		**5,000**

Redistribution of dwelling units is subject to the maximum density in the Land Use Budget Table and subject to city staff approval. The owner's redistribution request shall be submitted with the preliminary plat submittal to the Development Review Board and shall include a revised Master Development Plan and a revised Land Use Budget Table indicating the parcels with the corresponding reductions and increases. Redistribution of dwelling units shall not occur across Master Planning Areas.

1) Lots on the perimeter of the site adjacent to lots with less intensive zoning, shall have rear yard setbacks equal to or greater than the minimum rear yard setback required by the zoning district of those adjacent lot(s).

2) The minimum lot width of those lots, located on the perimeter of one of these Master Planning Area Parcels, are not eligible for amended development standards.

16. BUILDING HEIGHT LIMITATIONS IN DESERT FOOTHILLS OVERLAY AREA. No building on the site shall exceed 24 feet in height, for all single-family zoning districts and resort/townhouse districts located within the Desert Foothills Overlay Area, measured as provided in the applicable section of the Zoning Ordinance.

17. ALTERATIONS TO NATURAL WATERCOURSES. Any proposed alteration to the natural state of watercourses with a peak flow rate of 750 cfs or less based on the 100 year – 2 hour rain event shall be subject to Development Review Board approval.

18. OUTDOOR LIGHTING. All lighting requirements shall be in conformance with the City Policy for Exterior Lighting Design Principles, Ambient Light Zones, and the Design Standards and Policies Manual. Please reference **Exhibit 9** to **Attachment 1** for Exterior Lighting Design Principles and Ambient Light Zones.

INFRASTRUCTURE AND DEDICATIONS

19. The owner/developer shall submit Transportation Master Plans for each Master Planning Area for review and approval by City of Scottsdale Transportation Engineering department staff with the first development application within a Mater Planning Area. The master plans shall identify the proposed phasing and show required right-of-way, street cross sections and for any major and local streets serving the parcel. The master plans shall also identify all trails, paths and pedestrian facilities. All Master Planning Areas' Circulation Master Plans shall adhere to the Transportation Master Plan, the Transportation Master Plan Local Area Infrastructure Plans, and the DS&PM. All dedications and improvements shall be in conformance with **Tables "B" and "C,"** as shown further down in this document.

20. TRANSPORTION MASTER PLAN. Each Transportation master plan mentioned above shall discuss traffic control for every mile, half-mile, and quarter-mile street intersections, for each Master Planning Area with the first development application within a Mater Planning Area. All Master Planning Areas' Circulation Master Plans shall adhere to the Transportation Master Plan, the Transportation Master Plan Local Area Infrastructure Plans, and the DS&PM. All dedications and improvements shall be in conformance with **Tables "B" and "C,"** as shown further down in this document.

21. TRAFFIC IMPACT STUDY. Each Master Planning Area Circulation Plan mentioned above shall establish the street system layout and street classifications for each Master Planning Area with the first development application within a Mater Planning Area. A traffic impact analysis shall be submitted by the applicant for each Master Planning Area and approved by City staff. The traffic impact study shall identify projected traffic volumes for each street

segment and major intersection in the study area, and propose traffic control measures for each intersection within the study area. All Master Planning Areas' Circulation Master Plans shall adhere to the Transportation Master Plan, the Transportation Master Plan Local Area Infrastructure Plans, and the DS&PM. All dedications and improvements shall be in conformance with **Tables "B" and "C,"** as shown further down in this document.

22. CIRCULATION IMPROVEMENTS. Before any certificate of occupancy is issued for a parcel within a Master Planning Area, the owner shall make the required dedications and provide the following improvements in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies. The required dedications and improvements will be in association with the dedications and improvements required to develop the Master Planning Area. Required dedications and improvements shall be identified in the Transportation Master Plan, the DS&PM, and as shown in **Tables "B" and "C."**

    a. STREETS. Dedicate the following right-of-way and construct the following street improvements:

TABLE "B" – Right-Of-Way Improvements and Dedications Requirements

Item #	Street Name	Street Type	Dedications	Improvements	Notes
A	N. Pima Road	Minor Arterial – Rural	75' half-street (55', 75' existing)	Half-street	A.
B	E. Dynamite Boulevard (east of N. Pima Road)	Minor Arterial - Rural	130' full-street (existing)	Existing	A.
C	E. Dynamite Boulevard (west of N. Pima Road)	Minor Arterial - Rural	75' half-street (40' existing)	Half-street	A.
D	N. Scottsdale Road	Minor Arterial - Rural	75' half-street (existing)	Half-street	A.
E	E. Happy Valley Road	Major Collector - Rural	45' half-street (None existing)	Half-street	A.
F	E. Legend Trail Parkway	Major Collector - Rural	90' full-street (None existing, easement)	Full-street with sidewalk and trail	A
G	N. Miller Road/E. Hayden Road (north of E. Happy Valley Road)	Minor Collector - Rural	70' full-street (None existing)	Full-street with trail	A

	Street Name	Street Type	Dedications	Improvements	Notes
H	E. Hayden Road (north of E. Jomax Road)	Minor Collector – Rural	40' half-street (None existing)	Half street with trail	A
I	E. Jomax Road	Minor Collector – Rural	45' half-street (40' existing)	Half street with trail	A
J	E. Stagecoach Pass Road	Minor Collector – Rural	45' half-street (existing varies)	Half street with trail	A
K	Internal Streets	Local Collector - Rural	50' full-street	Full-street	A, B.
L	Internal Streets	Local Residential - Rural	40' full-street, or 46' full-street (based on lot size)	Full-street	A, B.

A. The street cross sections shall be designed to City of Scottsdale standard cross sections contained in Chapter 5-3 of the Design Standards and Policies Manual unless otherwise approved in the Master Planning Area Circulation Plan. The cross sections shall include a minimum eight-foot sidewalk along the major street frontages (Minor Arterials and Major Collectors).

B. Internal local streets with projected daily traffic volumes exceeding 1,500 vehicles shall be classified as Local Collector streets.

C. Requires fee-simple right-of-way dedication over existing easement dedicated right-of-way.

D. Required right-of-way dedication may be reduced of the classification of the subject street changes based as per the Transportation Master Plan, and/or the Design Standards and Policies Manual (DS&PM). Right-of-way reduction shall be determined by the Zoning Administrator, or Transportation Department designee.

23. AUXILIARY LANE. The owner/applicant shall dedicate the necessary right-of-way, as determined by city staff, and construct right-turn deceleration lanes at all site entrances on E. Happy Valley Road, N. Scottsdale Road, E. Dynamite Boulevard, N. Pima Road, and E. Legend Trail Parkway. The required dedications and improvements will be in association with the dedications and improvements required to develop the Master Planning Area. Required dedications and improvements shall be identified in the Transportation Master Plan, the DS&PM, and as shown in **Tables "B" and "C."**

24. IN LIEU PAYMENTS. Before any building permit is issued for the site, if directed by city staff, the owner shall make an in-lieu payment to the city instead of constructing a specified the street improvement(s). Before any final plan approval, the owner shall submit an engineer's estimate for plan preparation, design and construction costs, Development Agreement, and subject to city staff approval.

25. TIMING OF STREET IMPROVEMENTS. The associated street improvements described below shall be completed consistent with the approved phasing master plan before any parcels in the following Master Planning Areas receive a Certificate of Occupancy;

    A. Master Planning Area 1 – N. Pima Road (half-street improvements), from E. Legend Trail Parkway to E. Stagecoach Pass Road; E. Stagecoach Pass Road (half-street improvements) from Pima Road to eastern boundary; E. Legend Trail Parkway (half-street improvements within planning area limits; and all internal Local Collectors (full-street improvements) per the approved Master Plan.
    B. Master Planning Area 2 – N. Pima Road (half street improvements) from E. Legend Trail Parkway to E. Ashler Hills Drive; E. Legend Trail Parkway half-street improvements) within the Master Planning Area limits; and all internal Local Collectors (full-street improvements) per the approved Master Plan.
    C. Master Planning Area 3 – Master Planning Area 3 will require the dedication and improvements of those requirements found in Planning Area 2, and possibly Master Planning Area 5, prior to the issuance of permit.
    D. Master Planning Area 4– Master Planning Area 4 will require the dedication and improvements of those requirements found in Master Planning Area 2 and possibly Master Planning Area 5, prior to the issuance of permit.
    E. Master Planning Area 5 – N. Pima Road (half-street improvements) from E. Ashler Hills Drive to the southern boundary and all internal Local Collectors (full-street improvements) per the approved Master Plan.
    F. Master Planning Area 6 – N. Pima Road (half-street improvements) from the northern boundary to E. Dynamite Boulevard and all internal Local Collectors (full-street improvements) per the approved Master Plan.
    G. Master Planning Area 7 – N. Pima Road (half-street improvements) from E. Dynamite Boulevard to Jomax Road; E. Jomax Road (half-street improvements) from N. Pima Road to N. 90th Street; and all internal Local Collectors (full-street improvements) per the approved Master Plan.
    H. Master Planning Area 8 – E. Dynamite Boulevard (half-street improvements) from N. Hayden Road to N. Pima Road; N. Hayden Road (half-street improvements) from E. Jomax Road to E. Dynamite Boulevard; N. Pima Road (half-street improvements) from E. Jomax Road to E. Dynamite Boulevard; and all internal Local Collectors (full-street improvements) per the approved Master Plan. Master Planning Area 8 may also be required to dedicate and improve the completion of E. Jomax Road (either in improvement area or standard).
    I. Master Planning Area 9 – E. Jomax Road (half-street improvements) from N. Scottsdale Road to N. Hayden Road; E. Happy Valley Road (half-street improvements) from N. Scottsdale Road to N. Hayden Road; N. Scottsdale Road (half-street improvements) from E. Happy Valley Road to E. Jomax Road; N. Miller Road/N. Hayden Road (full-street improvements) from E. Happy Valley Road to E. Jomax Road; and all internal Local Collectors (full-street improvements) per the approved Master Plan.

26. ACCESS RESTRICTIONS. The owner/developer shall dedicate the necessary right-of-way, as determined by the City Manager or designee, and construct the following access to the sites with the first development application within a Master Planning Area. Access will conform with the Transportation Master Plan, the Transportation Master Plan's Local Area Infrastructure Plan, and the Design Standards and Policies Manual. Access to the sites shall conform to the following restrictions (distances measured to the driveway or street centerlines, unless otherwise approved through the Master Planning Area Circulation Plan):
    a. Access to minor arterial streets shall be limited to minimum 500 foot intervals with median breaks provided at minimum intervals of 1320 feet.
    b. Access to major collector streets shall be limited to minimum 250 foot intervals with median breaks provided at minimum intervals of 660 feet.
    c. There shall be no direct residential access to Minor Arterial streets, or Major Collector, or Minor Collector streets. Where access is prohibited, a 1 foot vehicular non-access easement shall be dedicated along the street frontage.
27. TRAFFIC SIGNAL PARTICIPATION. As the property develops, the applicant shall be responsible for participation in the design and installation of traffic signals or roundabouts, as determined by the City Manager or Designee, if and when warranted as determined by a Traffic Signal Warrant Analysis following MUTCD guidelines, at the following locations and for the percent of participation indicated:
    a. Miller Road/Happy Valley Road – 50% (Planning Area 9)
    b. Hayden Road/ Jomax Road – 25% (Planning Area 8)
    c. Pima Road/Jomax Road – 25% (Planning Area 8), 25% (Planning Area 7)
    d. Hayden Road/Dynamite Boulevard – 25% (Planning Area 8)
    e. Pima Road/Stagecoach Pass – 25% (Planning Area 1)
    f. Additional intersections may be identified through the master planning process for each Planning Area.
    g. Additional right-of-way may be required to be dedicated at intersections where roundabouts are planned to be installed to accommodate roundabout geometrics.

    If it is shown that the site generated traffic is accounting for more than fifty percent (50%) of the total traffic at these identified intersections, the owner/developer shall be responsible for constructing the traffic control device (100% participation – unless otherwise analyzed by the Transportation Director). Dedication of proper right-of-way widths and construction of improvements are required prior to the Certificate of Occupancy being issued. The traffic estimate for this determination shall be at the time of buildout of the parcels within the adjacent Master Planning Areas.
28. MASTER WATER AND WASTEWATER REPORT. The owner/developer, prior to the submittal of the development application, shall prepare a Master Water and Wastewater plan for the entire designated Master Planning Area. Final water and wastewater basis of design reports, for the entire Master Planning Area, are to be developed for review and acceptance by City of Scottsdale Water Resources Department staff. Basis of design reports for the designated Master Planning Areas Parcels shall demonstrate the compliance with the accepted Master Planning Area's Water and Wastewater Basis of Design reports.

29. MASTER WATER AND WASTEWATER REPORT. The owner/developer shall provide, in fee simple title to the city, land to support the Water and Wastewater facilities identified in the Water and Wastewater Basis of Design reports. Land shall be provided, prior to the recordation of the final plat, through separate instrument. The following projects/locations have been identified as facilities that would require land to be provided as fee simple title:

    a. New Well site in area of N. Stagecoach Pass Road and N. Pima Road, with the development of Master Planning Area 1.

    b. New booster station and reservoir near the intersection of E. Legend Trail Boulevard and E. Stagecoach Pass Road, with the development of Master Planning Area 1

    c. New well site along N. Scottsdale Road, between E. Happy Valley Road and E. Jomax Road, with the development of Master Planning Area Master Planning Area 9.

30. WATER AND WASTEWATER FACILITIES. The following facilities have been identified as future projects to be constructed by the City, or the owner/developer, as fee credit, dependent on the timeframe of development. Facilities are to be constructed by the owner/developer, if because of timing, prior to the Certificate of Occupancy being issued, as follows:

    a. A Sewer line along E. Jomax Road, from N. Scottsdale Road to N. Pima Road, with the development of Master Planning Area 8 and Master Planning Area 9.

    b. A Sewer line along E. Dynamite Boulevard, from N. Scottsdale Road to N. Pima Road, with the development of Master Planning Area 8.

    c. A 24" water line along N. 92nd Street alignment, from E. Ashler Hills to E. Stagecoach Pass Road, with the development of Master Planning Area 1, Master Planning Area 2, and with the development of Master Planning Area 3.

    d. A 16" water line along E. Jomax Road, from N. 80th Street to Pump Station# 42, located at N. Pima Road and E. Jomax Road, with the development of Master Planning Area 8.

    e. A 16" water line from Pump Station #42 east to 90th Street, with the development of Master Planning Area 7.

    f. See Master Plans Section below for additional submittal requirements.

31. The owner/developer shall extend local infrastructure across all right-of-ways adjacent to the Master Planning Area development to a point on the property boundary where connection and future extension may serve an adjacent parcel prior to the Certificate of Occupancy being issued.

32. EASEMENTS.

    a. EASEMENTS DEDICATED BY PLAT. The owner/developer shall dedicate to the city, on each relevant final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual (DS&PM).

    b. EASEMENTS CONVEYED BY SEPARATE INSTRUMENT. Before any building permit is issued for the site, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the city, in conformance with the DS&PM.

33. SCENIC CORRIDOR EASEMENT SETBACKS LOCATION AND DEDICATION. The Scenic Corridor (SCE) setbacks width, along the below identified streets, shall be a minimum of 100 feet, measured from the future right-of-way. Unless otherwise approved by the Development Review Board, the Scenic Corridor setback shall be left in a natural condition. Each Scenic Corridor Easement shall also contain within its boundaries a Non-Motorized Public Access Easement (NMPAE), also dedicated by the owner/developer, for trail purposes. The owner/developer shall dedicate, on the final plat, all SCE and NMPAE easements to the city, as follows:

    a. N. Scottsdale Road, from E. Happy Valley Road north to E. Jomax Road
    b. N. Pima Road, from E. Jomax Road north to E. Stagecoach Pass Road
    c. E. Dynamite Boulevard, from N Hayden Road east to N. 93rd Street
    d. E. Legend Trail Parkway, from N. Pima Road to E Stagecoach Pass Road
    e. E. Happy Valley Road, from N. Scottsdale Road to the N. Hayden Road alignment

34. DESERT SCENIC ROADWAY SETBACKS LOCATION AND DEDICATION. The Desert Scenic Roadway setback width along the below identified streets, shall be a minimum of fifty (50) feet, measured from the future right-of-way. Unless otherwise approved by the Development Review Board, the Desert Scenic Roadway setback shall be left in a natural condition. The final plat shall show all Desert Scenic Roadway setback easements to the city. The Desert Scenic Roadways setback shall be dedicated by the owner/developer according to the guidelines dictated in case 4-GP-2002, at the time of the final plat, for the length of all parcels with frontage on the following streets:

    a. N. Hayden Road, from E. Happy Valley Road north to E. Dynamite Boulevard
    b. E. Jomax Road, from N. Scottsdale Road east to N. 90th Street
    c. Any half-mile and quarter-mile streets (unless the quarter-mile street is only a Local Collector and not a through street) created as a result of development

35. BUFFERED SETBACK LOCATION AND DEDICATION. The Buffered Setback width along the below identified streets, shall be a minimum of fifty (50) feet, measured from the future right-of-way. Unless otherwise approved by the Development Review Board, the Buffered Setback shall be left in a natural condition. The owner/developer shall dedicate, on the final plat, all Buffered Setback easements to the city for the length of all parcels with frontage on the following streets:

    a. E. Lone Mountain Road
    b. E. Happy Valley Road, from N. Scottsdale Road east to N. Hayden Road

36. VISTA CORRIDOR EASEMENTS. Each Vista Corridor, a watercourse with a peak flow rate of 750 cfs or greater based on the 100 year – 2 hour rain event, shall be dedicated to the city on the final plat as a continuous Vista Corridor easement, by the owner/developer. The minimum width of the easement shall be one-hundred feet. Each easement shall include, at a minimum, any existing low flow channels, all major vegetation, and the area between the tops of the banks of the watercourse. At the time of the Development Review Board submittal, the owner shall stake the boundaries of the Vista Corridor easement as determined by city staff. Unless approved by the Development Review Board, all Vista Corridors shall be left in a natural state.

37. NATURAL AREA OPEN SPACE (NAOS) WITHIN POWERLINE CORRIDOR. Natural Area Open Space designated to be located within the existing Powerline Corridor, within Master Planning Area 8 and Master Planning Area 9, shall be credited as fifty (50%) percent towards the required NAOS for those Master Planning Areas (see Exhibit G to Exhibit 1). **Note**: area located within the individual powerline corridor tower footprints shall not be included in this, or any, NAOS calculation, if incorporated into the subdivision/Master Planning Area Parcel (future subdivision)..

38. MULTI-USE PATH. Before any building permit is issued for the site, the owner/developer shall dedicate, to the city, a minimum 30-foot wide non-motorized public access easement, and construct a minimum 10-foot-wide multi-use path along:

    a. E. Happy Valley Road, form N. Scottsdale Road to Hayden Road;
    b. N. Scottsdale Road, form E. Happy Valley Road to E. Jomax Road;
    c. N. Pima Road, from E. Jomax Road to E. Dynamite Boulevard;
    d. N. Pima Road, form E. Dynamite Boulevard to E. Morning Vista Drive;
    e. N. Pima Road, form E. Las Peidras Drive to E. Stagecoach Pass Road;
    f. E. Stagecoach Pass Road, from N. Pima Road to N. 99th Street. and
    g. N. Hayden Road, from E. Happy Valley Road north to E. Dynamite Boulevard

    These above mentioned paths shall be constructed before any certificate of occupancy is within the respective Master Planning Area. The paths shall be designed to be in conformance with the Transportation Master Plan and the Design Standards and Policies Manual.

39. MULTI-USE TRAIL. Before any building permit is issued for the site, the owner/developer shall dedicate to the city, a minimum 30-foot-wide non-motorized public access easement and construct a minimum 8-foot-wide multi-use path along:

    a. E. Legend Trail Parkway, from N. Pima Road to the Desert Ranch Subdivision, and
    b. E. Legend Trail Parkway, from E. Whitewing Drive to E. Stagecoach Pass Road

    These above mentioned paths shall be constructed before any certificate of occupancy is issued for the site. The paths shall be designed in conformance with the Design Standards and Policies Manual.

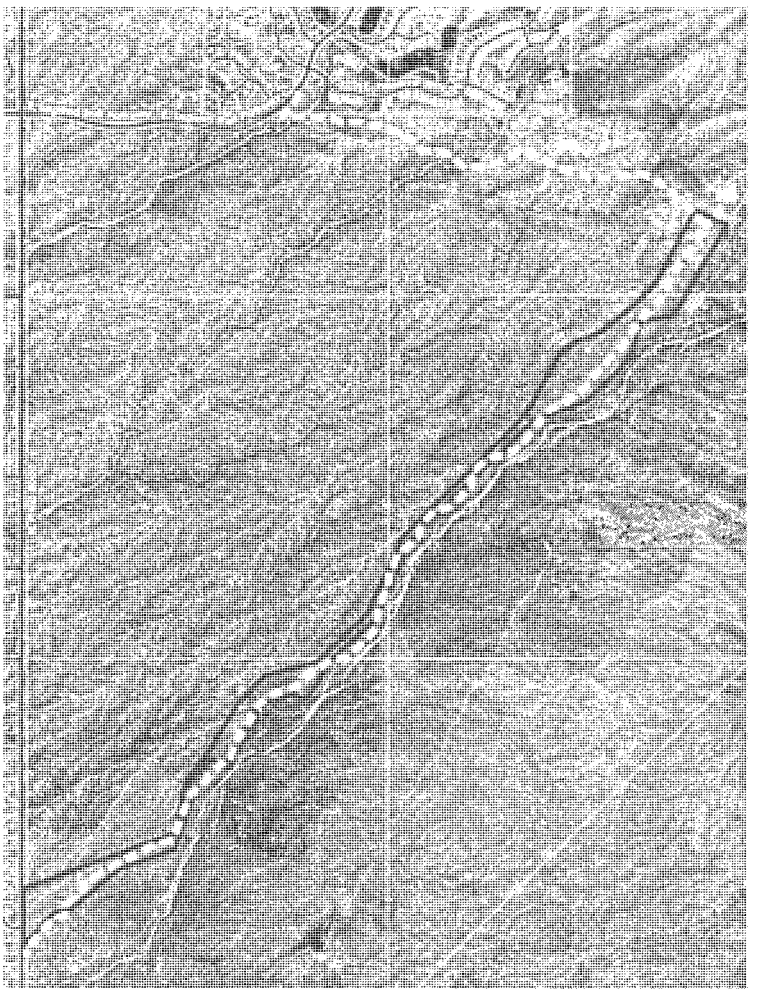
40. MULTI-USE TRAIL. Before any certificate of occupancy is issued for the site, the owner shall construct a minimum 8-foot-wide multi-use trail along:

    a. N. Hayden Road, form E. Jomax Road to E. Dynamite Boulevard;
    b. E. Pinnacle Vista Road, form N. Hayden Road east to the wash corridor;
    c. E. Pinnacle Vista Road, form N. Pima Road to N. 90th Street;
    d. E. Redbird Road, form N. Pima Road to N. 90th Street;
    e. N. 90th Street, from E. Pinnacle Vista Drive to the wash corridor, and
    f. N. Hayden Road, from E. Happy Valley Road north to E. Dynamite Boulevard

    These above mentioned trails shall be constructed before any certificate of occupancy is issued for the site. The trail shall be contained within a minimum **30-foot-wide** non-motorized public access easement (unless located within dedicated Scenic Corridor Easement – 100 feet required), dedicated to the city, before any building permit is issued for the site. The alignment of the trail shall be subject to approval by the city's Zoning

Administrator or designee prior to dedication. The trail shall be designed in conformance with the Design Standards and Policies Manual.

41. MULTI-USE TRAIL IN RAWHIDE WASH. This proposed trail will be required if Parcel CC-1A is acquired by the City of Scottsdale as part of the McDowell Sonoran Preserve (see map below). This trail shall ultimately connect with planned trails in Master Planning Areas 3, 4 and 5 as addressed in stipulation #40. If parcel CC-1A is not acquired by the city of Scottsdale, this trail shall not be developed.



42. TRAIL LOCATION AND DEDICATION. As per Exhibit "M" and the Transportation Master PLAN, all future trails and future trail connections as required by the Transportation Master Plan as well as Local Area Infrastructure Plans (LAIPS) that do not align with current or future City of Scottsdale owned lands shall be dedicated and constructed by the future developer to Design Standard & Policies Manual specifications. Dedication of such trails shall occur with the first subdivision in the Planning Unit that aligns with the trails. The trails within/adjacent to a Master Planning Area Parcel shall be completed by final certificate of occupancy for first subdivision in that same Master Planning Parcel. The two trails connecting from the McDowell Sonoran Preserve to Legend Trail Parkway, one immediately north and one immediately south of the Legend Trails community, shall be planned and developed by the city of Scottsdale Preserve staff with cooperation from ASLD.

43. LOTS CONVEYED BY DEED. Before any certificate of occupancy is issued for the site, the owner/developer shall convey to the city any property/property right, as required with each future development Master Planning Area. The property/property right shall be conveyed through a general warranty deed (accompanied by a title policy in favor of the city), to be in conformance with the Design Standards and Policies Manual (DS&PM).

44. CONSTRUCTION COMPLETED. Before any BUILDING PERMIT is issued for the site, the owner/developer shall complete all the infrastructure and improvements required by the Scottsdale Revised Code, and these stipulations, to be in conformance with the Design Standards and Policies Manual and other applicable standards for that Master Planning Area.

MASTER PLANS

45. MASTER INFRASTRUCTURE PLANS. The owner/developer shall create each Master Infrastructure Plan, as specified below, prepared by a registered engineer licensed to practice in Arizona. Each Master Plan shall be subject to city staff approval before any further Development Review Board submittal. Each Master Plan shall include a complete description of project phasing, identifying the timing and parties responsible for construction.

    a. Circulation Master Plan
    b. Drainage Master Plan
    c. Water Master Plan
    d. Wastewater Master Plan

46. MASTER DRAINAGE REPORT. With the Development Review Board application submittal, the owner/developer shall submit a master drainage report and plan subject to city staff approval. First developer of any single or combination of parcels that are proposed to be developed in any one of master planning areas shall be responsible for preparation of associated planning area master drainage report and plan. The master drainage report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the master drainage report and plan shall:

    a. Include a complete description of requirements relating to project phasing.
    b. Identify the sequence of and parties responsible for construction of all storm water management facilities.

45. MASTER DRAINAGE REPORT COPIES. Before the master drainage report is approval by the Drainage Planning Department, the owner/developer shall, when requested by city staff, submit two (2) hard copies and one (1) disc copy of the complete master drainage report.

46. MASTER CIRCULATION PLAN. A Master Planning Area Circulation Plan shall be prepared in accordance with the City's design procedures and criteria, by a registered professional engineer who is licensed in the State of Arizona. All Master Planning Areas' Circulation Master Plans shall adhere to the Transportation Master Plan, the Transportation Master Plan Local Area Infrastructure Plans, and the DS&PM. All dedications and improvements shown on future Master Plans shall also be in conformance with **Tables "B" and "C,"** as shown above in this document. The Master Planning Area Circulation Plan shall include the following components:

a. Primary public and private streets including street classification, required right-of-way, and level of improvements.

b. Street cross sections if they are not consistent with the City standard cross sections.

c. Intersection lane configuration for any major street intersections with the Planning Area.

d. Proposed traffic control for any major intersections within the Planning Area.

e. Traffic signal or roundabout warrant analysis for any intersection where enhanced traffic control is requested or at intersections directed by City Transportation staff.

f. Locations of planned paths, trails, and other pedestrian and bicycle facilities.

g. Conceptual phasing of street infrastructure.

h. Off-site roadway improvements necessary to provide access to the street system contained in the Planning Area.

47. MASTER WATER AND WASTEWATER REPORT. The owner/developer shall provide a Master Water and Wastewater Report, and associated plans, for the entire designated Master Planning Area, with the submittal of any of that Master Planning Area's respective Parcel, as per the City's Design Standards and Policies Manual (DS&PM) requirements (Section 6-1.200 and 7-1.200). The owner/developer, through the Master Water and Wastewater Reports shall:

a. Obtain approval from Water Resources Department of a final water/wastewater basis of design report for the area to be developed per the requirements of the Design Standards and Policies Manual (DS&PM) and demonstrate compliance with the accepted master plan for that designated phase.

b. Conform water and sewer infrastructure to the current Scottsdale Water Reuse, and Water, Master plan updates.

c. Identify and preliminarily size water and sewer infrastructure necessary to support the designated phase.

d. Construction of water lines, 16 inches and larger, and sewer lines, 12 inches and larger, may be eligible for oversizing or credit reimbursement per the provisions of Scottsdale Revised Code Sec. 49. Credit eligible lines must be identified in the City's current Infrastructure Improvement Plan.

e. Provide detailed hydraulic analysis of the water and sewer lines providing service to that phase.

f. Identify that all infrastructure shall be located under streets or within vehicular accessible easements in dedicated tracts and shall not be located within drainage ways as per DS&PM Sec. 6-1.419.

g. Be responsible for the costs for design and construction of local water distribution and sewer collection lines shall be the sole responsibility of the developer per the DS&PM and City Code.

48. MASTER DESIGN CONCEPT PLAN. Before any other submittal to the Development Review Board, the owner shall submit its Master Design Concept Plan (for each Master Planning Area) for Development Review Board review. The Master Design Concept Plan shall address the following:

    a. Open space design concepts for open space areas, including location, plant and landscape character, open space corridors, trails, path and bikeways, and integration of drainage plans.

    b. Native plant relocation program and revegetation guidelines for each parcel.

    c. Overall streetscape concepts which incorporate streetside and median landscape design concepts, plant and landscape materials, perimeter, head and screen wall designs and locations.

    d. Typical outdoor lighting plan for streetlights and design concepts and general specifications for parking lots, paths, trails, and landscaping.

    e. General design and architectural themes assuring overall design compatibility of all buildings and structures on the site (for non-single-family residential submittals).

    f. General signage/graphic concepts for development signs, including locations and typical design concepts.

    g. Construction phasing plan.

    h. Multi-use trail design and use, including trail design standards and alignment, design and location of trail amenities, management and controls on trail use and implementation of plan recommendations through city ordinances and policies.

    i. Other applicable elements, as determined by city staff.

    j. Municipal Uses (public school) location plan.

    k. Public Parks Location Plan

TABLE "C" – Required Improvements for Master Planning Area Parcels

Parcel Identifier and "Master Planning Area" (19-ZN-2014)	Proposed Zoning Master Planning Parcel Area in acres	Proposed Number of Units	Proposed Zoning District to Meet Approved Densities (19-ZN-2014)	Improvements Required To Be Completed Before the Issuance of a Building Permit For This Master Planning Area Parcel
A - 1	478	252	R1-70/ESL (*1)	**Improvements found in Stipulations**: 22 (Table "B" Items A, J, K, and L - from E. Legend Trails Boulevard to E. Stagecoach Pass Road and along entire E. Stagecoach Pass Road frontage), 23, 24, 25.a, 26.a, 27.e., 27.f., 27.g., 28., 29.a., 29.b.., 30.f., 31 (from E. Legend Trails Boulevard to E. Stagecoach Pass Road), 32, 33.b (E. Legend Trails Boulevard to E. Stagecoach Pass Road), 33.d. (along entire E. Stagecoach Pass Road frontage), 37.e. (from E. Legend Trails Boulevard to E. Stagecoach Pass Road), and 38.a., 38.b., 39.b. (along entire E. Stagecoach Pass Road frontage), and 41
B - 1	53	45	R1-43/ESL (*1)	**Improvements found in Stipulations**: 22 (Table "B" Items A, J, K, and L), 23, 24, 25.a, 26.a, 27.e., 27.f., 27.g., 28., 29.a., 29.b.., 30.f., 31 (from E. Legend Trails Boulevard to E. Stagecoach Pass Road), 32, 33.b (E. Legend Trails Boulevard to E. Stagecoach Pass Road), 33.d. (along entire E. Stagecoach Pass Road frontage), 37.e. (from E. Legend Trails Boulevard to E. Stagecoach Pass Road), and 38.a., 38.b., 39.b. (along entire E. Stagecoach Pass Road frontage), and 41.
C - 1	217	440	R1-18/ESL (*1)	**Improvements found in Stipulations**: 22 (Table "B" Items A, J, K, and L), 23, 24, 25.a, 26.a, 27.e., 27.f., 27.g., 28., 29.a., 29.b.., 30.f., 31 (from E. Legend Trails Boulevard to E. Stagecoach Pass Road), 32, 33.b (E. Legend Trails Boulevard to E. Stagecoach Pass Road), 33.d. (along entire E. Stagecoach Pass Road frontage), 37.e. (from E. Legend Trails Boulevard to E. Stagecoach Pass Road), and 38.a., 38.b., 39.b. (along entire E. Stagecoach Pass Road frontage), and 41.

D -2	43	37	R1-43/ESL	**Improvements found in Stipulations**: 20, 22 (Table "B" Items A, F, K, and L), 25.b., 26.a., 27.c. (along entire N. Pima Road Frontage), 27.f., 27.g., 30.f., 31., 32.a., 32.b., 33.b. (along entire N. Pima Road Frontage), 34.c., 36., 37.e. (along entire N. Pima Road Frontage), and 38.a. (along entire E. Legend Trails Parkway Frontage), and 41.
E - 2	97	0	COS/ESL	**Not Applicable (Open Space)**
F -2	211	385	R1-18/ESL	**Improvements found in Stipulations**: 20, 22 (Table "B" Items A, K, and L), 23., 24., 25.b., 26.a., 26.b., 26.c., 27.f., 27.g., 30.f., 31, 32.a., 32.b., 33.b. (along entire N. Pima Road Frontage)., 34.c., 36, 37.e. (along entire N. Pima Road Frontage), 39, 41, provide Minor Collector – Rural Character r.o.w improvements along the E. Dove Valley Road alignment and the intersection north/south connection within this Parcel.
G - 2	46	24	R1-70/ESL	**Improvements found in Stipulations**: 20, 22 (Table "B" Items A (along entire N. Pima road frontage), K, and L), 23., 24., 25.b., 26.a., 26.b., 26.c., 27.f., 27.g., 30.f., 31, 32.a., 32.b., 33.b. (along entire N. Pima Road Frontage)., 34.c., 36, 37.e. along entire N. Pima Road Frontage), 39, and 41
H - 3	76	0	COS/ESL	**Not Applicable (Open Space)**

I - 3	77	206	R1-7/ESL	**Improvements found in Stipulations:** 20, 22 (Table "B" Items A, K, and L), 23., 24., 25.b., 26.a., 26.b., 26.c., 27.f., 27.g., 30.f., 31, 32.a., 32.b., 33.b. (along entire N. Pima Road Frontage)., 34.c., 36, 37.e. (along entire N. Pima Road Frontage), 39, 41, and provide Major Collector – Rural Character r.o.w improvements along the E. Dove Valley Road alignment and the intersecting north/south connection within G-2, F-2, H-3, J-3, and the limits of this Parcel, **OR** 20, 22 (Table "B" Items A, F, K, and L), 25.b, 26.a., 27.c., 27.f., 27.g., 30.f., 31., 32.a., 32.b., 33.b. (along entire N. Pima Road Frontage), 34.c., 36., 37.e. (along entire N. Pima Road Frontage), and 38.a. (along entire E. Legend Trails Parkway Frontage), 41, and provide Major Collector – Rural Character r.o.w improvements along the E. Dove Valley Road intersecting north/south connection; **OR** 20, 22 (Table "B" Items A, K, and L), 23., 24., 25.e., 26.a., 26.b., 26.c., 27.f., 27.g., 30.f., 31, 32.a., 32.b., 33.b. (along entire N. Pima Road Frontage)., 34.c., 35.a.., 36, 37.d. (along entire N. Pima Road Frontage), 41, and provide Major Collector – Rural Character r.o.w improvements along the E. Lone Mountain Road and E. Dixileta Road alignments and the intersecting north/south connection within G-5 and the limits of this Parcel.

J - 3	107	270	R1-10/ESL	**Improvements found in Stipulations:** 20, 22 (Table "B" Items A, K, and L), 23., 24., 25.b., 25.c., 25.d., 26.a., 26.b., 26.c., 27.f., 27.g., 30.c., 30.f., 31, 32.a., 32.b., 33.b. (along entire N. Pima Road Frontage)., 34.c., 36, 37.e. (along entire N. Pima Road Frontage), 39, 41, and provide Major Collector – Rural Character r.o.w improvements along the E. Dove Valley Road alignment and the intersecting north/south connection within G-2, F-2, H-3, J-3, G-5, L-5and the limits of this Parcel, **OR** 20, 22 (Table "B" Items A, F, K, and), 25.b. (along entire N. Pima Road Frontage), 25.c., 25.d., 26.a., 27.c, 27.f., 27.g., 30.c., 30.f., 31., 32.a., 32.b., 33.b. (along entire N. Pima Road Frontage), 34.c., 36., 37.e. (along entire N. Pima Road Frontage), and 38.a. (along entire E. Legend Trails Parkway Frontage), 41, and provide Major Collector – Rural Character r.o.w improvements along the E. Dove Valley Road intersecting north/south connection within the limits of Parcels G-2, F-2, H-3; **OR** 20, 22 (Table "B" Items A, K, and L), 23., 24., 25.c., 25.d. 25.e., 26.a., 26.b., 26.c., 27.f., 27.g., 30.c., 30.f., 31, 32.a., 32.b., 33.b. (along entire N. Pima Road Frontage)., 34.c., 35.a.., 36, 37.d. (along entire N. Pima Road Frontage), 41, and provide Major Collector – Rural Character r.o.w improvements along the E. Lone Mountain Road and E. Dixileta Road alignments and the intersecting north/south connection within G-5, L-5, and the limits of this Parcel.
H - 4	75	0	COS/ESL	**Not Applicable (Open Space)**

K - 4	38	287	R-4R/ESL/FO	**Improvements found in Stipulations:** 20, 22 (Table "B" Items A, K, and L), 23., 24., 25.b., 25.c., 25.d., 26.a., 26.b., 26.c., 27.f., 27.g., 30.c., 30.f., 31, 32.a., 32.b., 33.b. (along entire N. Pima Road Frontage)., 34.c., 36, 37.e. (along entire N. Pima Road Frontage), 39, 41, and provide Major Collector – Rural Character r.o.w improvements along the E. Dove Valley Road alignment and the intersecting north/south connection within G-2, E-2, F-2, H-3, J-3, L-4, L-5, and the limits of this Parcel, **OR** 20, 22 (Table "B" Items A, F, K, and L), 25.b. (along entire N. Pima Road Frontage), 25.c., 25.d., 26.a., 27.c, 27.f., 27.g., 30.c., 30.f., 31., 32.a., 32.b., 33.b. (along entire N. Pima Road Frontage), 34.c., 36., 37.e. (along entire N. Pima Road Frontage), and 38.a. (along entire E. Legend Trails Parkway Frontage), 41, and provide Major Collector – Rural Character r.o.w improvements along the E. Dove Valley Road intersecting north/south connection within the limits of Parcels G-2, F-2, H-3, J-3, and L-4, and L-5; **OR** 20, 22 (Table "B" Items A, K, and L), 23., 24., 25.c., 25.d. 25.e., 26.a., 26.b., 26.c., 27.f., 27.g., 30.c., 30.f., 31, 32.a., 32.b., 33.b. (along entire N. Pima Road Frontage)., 34.c., 35.a.., 36, 37.d. (along entire N. Pima Road Frontage), 41, and provide Major Collector – Rural Character r.o.w improvements along the E. Lone Mountain Road and E. Dixileta Road alignments and the intersecting north/south connection within G-5, L-4, and L-5.

L - 4	198	530	R1-7/ESL	**Improvements found in Stipulations**: 20, 22 (Table "B" Items A, K, and L), 23., 24., 25.b., 25.c., 25.d., 26.a., 26.b., 26.c., 27.f., 27.g., 30.c., 30.f., 31, 32.a., 32.b., 33.b. (along entire N. Pima Road Frontage)., 34.c., 36, 37.e. (along entire N. Pima Road Frontage), 39, 41, and provide Major Collector – Rural Character r.o.w improvements along the E. Dove Valley Road alignment and the intersecting north/south connection within G-2, F-2, H-3, J-3, G-5, L-5, J-3, and the limits of this Parcel, **OR** 20, 22 (Table "B" Items A, F, K, and L), 25.b. (along entire N. Pima Road Frontage), 25.c., 25.d., 26.a., 27.c., 27.f., 27.g., 30.c., 30.f., 31., 32.a., 32.b., 33.b. (along entire N. Pima Road Frontage), 34.c., 36., 37.e. (along entire N. Pima Road Frontage), and 38.a. (along entire E. Legend Trails Parkway Frontage), 41, and provide Major Collector – Rural Character r.o.w improvements along the E. Dove Valley Road intersecting north/south connection within the limits of Parcels G-2, F-2, H-3, and J-3; **OR** 20, 22 (Table "B" Items, K, and L), 23., 24., 25.e., 26.a., 26.b., 26.c., 27.f., 27.g., 30.f., 31, 32.a., 32.b., 33.b. (along entire N. Pima Road Frontage)., 34.c., 35.a.., 36, 37.d. (along entire N. Pima Road Frontage), 41, and provide Major Collector – Rural Character r.o.w improvements along the E. Lone Mountain Road and E. Dixileta Road alignments and the intersecting north/south connection within G-5 and the limits of this Parcel.
G - 5	58	30	R1-70/ESL	**Improvements found in Stipulations**: 20, 22 (Table "B" Items A (along entire N. Pima road frontage), K, and L), 23., 24., 25.e., 26.a., 26.b., 26.c., 27.f., 27.g., 30.f., 31, 32.a., 32.b., 33.b. (along entire N. Pima Road Frontage)., 34.c., 36, 37.c. (along entire N. Pima Road Frontage), 39, 41, and provide Major Collector – Rural Character r.o.w improvements along the future E. Lone Mountain Road, E. Dixileta Road alignments.
H - 5	47	0	COS/ESL	**Not Applicable (Open Space)**

L - 5	411	1140	R1-7/ESL	**Improvements found in Stipulations**: 20, 22 (Table "B" Items A, K, and L), 23., 24., 25.e., 26.a., 26.b., 26.c., 27.f., 27.g., 30.f., 31, 32.a., 32.b., 33.b. (along entire N. Pima Road Frontage)., 34.c., 35.a.., 36, 37.d. (along entire N. Pima Road Frontage), 41, and provide Major Collector – Rural Character r.o.w improvements along the E. Lone Mountain Road and the E. Dixileta Road alignments, and the intersecting north/south connection within G-5 and the limits of this Parcel.
P - 6	159	155	R1-35/ESL	**Improvements found in Stipulations**: 20, 22. (Table "B" Items B (along entire E. Dynamite Boulevard frontage for parcels P-6 and R-6; if R-6 is included in the development of P-6 as open space), K, and L), 23, 24, 25.f., 27.f., 27.g., 30.f., 31, 32.a, 32.b., 33.c., 34.c., and 41
Q - 6	102	54	R1-70/ESL	**Improvements found in Stipulations**: 20, 22 (Table "B" Items A, K, and L), 23, 24, 25.f., 26.a., 26.c., 27.f., 27.g., 30.f., 31, 32.a., 32.b., 33.b. (along entire N. Pima Road Street frontage), 34.c., 36., 37.d., and 41
R -6	30	0	COS/ESL	**Not Applicable (Open Space)**
S - 7	159	45	R1-130/ESL (*2)	**Improvements found in Stipulations**: 20, 22 (Table "B" Items A, K., and L), 23, 24, 25.g., 26.a., 26.c., 27.c., 27.f., 27.g., 30.e., 30.f., 31, 32.a., 32.b., 33.b. (along entire N. Pima Road Street frontage), 33.c., 34.b., 34.c., 37.c., and 41
T - 8	63	20	R1-70/ESL	**Improvements found in Stipulations**: 20, 22. (Table "B" Items A, C, K, and L), 23, 24, 25.h., 26.a., 26.c., 27.f., 27.g., 30.b., 30.f., 31, 32.a., 32.b., 33.b. (along entire N. Pima Road frontage), 33.c. (along entire E. Dynamite Boulevard frontage), 34.b. (along entire N. Pima Road frontage), 36., 37.c. (along entire N. Pima Road frontage), 39.c., and 41 .

U - 8	82	23	R1-130/ESL	**Improvements found in Stipulations:** 20, 22 (Table "B" Items C, H, I, K, and L), 23, 24, 25.h., 26.a., 26.b., 26.c., 27. b., 27.d., 27.f., 27.g., 30.b., 30.d., 30.f., 31, 32, 33.c, 34.a. (along entire N. Hayden Road frontage), 34.c., 37.g. (along entire N. Hayden Boulevard frontage), 39.a (along entire N. Hayden Road frontage), and 41.
V - 8	195	168	R1-43/ESL	**Improvements found in Stipulations:** 20, 22 (Table "B" Items C, H, I, K, and L), 23, 24, 25.h., 26.a., 26.b., 26.c., 27. b., 27.d., 27.f., 27.g., 30.b., 30.d., 30.f., 31, 32, 33.c. (along entire E. Dynamite Boulevard frontage), 34.a., 34.c., 36, 37.g. (along entire N. Hayden Boulevard frontage), 39.a (along entire N. Hayden Road frontage), 39.b, 41., and the intersecting Pinnacle Vista Drive connection within U-8 and the limits of this Parcel.
W - 8	104	0	COS/ESL	**Not Applicable (Open Space)**
X - 8	197	154	R1-43/ESL	**Improvements found in Stipulations:** 20, 22 (Table "B" Items A, I, K, and L), 23, 24, 25.h., 26.a. 26.b, 26.c., 27c., 27.f., 27.g., 30.d., 30.f., 31, 32, 33.b, 34.b along entire E. Jomax frontage), 34.c., 36, 37.c. (along entire E. Jomax frontage), 37.g. (along entire N. Hayden Boulevard frontage), 39.c, 39.e., and 41.
K -9	38	286	R-4R/ESL	**Improvements found in Stipulations:** 20, 22 (Table "B" Items, K, and L), 23, 24, 25.l., 26.a., 26.b., 26.c., 27.f., 27.g., 29.c., 30.a., 30.f., 31, 32, 33.a. (along entire N. Scottsdale Road frontage), 37.b (along entire N. Scottsdale Road frontage), 41, and the intersecting E. Yearling Drive alignment connection within AA-9 and the limits of this Parcel.

Y - 9	287	370	R1-43/ESL	**Improvements found in Stipulations:** 20, 22 (Table "B" Items D, K, and L), 23, 24, 25.i., 26.a., 26.b., 26.c., 27.a., 27.f., 27.g., 29.c., 30.a., 31, 32, 33.a., 34.a. (along entire N. Hayden Road frontage), 34.b (along entire E. Jomax frontage), 34.c., 35.b., 36, 37.a., 37.b., 37.g. (along entire N. Hayden Boulevard frontage), 39.a., 39.b., 41, the intersecting E. Yearling Drive alignment connection within K-9 and the limits of this Parcel, and the N. Miller Road/N. Hayden Road connection within Z-9 and the limits of this Parcel.
Z - 9	162	146	R1-35/ESL	**Improvements found in Stipulations:** 20, 22 (Table "B" Items E, G, K, and L), 23, 24, 25.i., 26.a., 26.b., 26.c., 27.a., 27.f., 27.g., 29.c., 30.a., 30.f., 31, 32, 33.e., 34.a., 34.c., 35.a., 36, 37.a. (along the E. Happy Valley Road frontage), 41, the N. Miller Road/N. Hayden Road connection within Y-9 and the limits of this Parcel, and the intersecting E. Yearling Drive alignment connection within K-9 and the limits of this Parcel.
AA - 9	78	50	R1-35/ESL	**Improvements found in Stipulations:** 20, 22 (Table "B" Items D, E, K, and L), 23, 24, 25.i., 26.a., 26.b., 26.c., 27.f., 27.g., 29.c., 30.f., 31, 32, 33.a., 33.e., 34.c., 35.b., 37.a., 37.b., 41, and the N. Scottsdale Road intersecting E. Yearling Drive between K-9 and the limits of this Parcel.
BB - 9	18	20	COS/ESL	**Not Applicable (Open Space)**
CC -1A	114	11,391	n/a	**Not Applicable (Open Space)**

North Scottsdale
State Trust Land Rezoning
(Second Submittal)

Arizona State Land Department
1616 W Adams Street Phoenix, AZ 85007

Land Use & Proposed Zoning

Natural Open Space	*- COS Zoning*
	- R1-190 Zoning
Resorts/Tourism	*- R-4R Zoning*
Rural Neighborhoods	*- R1-35 Zoning*
	- R1-43 Zoning
	- R1-70 Zoning
	- R1-130 Zoning
	- R1-190 Zoning
Suburban Neighborhoods	*- R1-7 Zoning*
	- R1-10 Zoning
	- R1-18 Zoning
	- R1-35 Zoning
	- R1-43 Zoning

x-#	*Parcel Number*
R1-#	*Parcel Zoning*
xxx AC	*Parcel Acreage*

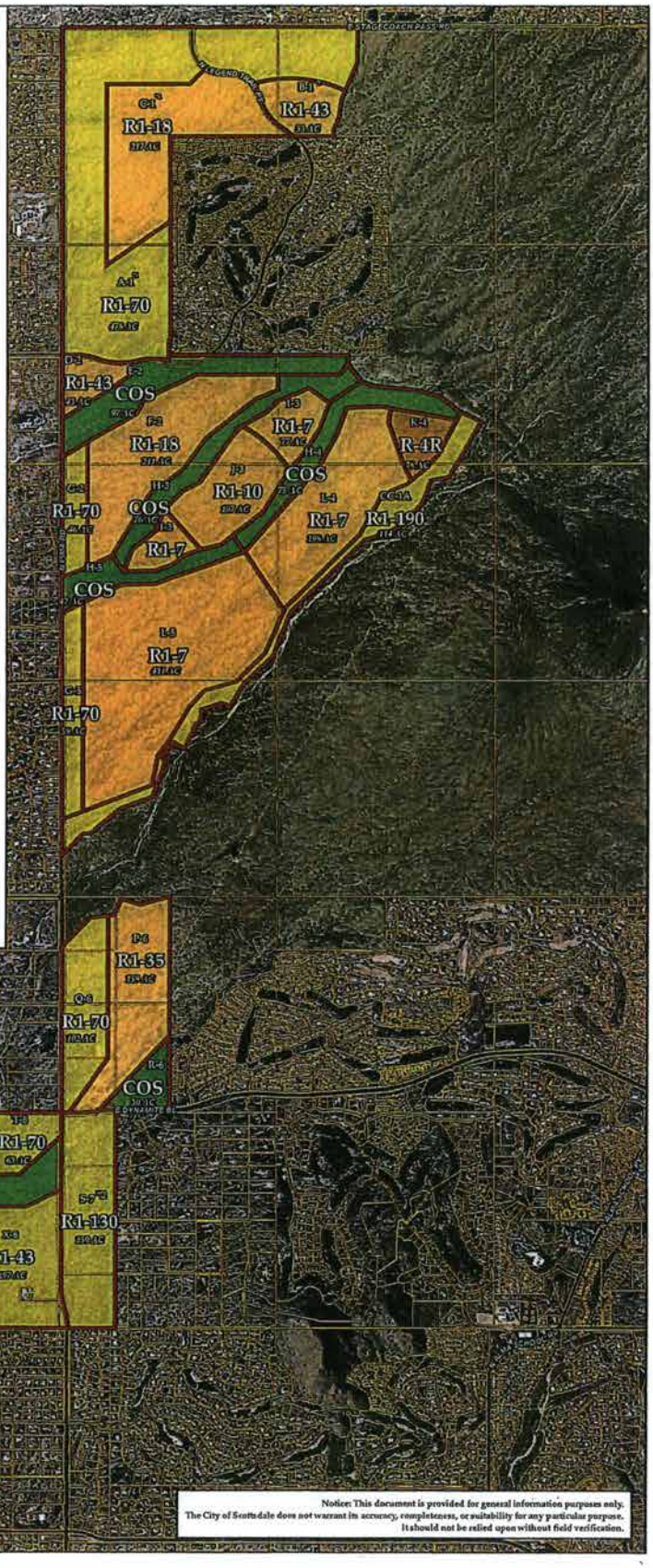
McDowell Preserve *- COS Zoning*

*1 - Lots abutting Legend Trail and/or Desert Ranch shall provide setbacks equal to or greater than the setbacks required in the adjoining Legend Trail or Desert Ranch subdivisions. The setback area will include dedicated Natural Area Open Space (NAOS) that shall be a minimum width of 30'.

*2 - Lots abutting the eastern boundary of parcel S-7 shall be sized at a minimum of 190,000 square feet and are not to be eligible for any size reduction.

0 0.25 0.5 1 Miles

Date Last Updated: February 2016



Notice: This document is provided for general information purposes only. The City of Scottsdale does not warrant its accuracy, completeness, or suitability for any particular purpose. It should not be relied upon without field verification.

North Scottsdale
State Trust Land Rezoning
(Second Submittal)

Arizona State Land Department
1616 W Adams Street Phoenix, AZ 85007

Master Planning Areas 1 & 2 Refinements

- ASLD Parcels
- Assessor Parcels
- Conservation Open Space
- Resorts/Tourism
- Rural Neighborhoods
- Suburban Neighborhoods
- Proposed Trail Location
- Optional Trail Location
- Scenic Corridor
- McDowell Sonoran Preserve

0 0.125 0.25 0.5 Miles

Date Last Updated: February 2016

* Lots abutting Legend Trail and/or Desert Ranch shall provide setbacks equal to or greater than the setbacks required in the adjoining Legend Trail or Desert Ranch subdivisions. The setback area will include dedicated Natural Area Open Space (NAOS) that shall be a minimum width of 30'.

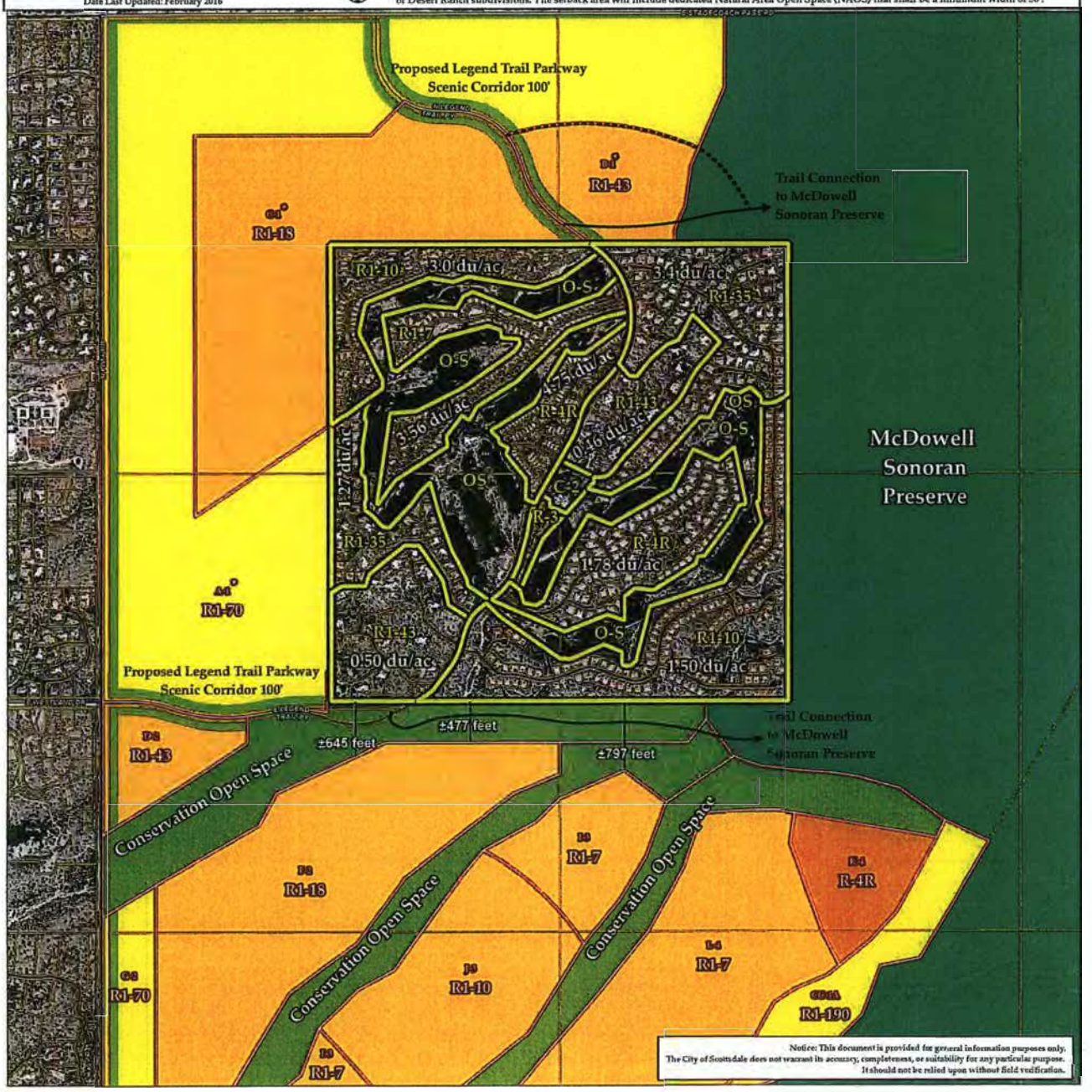


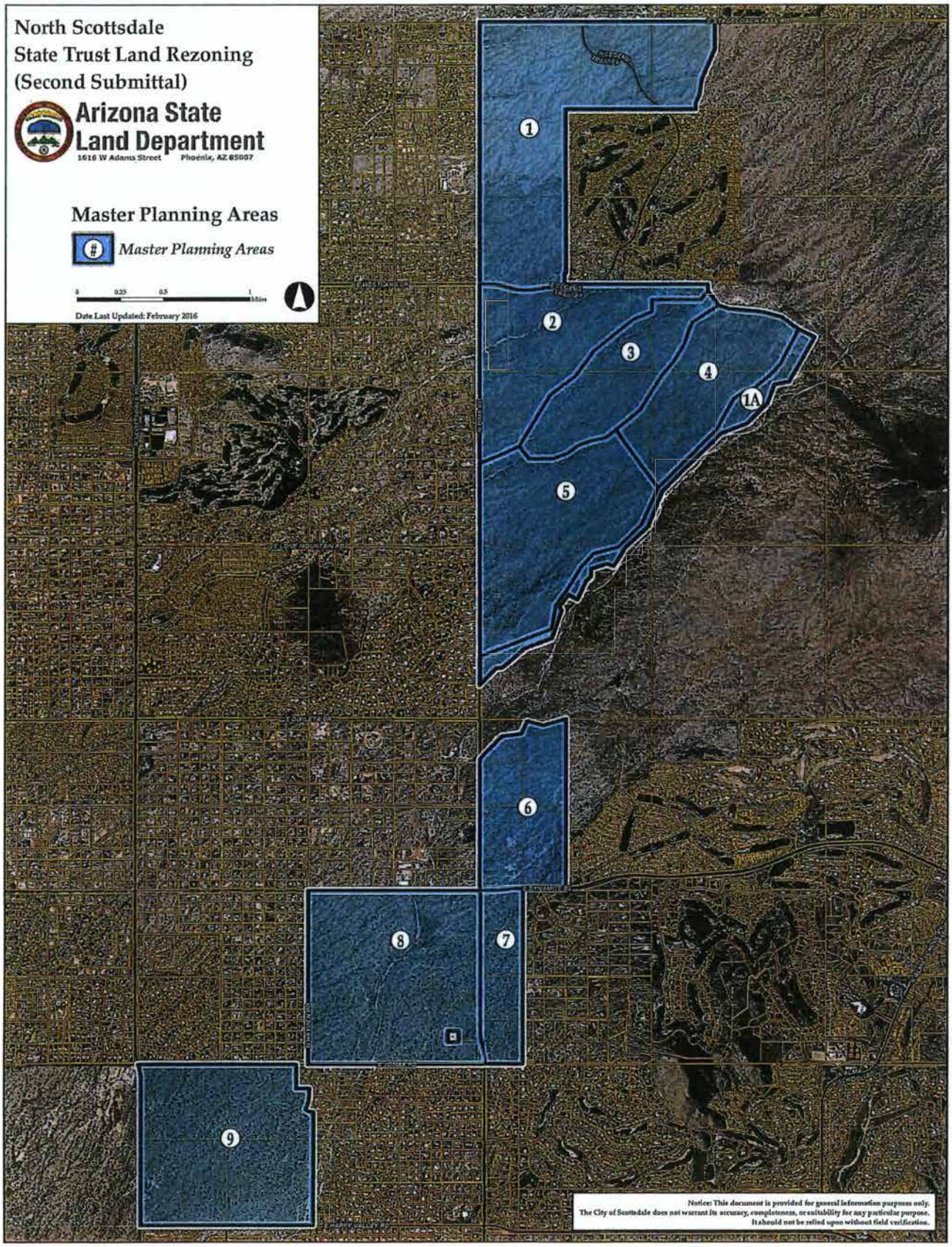
EXHIBIT H: Parcel Sizes and Maximum Densities

19-ZN-2014 - ReSubmittal Document - Parcel Sizes and Maximum Densities for ASLD State Trust Land North Scottsdale Rezoning - February 2016

HISTORICAL - Approved 10/29/2002					Revised 2/2016 - PROPOSAL 19-ZN-2014			
Baseline Data established in case 4-GP-2002 - Council Approved Oct. 29, 2002					Proposed Parcel Sizes and Maximum Densities for ASLD North State Trust Lands Rezoning Case			
Parcel designations from 4-GP-2002	GP Category approved in 4-GP-2002 case	Estimated Dwelling Units from 4-GP-2002 case	Acres from 4-GP-2002 case	Updated - Acres	Zoning Case Parcel designation	Zoning Case Acres	Proposed Parcel Zoning district	Proposed Maximum Allocation of Unit Counts for each parcel in the Zoning Case
A	Rural (1/2-1 du/ac.)	390	470	478	A-1	478	R1-70 (*1)	252
B	Suburban (1-2 du/ac.)	65	35	53	B-1	53	R1-43 (*1)	45
C	Suburban (2-4 du/ac.)	608	195	217	C-1	217	R1-18 (*1)	440
D	Suburban (1-2 du/ac.)	52	28	43	D-2	43	R1-43	37
E	Rural and Open Space (1/5 du/ac.)	25	118	97	E-2	97	COS	0
F	Suburban (1-2 du/ac.)	389	208	211	F-2	211	R1-18	385
G	Rural (1/2-1 du/ac.)	70	84	46	G-2	46	R1-70	34
H	Rural and Open Space (1/5 du/ac.)	53	251	76	H-3	76	COS	0
I	Suburban (2-4 du/ac.)	206	66	77	I-3	77	R1-7	296
J	Suburban (1-2 du/ac.)	338	170	107	J-3	107	R1-10	270
	Rural and Open Space (1/5 du/ac.)	0	0	75	H-4	75	COS	0
K	Resort/Tourism (LOCATION TBD)	573	76	38	K-4	38	R-4R	287
L	Suburban (2-4 du/ac.)	1716	550	198	L-4	198	R1-7	530
	Rural (1/2-1 du/ac.)	0	0	58	G-5	58	R1-70	30
	Rural and Open Space (1/5 du/ac.)	0	0	47	H-5	47	COS	0
	Suburban (2-4 du/ac.)	0	0	411	L-5	411	R1-7	1140
N	Rural and Open Space (1/5 du/ac.) Parcel acquired by COS 10/15/10	126	608	0	N/A	0	N/A	0
O	Rural and Open Space (1/5 du/ac.) Parcel acquired by COS 10/15/10	118	588	0	N/A	0	N/A	0
P	Suburban (1-2 du/ac.)	398	201	159	P-6	159	R1-35	159
Q	Rural (1/2-1 du/ac.)	98	100	102	Q-6	102	R1-70	54
R	Rural (1/5 du/ac.)	4	20	30	R-6	30	COS	0
S	Rural (1/3 du/ac.)	53	160	159	S-7	159	R1-130 (*2)	45
T	Rural (1/3-1 du/ac.)	20	20	63	T-8	63	R1-70	20
U	Rural (1/3-1/2 du/ac.)	37	74	82	U-8	82	R1-130	23
V	Rural (1/2-1 du/ac.)	190	190	195	V-8	195	R1-43	168
W	Rural (1/5 du/ac.)	27	126	104	W-8	104	COS	0
X	Rural (1/2-1 du/ac.)	154	154	197	X-8	197	R1-43	154
	Resort/Tourism (LOCATION TBD)	0	0	38	K-9	38	R-4R	286
M	Neighborhood Center (Retail Use has been removed from zoning request)	na	40	0	N/A	0	n/a	0
Y	Rural (1/2-1 du/ac.) Parcel size reduced by introduction of resort and COS Fire site acquisition	370	370	287	Y-9	287	R1-43	247
Z	Rural (1/2-1 du/ac.)	146	146	162	Z-9	162	R1-35	146
AA	Rural (1/2-1 du/ac.)	50	50	78	AA-9	78	R1-35	30
BB	Rural (1/2-1 du/ac.)	17	20	18	BB-9	18	COS	0
CC	Natural Open Space Parcels acquired by COS 2010, 2011 and 2012	0	31,391	114	CC -1A	114	R1-190	0
Totals		6273	35,975	4020	Totals	4020		5000

*1 - Lots abutting Legend Trails and/or Desert Ranch shall provide setbacks equal to or greater than the setbacks required in the adjoining subdivision(s). The setback area will include dedicated Natural Area Open Space (NAOS) that shall be a minimum width of 30'.

*2 - Lots abutting the eastern boundary of this parcel, shall be sized at a minimum of 190,000 square feet and are not eligible for any size reduction.


North Scottsdale
State Trust Land Rezoning
(Second Submittal)
Arizona State
Land Department
1616 W Adams Street Phoenix, AZ 85007
Master Planning Areas
Master Planning Areas
0 0.25 0.5 1 Miles
Date Last Updated: February 2016
1
1A
2
3
4
5
6
6
7
8
9
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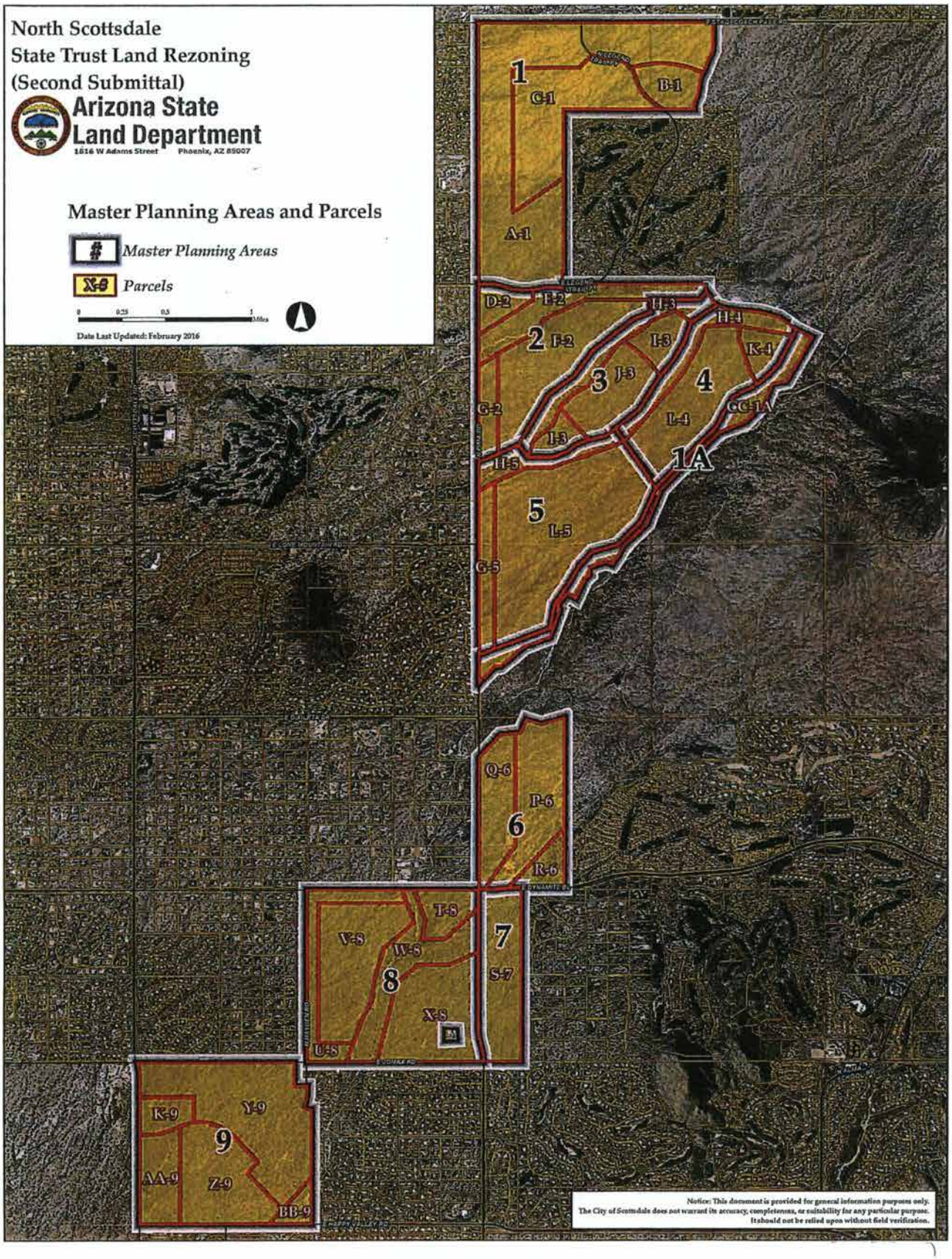
North Scottsdale
State Trust Land Rezoning
(Second Submittal)
Arizona State
Land Department
1616 W Adams Street Phoenix, AZ 85007
Master Planning Areas and Parcels
Master Planning Areas
Parcels
Date Last Updated: February 2016
1
A-1
B-1
C-1
2
D-2
E-2
F-2
3
G-2
H-3
I-3
J-3
4
H-4
K-4
L-4
GC-1A
1A
5
H-5
I-5
L-5
G-5
6
Q-6
P-6
R-6
7
S-7
8
T-8
V-8
W-8
X-8
U-8
9
K-9
Y-9
AA-9
Z-9
BB-9
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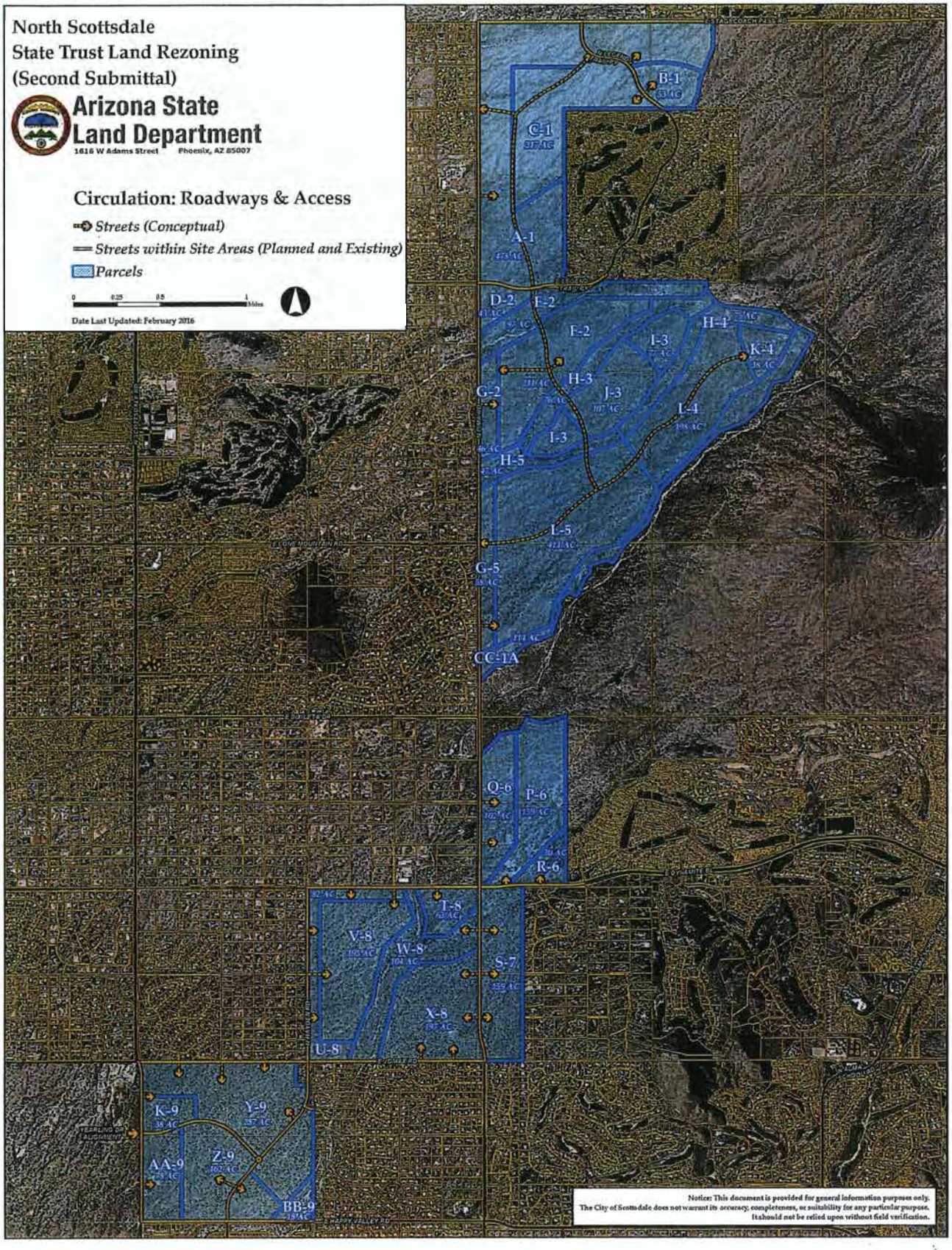
North Scottsdale
State Trust Land Rezoning
(Second Submittal)
Arizona State
Land Department
1616 W Adams Street Phoenix, AZ 85007
Circulation: Roadways & Access
Streets (Conceptual)
Streets within Site Areas (Planned and Existing)
Parcels
Date Last Updated: February 2016
B-1
C-1
A-1
D-2
E-2
F-2
H-4
I-3
K-4
H-3
J-3
G-2
L-4
I-3
H-5
L-5
G-5
CC-1A
Q-6
P-6
R-6
T-8
V-8
W-8
S-7
X-8
U-8
K-9
Y-9
AA-9
Z-9
BB-9
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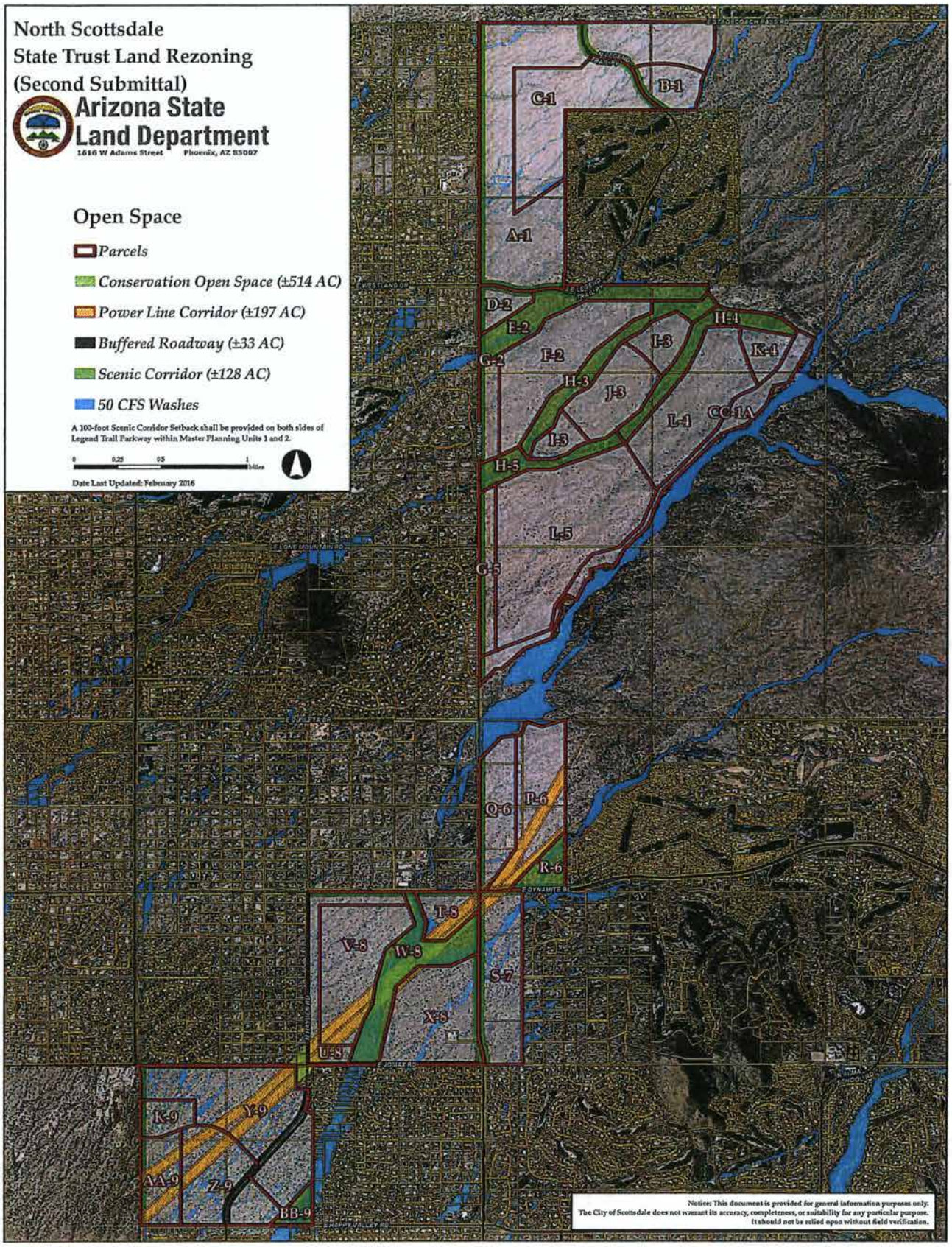
North Scottsdale
State Trust Land Rezoning
(Second Submittal)
Arizona State
Land Department
1616 W Adams Street Phoenix, AZ 85007
Open Space
Parcels
Conservation Open Space (±514 AC)
Power Line Corridor (±197 AC)
Buffered Roadway (±33 AC)
Scenic Corridor (±128 AC)
50 CFS Washes
A 100-foot Scenic Corridor Setback shall be provided on both sides of Legend Trail Parkway within Master Planning Units 1 and 2.
0 0.25 0.5 1 Miles
Date Last Updated: February 2016
C-1
B-1
A-1
D-2
E-2
F-2
G-2
H-4
I-3
K-4
H-3
J-3
L-1
CC-1A
I-3
H-5
L-5
G-5
Q-6
P-6
R-6
T-8
V-8
W-8
S-7
X-8
U-8
K-9
Y-9
AA-9
Z-9
BB-9
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North Scottsdale
State Trust Land Rezoning
(Second Submittal)
Arizona State
Land Department
1616 W Adams Street Phoenix, AZ 85007
Circulation: Trails
Streets
Planned Trails
* Final location to be determined with parcel planning
Parcels
Trails Outside the Preserve
Preserve Trails
Power Line Corridor
0 0.25 0.5 1 Miles
Date Last Updated: February 2016
B-1
C-1
A-1
D-2
E-2
H-1
I-3
K-1
I-2
H-3
J-3
G-2
L-4
F-3
H-5
L-5
G-5
CC-1A
Q-6
P-6
R-6
T-8
V-8
W-8
S-7
X-8
U-8
K-9
Y-9
Z-9
AA-9
BB-9
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Arizona State Land Department

North Scottsdale Rezoning and Development Plan Narrative

February 2016

ATTACHMENT #3

Arizona State Land Department

North Scottsdale Rezoning and Development Plan Narrative

February 2016

Introduction

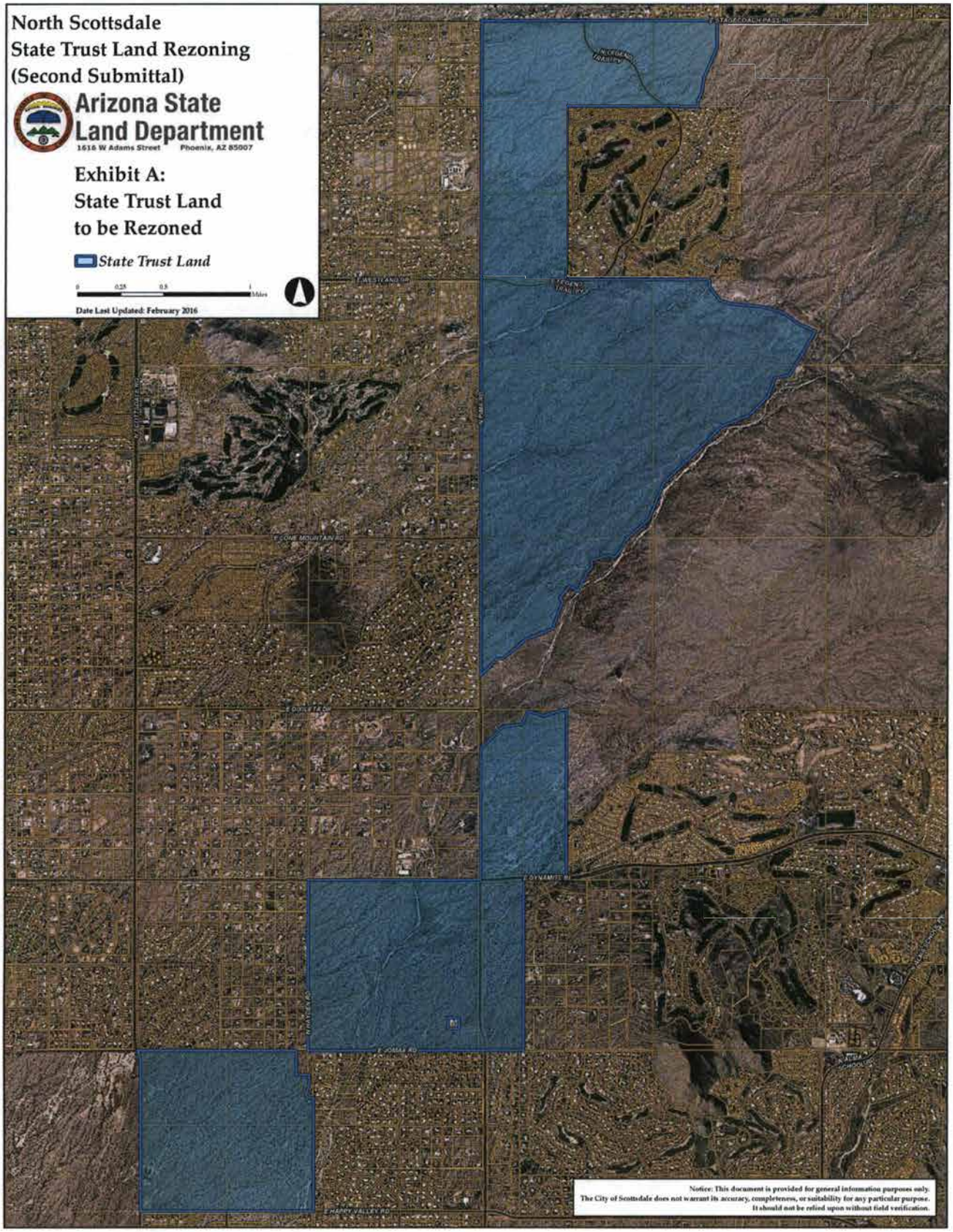
The Arizona State Land Department ("ASLD" or the "Department") and the City of Scottsdale ("City") have an extensive history of working together for mutual benefit. ASLD is filing this zoning application as the final step in a collaborative process initiated by the City in 1999 to acquire State Trust land through the Arizona Preserve Initiative ("API"). Through the API process, the City was able to acquire approximately 13,000 acres of State Trust land from ASLD for their McDowell Sonoran Preserve. Completion of this rezoning case will bring the zoning entitlements on approximately 4,020 acres of State Trust land into conformance with the City's General Plan and provide enhanced value to the remaining State Trust land in the northern part of the City as mandated by state statute and as agreed upon by the City at the time ASLD agreed to designate 13,000 acres of State Trust land as suitable for conservation. The State Trust land that is the subject of this application (the "Rezoning Property") is generally located in an area bounded by Scottsdale Road (west), the 104th Street alignment (east), Stagecoach Pass Road (north), and Happy Valley Road (south) (the "Subject Land" – depicted on the attached Exhibit A: State Trust Land to be Rezoned, and left).

Project Overview

The Arizona Preserve Initiative

The API was enacted by the Arizona State Legislature in 1996 to enable the purchase of State Trust land for conservation purposes while maximizing the return to the Trust's beneficiaries. This program provided a mechanism for land in and around urban areas to be preserved as open space to benefit future generations, while allowing ASLD to fulfill its mission by enhancing value and optimizing economic return for Trust beneficiaries through the planning and entitlement of adjacent State Trust lands with higher development utility.

During the 1990s the City began exploring options for the preservation of permanent open space within the McDowell Sonoran Preserve Recommended Study Boundary. On January 7, 1999, the


North Scottsdale
State Trust Land Rezoning
(Second Submittal)
Arizona State
Land Department
1616 W Adams Street Phoenix, AZ 85007
Exhibit A:
State Trust Land
to be Rezoned
State Trust Land
0 0.25 0.5 1 Miles
Date Last Updated: February 2016
E STAGECOACH PASS RD
E LONE MOUNTAIN RD
E DYNAMITE RD
E JOMAX RD
E HAPPY VALLEY RD
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City submitted a petition to the State Land Commissioner (the "Commissioner") requesting the reclassification of about 16,600 acres of State Trust land as "Suitable for Conservation Purposes" (the "Reclassification") under API.

This action initiated a study, public process, and an application review process and examination by the Commissioner and ASLD staff. Included in this process were the following steps:

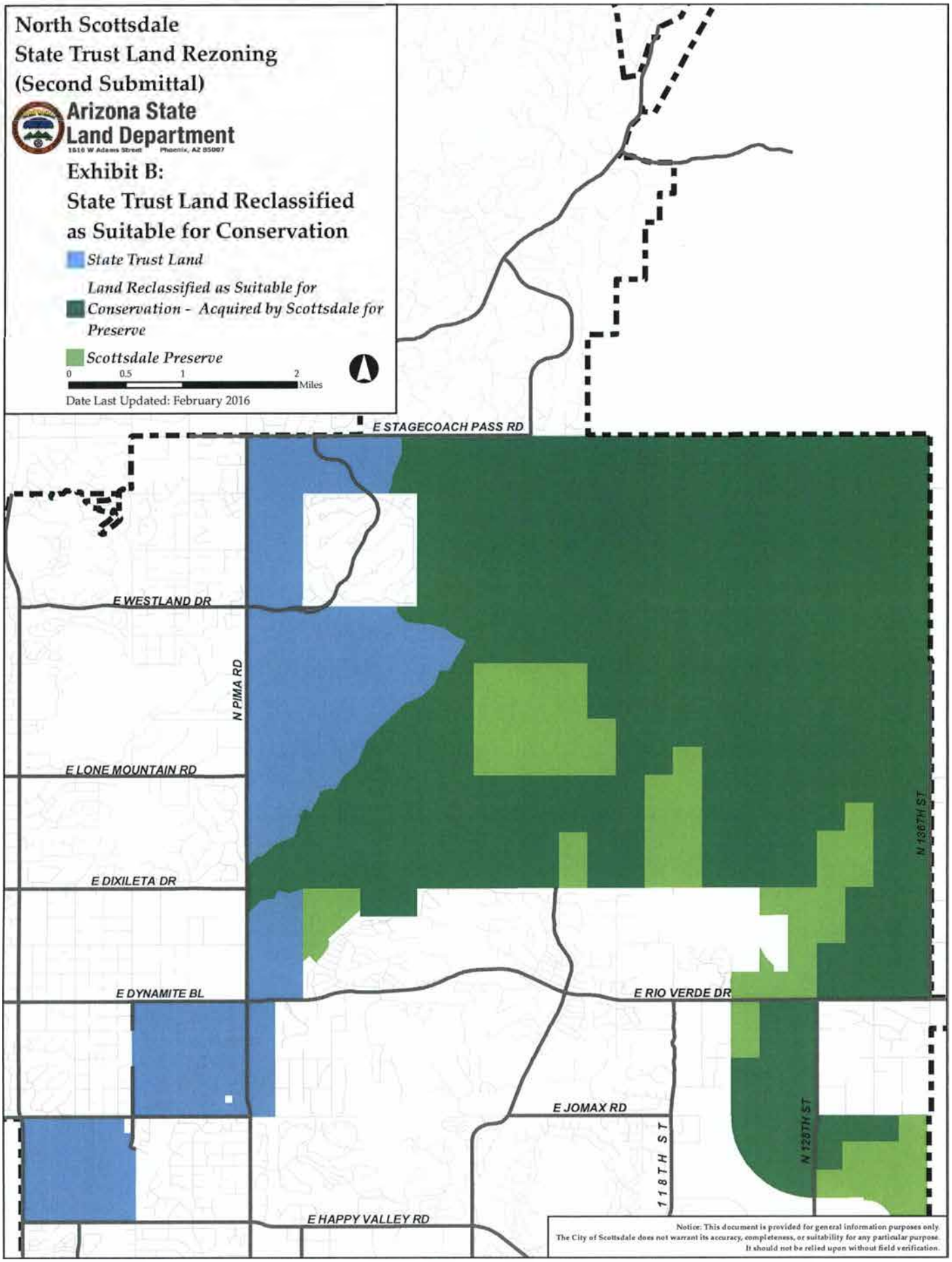
- Consultation with the City of Scottsdale;
- Consideration of:
    - recommendations of the ASLD Conservation Advisory Committee;
    - public input including comments received during a 30-day open comment period and at a public hearing attended by over 1,500 people;
    - physical and economic impacts to the local community, and;
    - comments from the Arizona State Historic Preservation Office, the Arizona Department of Game and Fish, and the Arizona Department of Transportation.

Commissioner's Order No. 078-2001/2002

This process was completed, and on August 30, 2001, the Commissioner issued Order No. 078-2001/2002 (the "Order"). Pursuant to the Order's conclusion, and to justify reclassifying lands and selling them under API, the Commissioner is required to show how the reclassification would benefit the Trust. The Commissioner noted that while land immediately adjacent to open space has enhanced value, land further from the open space should be planned in a manner consistent with the character of the area, ensuring its enhanced value when it is sold or leased.

The Order acknowledged both Scottsdale's desire to obtain all 16,600 acres as open space, and the Commissioner's duty to obtain full value for the land. Based on the information presented during the Reclassification examination, an agreement was reached wherein certain State Trust land would be classified as "Suitable for Conservation" (the "Reclassification") and the remaining State Trust land would receive enhanced entitlements.

Approximately 13,000 acres were approved for Reclassification while the remaining acreage was identified as potentially developable and was not Reclassified (see Exhibit B). The State Trust land that was not reclassified is the Rezoning Property that is the subject of this case. The Commissioner issued this order based on the City's willingness to work with the Department in accommodating an enhancement in the value of the potentially developable lands.


North Scottsdale
State Trust Land Rezoning
(Second Submittal)
Arizona State
Land Department
1616 W Adams Street Phoenix, AZ 85007
Exhibit B:
State Trust Land Reclassified
as Suitable for Conservation
State Trust Land
Land Reclassified as Suitable for Conservation - Acquired by Scottsdale for Preserve
Scottsdale Preserve
0 0.5 1 2 Miles
Date Last Updated: February 2016
E STAGECOACH PASS RD
E WESTLAND DR
N PIMA RD
E LONE MOUNTAIN RD
E DIXILETA DR
E DYNAMITE BL
E RIO VERDE DR
N 136TH ST
E JOMAX RD
118TH ST
N 128TH ST
E HAPPY VALLEY RD
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General Plan Amendment 4-GP-2002

Following the API Reclassification, in 2002 the City and ASLD conducted an examination of the area, which culminated in the drafting of Major General Plan Amendment 4-GP-2002 (the "Amendment" – see Exhibit C). The Amendment was the first step in executing the conditions specified in the Order. In a joint planning effort, the City and the Department undertook an extensive study and public outreach process to revise the General Plan. This effort sought to meet the City and community visions and goals for the area, while enhancing the value of the Rezoning Property. A number of open houses, neighborhood meetings, mailed comments and public hearings before the Planning Commission and City Council resulted in the drafting and adoption of the Amendment. The Amendment calls for incorporating the open desert and mountain character by including characteristics such as:

- Scenic Corridors along major roads to provide a sense of openness for the community;
- Vista Corridors along washes to provide visual linkages and preserve habitat linkages for indigenous wildlife, and;
- Housing diversity to offer a range of lot sizes.

The Amendment took a holistic approach in considering changes to various elements of the General Plan including updates to the following elements:

- Land Use Element: The 2001 City General Plan estimated a range of between 7,800 and 9,000 units as being appropriate within the 16,000 acres of State Trust land. Among the Amendment changes were the removal of a designated golf course, shifting and reduction of planned Commercial uses, reconfiguration of residential master planning areas, and redesignated the Reclassification land as "Natural Open Space." Commercial designations at Stagecoach Pass and Pima roads were removed from the plan reducing the gross acreage planned for Commercial from 70 to 40 acres. The plan provided more flexibility to the Department for future uses through consolidating Master Planning Areas with higher potential value within the non-reclassified acreage. The overall changes established through the Land Use Element of 4-GP-2002 resulted in a decrease in the estimated dwelling unit count by over 20% from the General Plan estimate range of 7,800 to 9,000 dwelling units to 6,261 (see Exhibit H – Parcel Sizes and Maximum Densities).
- Open Space and Recreation Element: the open space map was updated to reflect the Natural Open Space to be acquired by the City through the Reclassification (see Exhibit O – Open Space), and;
- Public Services and Facilities Element: addressed the potential for a new school within the area in the event of development.

Exhibit C: 4-GP-2002 Proposed Land Use and Parcels Map

4-GP-2002
State Land Department/
City of Scottsdale
Joint Planning Effort

General Plan Amendment area
(State Trust Lands under State Land Commissioner's Order #078-2001/2002)

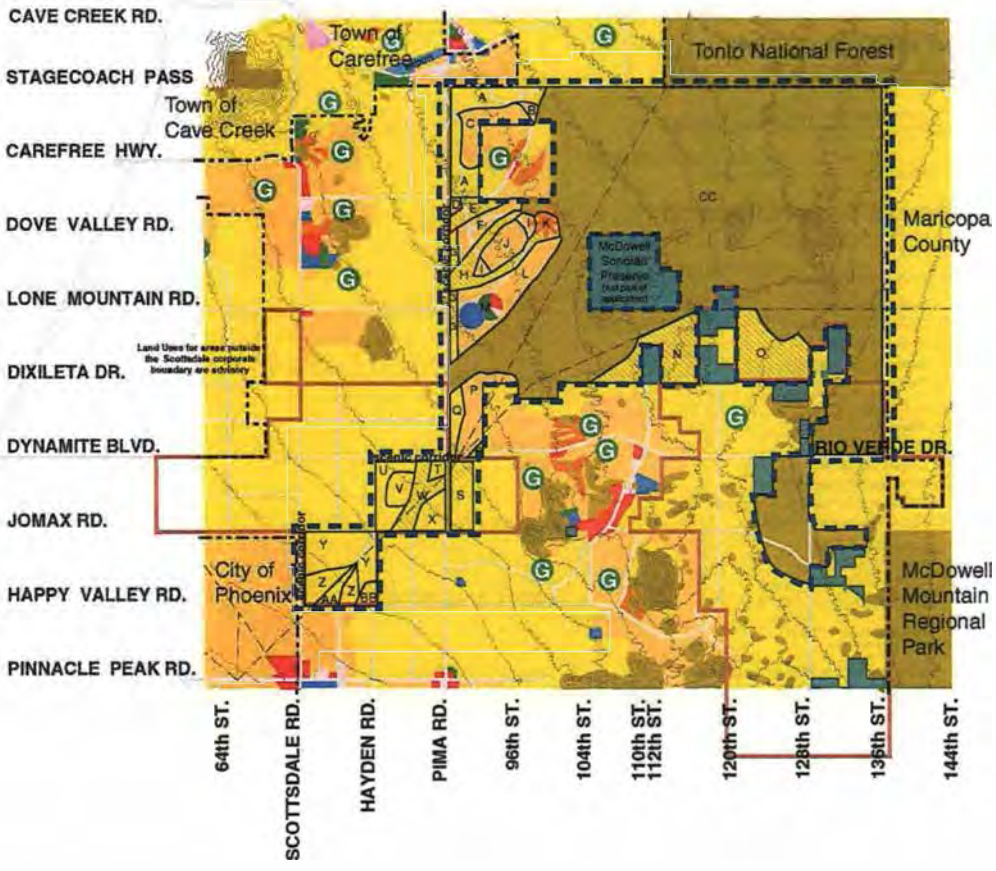
Desert Foothills and Dynamite Foothills Character Area Plans
Rural Desert Character guidelines apply

Proposed Land Use and Parcels

du/ac = dwelling unit(s) per acre

- Rural Neighborhoods
- Suburban Neighborhoods
- Urban Neighborhoods
- Mixed-Use Neighborhoods
- Resorts/Tourism
- Commercial
- Office
- Employment
- Natural Open Space
- Developed Open Space (Parks)
- Developed Open Space (Golf Courses)
- Cultural/Institutional or Public Use
- Low Intensity Resort site to be determined
- Neighborhood Center (park, retail, office) site to be determined
- School/Educational Facilities site to be determined
- State Trust Land Classified as Open Space, but not limited to Open Space
- McDowell Sonoran Preserve (as of 4/2002)
- City Boundary

October 29, 2002



About two square miles of land within the Amendment area also lies within the area covered by the Desert Foothills Character Area Plan (see Exhibit D), which will be followed when or if the land is developed.

Land Use Element

To aid in determining appropriate zoning across the Subject Land, nine Master Planning Areas have been identified which contain 32 distinct Parcels (see the attached Exhibit E: Master Planning Areas, and Exhibit F: Master Planning Areas and Parcels).

The proposed rezoning incorporates Scenic Corridors on the Subject Land along Pima Road Scottsdale Road and Dynamite Boulevard, and enhances the corridors' ability to serve as practical and aesthetic buffers to existing neighborhoods through setbacks, right of way specifications, and a number of design standards to ensure a visually appealing transition zone. In addition, where potential new development abuts existing neighborhoods, each parcel has a lower intensity of use than the existing adjacent development.

This proposed rezoning is a continuation of the joint planning effort between the City and the Department that began in 2001. The current rezoning proposal closely aligns with the conceptual land use plan for the Subject Land established in 4-GP-2002, and aims to match each Master Planning Area identified in 4-GP-2002 with an appropriate zoning category (see the attached Exhibit G: Land Use and Proposed Zoning and Exhibit H: Parcel Sizes and Maximum Densities).

- Rural Neighborhoods have proposed zoning categories ranging from R1-190 to R1-35, with intensity varying based upon a number of factors such as surrounding uses, slope, and drainage. A maximum of 1,219 dwelling units are proposed in this category.
- Suburban Neighborhoods have proposed zoning categories ranging from R1-35 to R1-7 with intensity varying based upon a number of factors such as surrounding uses, slope, and drainage. A maximum of 3,208 dwelling units are proposed in this category.
- 40 acres of commercial land use with proposed PCC zoning was identified within Master Planning Area 9. This proposal has been removed from this case and is discussed in further detail below.
- Resorts/Tourism land use has been planned on Parcels K-4 and K-9, with 38 acres located in Master Planning Area 9 adjacent to Scottsdale Road and 38 acres in Master Planning Area 4 approximately two miles east of Pima Road on the Dove Valley Road alignment. Each Parcel has a proposed zoning of R4-R, which allows for townhomes within the resort property. A maximum of 573 dwelling units are proposed in this category.
- Conservation Open Space is identified in Master Planning Areas 2, 3, 4, 5, 6, 8 and 9. These open space areas will improve connectivity through the site and aid in the integration into the surrounding desert and mountain landscape.

North Scottsdale
State Trust Land Rezoning
(Second Submittal)

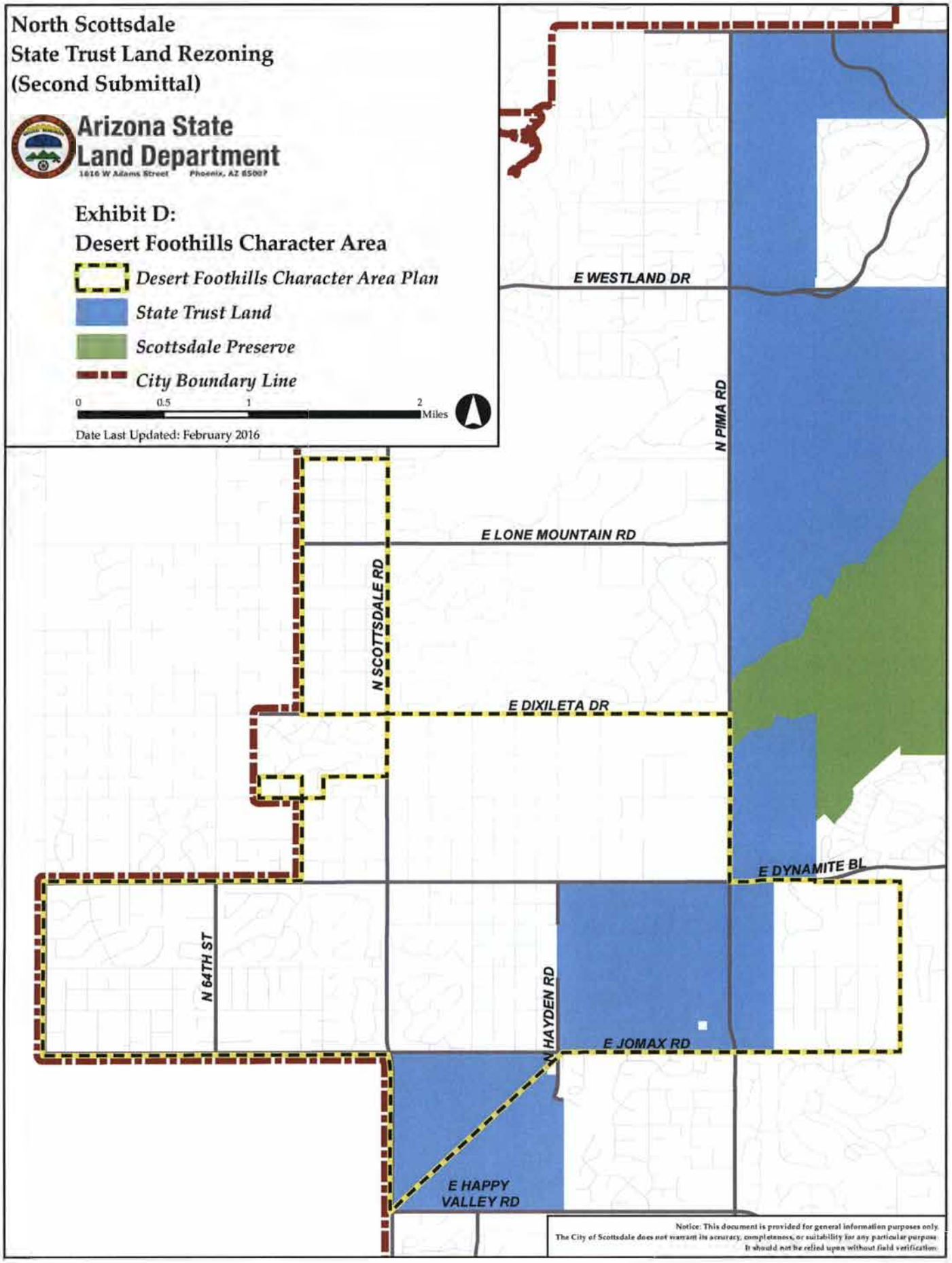
Arizona State Land Department
1616 W Adams Street Phoenix, AZ 85007

Exhibit D:
Desert Foothills Character Area

- *Desert Foothills Character Area Plan*
- *State Trust Land*
- *Scottsdale Preserve*
- *City Boundary Line*

0 0.5 1 2 Miles

Date Last Updated: February 2016



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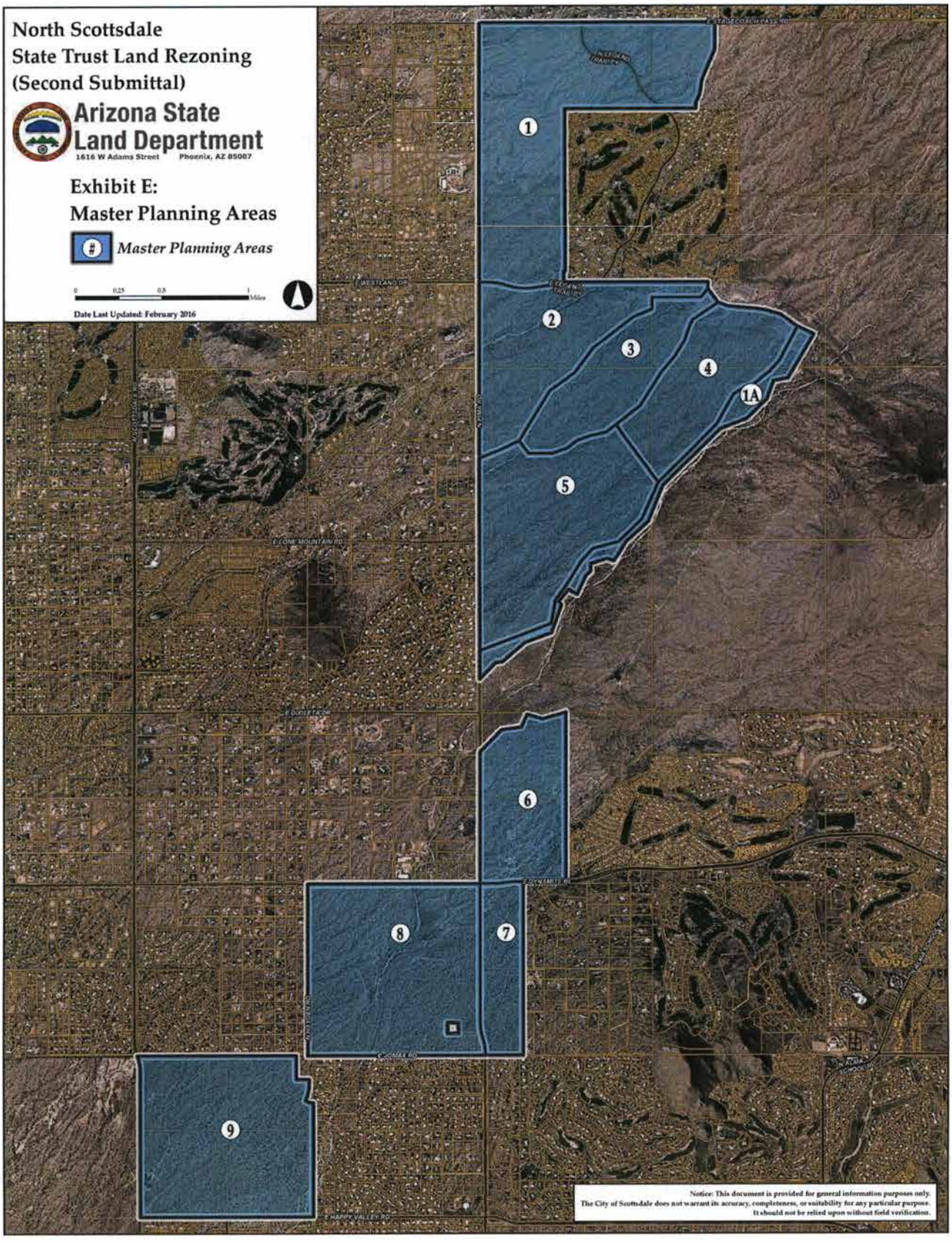
North Scottsdale
State Trust Land Rezoning
(Second Submittal)
Arizona State
Land Department
1616 W Adams Street Phoenix, AZ 85007
Exhibit E:
Master Planning Areas
Master Planning Areas
0 0.25 0.5 1 Miles
Date Last Updated: February 2016
1
1A
2
3
4
5
6
7
8
9
E STAGECOACH PASS RD
E WESTLAND DR
E CONE MOUNTAIN RD
E DUNLAP DR
E DYNAMITE RD
E COMAX RD
E HARPER VALLEY RD
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North Scottsdale
State Trust Land Rezoning
(Second Submittal)

Arizona State Land Department
1616 W Adams Street Phoenix, AZ 85007

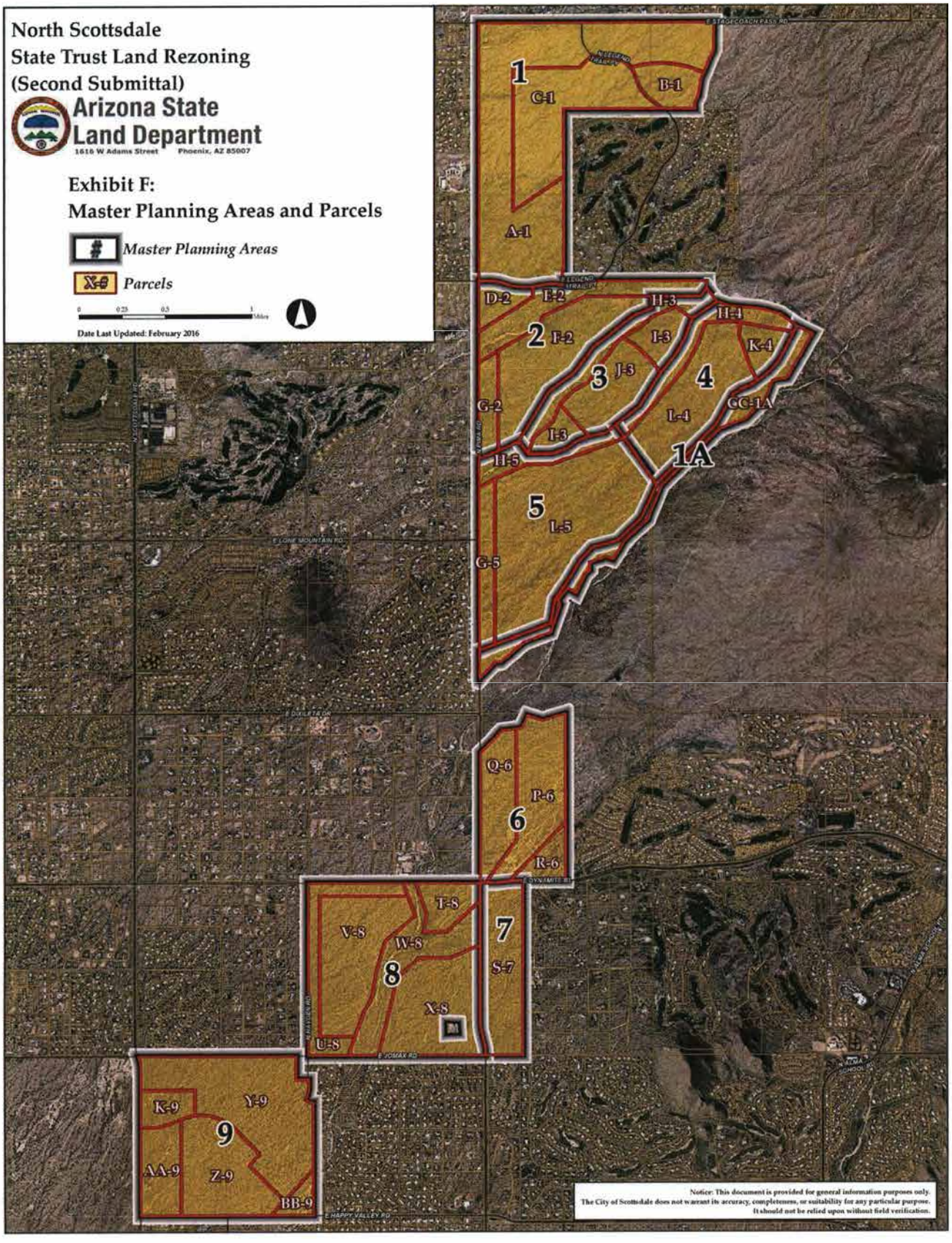
Exhibit F:
Master Planning Areas and Parcels

Master Planning Areas

Parcels

0 0.25 0.5 1 Miles

Date Last Updated: February 2016



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North Scottsdale
State Trust Land Rezoning
(Second Submittal)

Arizona State Land Department
1616 W Adams Street Phoenix, AZ 85007

Exhibit G:
Land Use & Proposed Zoning

Natural Open Space	*- COS Zoning*
	- R1-190 Zoning
Resorts/Tourism	*- R-4R Zoning*
Rural Neighborhoods	*- R1-35 Zoning*
	- R1-43 Zoning
	- R1-70 Zoning
	- R1-130 Zoning
	- R1-190 Zoning
Suburban Neighborhoods	*- R1-7 Zoning*
	- R1-10 Zoning
	- R1-18 Zoning
	- R1-35 Zoning
	- R1-43 Zoning

x-# *Parcel Number*
R1-# *Parcel Zoning*
xxx AC *Parcel Acreage*

McDowell Preserve *- COS Zoning*

*1 - Lots abutting Legend Trail and/or Desert Ranch shall provide setbacks equal to or greater than the setbacks required in the adjoining Legend Trail or Desert Ranch subdivisions. The setback area will include dedicated Natural Area Open Space (NAOS) that shall be a minimum width of 30'.

*2 - Lots abutting the eastern boundary of parcel S-7 shall be sized at a minimum of 190,000 square feet and are not to be eligible for any size reduction.

0 0.25 0.5 1 Miles

Date Last Updated: February 2016

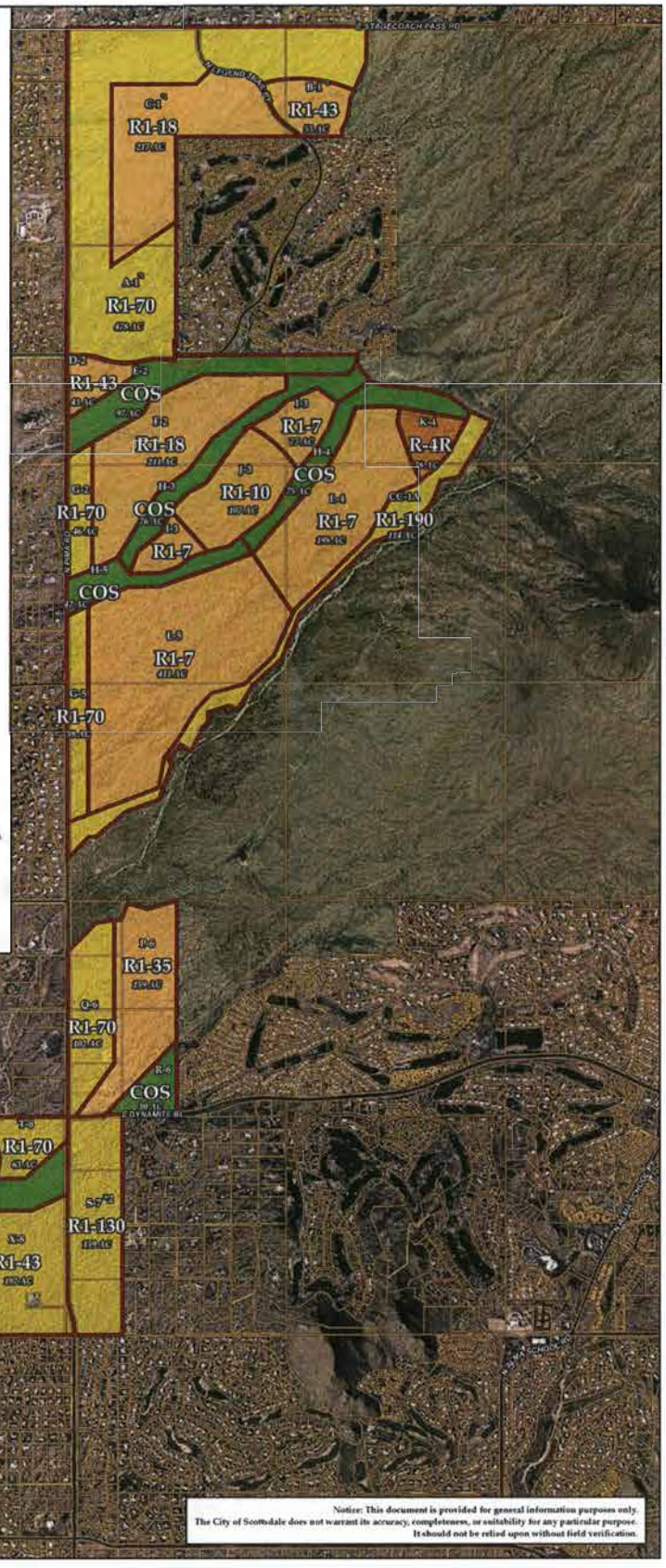

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EXHIBIT H: Parcel Sizes and Maximum Densities

19-ZN-2014 - ReSubmittal Document - Parcel Sizes and Maximum Densities for ASLD State Trust Land North Scottsdale Rezoning - February 2016

HISTORICAL - Approved 10/29/2002					Revised 2/2016 - PROPOSAL 19-ZN-2014			
Baseline Data established in case 4-GP-2002 - Council Approved Oct. 29, 2002					Proposed Parcel Sizes and Maximum Densities for ASLD North State Trust Lands Rezoning Case			
Parcel designations from 4-GP-2002	GP Category approved in 4-GP-2002 case	Estimated Dwelling Units from 4-GP-2002 case	Acres from 4-GP-2002 case	Updated - Acres	Zoning Case Parcel designation	Zoning Case Acres	Proposed Parcel Zoning district	Proposed Maximum Allocation of Unit Counts for each parcel in the Zoning Case
A	Rural (1/2-1 du/ac.)	390	470	478	A - 1	478	R1-70 (*1)	252
B	Suburban (1-2 du/ac.)	65	35	53	B - 1	53	R1-43(*1)	45
C	Suburban (2-4 du/ac.)	608	195	217	C - 1	217	R1-18 (*1)	440
D	Suburban (1-2 du/ac.)	52	28	43	D -2	43	R1-43	37
E	Rural and Open Space (1/5 du/ac.)	25	118	97	E - 2	97	COS	0
F	Suburban (1-2 du/ac.)	389	208	211	F -2	211	R1-18	355
G	Rural (1/2-1 du/ac.)	70	84	46	G - 2	46	R1-70	24
H	Rural and Open Space (1/5 du/ac.)	53	251	76	H - 3	76	COS	0
I	Suburban (2-4 du/ac.)	206	66	77	I - 3	77	R1-7	206
J	Suburban (1-2 du/ac.)	318	170	107	J - 3	107	R1-10	270
	Rural and Open Space (1/5 du/ac.)	0	0	75	H - 4	75	COS	0
K	Resort/Tourism (LOCATION TBD)	573	76	38	K - 4	38	R-4R	287
L	Suburban (2-4 du/ac.)	1716	550	198	L - 4	198	R1-7	530
	Rural (1/2-1 du/ac.)	0	0	58	G - 5	58	R1-70	30
	Rural and Open Space (1/5 du/ac.)	0	0	47	H - 5	47	COS	0
	Suburban (2-4 du/ac.)	0	0	411	L - 5	411	R1-7	1140
N	Rural and Open Space (1/5 du/ac.) Parcel acquired by COS 10/15/10	126	600	0	N/A	0	N/A	0
O	Rural and Open Space (1/5 du/ac.) Parcel acquired by COS 10/15/10	118	560	0	N/A	0	N/A	0
P	Suburban (1-2 du/ac.)	398	201	159	P - 6	159	R1-35	155
Q	Rural (1/2-1 du/ac.)	98	100	102	Q - 6	102	R1-70	54
R	Rural (1/5 du/ac.)	4	20	30	R -6	30	COS	0
S	Rural (1/3 du/ac.)	53	160	159	S - 7	159	R1-130 (*2)	45
T	Rural (1/3-1 du/ac.)	20	20	63	T - 8	63	R1-70	20
U	Rural (1/3-1/2 du/ac.)	37	74	82	U - 8	82	R1-130	23
V	Rural (1/2-1 du/ac.)	190	190	195	V - 8	195	R1-43	168
W	Rural (1/5 du/ac.)	27	126	104	W - 8	104	COS	0
X	Rural (1/2-1 du/ac.)	154	154	197	X - 8	197	R1-43	154
	Resort/Tourism (LOCATION TBD)	0	0	38	K -9	38	R-4R	288
M	Neighborhood Center (Retail Use has been removed from zoning request)	na	40	0	N/A	0	n/a	0
Y	Rural (1/2-1 du/ac.) Parcel size reduced by introduction of resort and COS Fire site acquisition	370	370	287	Y - 9	287	R1-43	247
Z	Rural (1/2-1 du/ac.)	146	146	162	Z - 9	162	R1-35	146
AA	Rural (1/2-1 du/ac.)	50	50	78	AA - 9	78	R1-35	50
BB	Rural (1/2-1 du/ac.)	17	20	18	BB - 9	18	COS	0
CC	Natural Open Space Parcels acquired by COS 2010, 2011 and 2012	0	11,391	114	CC -1A	114	R1-190	8
Totals		6273	16479	4020	Totals	4020		5000

*1 - Lots abutting Legend Trails and/or Desert Ranch shall provide setbacks equal to or greater than the setbacks required in the adjoining subdivision(s). The setback area will include dedicated Natural Area Open Space (NAOS) that shall be a minimum width of 30'.

*2 - Lots abutting the eastern boundary of this parcel, shall be sized at a minimum of 190,000 square feet and are not eligible for any size reduction.

The reconfiguring of land uses and additional allocation of Open Space within this proposal would reduce the estimated number of dwelling units on the subject land to 5,000 - a reduction of over 20% from the 6,261 units envisioned in 4-GP-2002 and a reduction of between 36% and 45% from the dwelling unit range of 7,800 to 9,000 units envisioned in the 2001 General Plan.

Land Use justification

The 4-GP-2002 Proposed Land Use Map designated the location of the Neighborhood Center, Low Intensity Resort, and School/Educational Facilities as "to be determined". A multi-colored "floating pie" graphic indicated a Neighborhood Center consisting of park, retail and office uses, while a floating asterisk signified a Low Intensity Resort. Maintaining continuity with the existing neighborhood fabric, and buffering non-residential uses from existing residential were deemed highly important siting criteria. Since sound planning principles favor siting commercial land uses along arterial roads to provide ease of access, this rezoning proposal originally sought 40 acres of PCC zoning on Scottsdale Road between Jomax and Happy Valley roads. ASLD deemed this location suitable due to the long-running existence of commercial uses in the area under ASLD Special Land Use Permits and the presence of two high-voltage transmission corridors. As discussed below, this proposal has been removed from this case due to comments received during the public outreach process.

- The 76-acre Low Intensity Resort floating asterisk has been divided into two Planning Areas: K-4 and K-9:
  - Parcel K-4 is a 38-acre site, in the eastern portion of Master Planning Area 4. While ASLD cannot foresee the exact type of resort that would develop on K-4, its location approximately two miles east of Pima Road and the fact that it is surrounded on three sides by the McDowell Sonoran Preserve would lend itself to an "ecotourism" or passive recreation type of hospitality use; and,
  - Parcel K-9 comprises 38 acres at the intersection of Scottsdale Road and the Yearling Road alignment. Adjacency to Scottsdale Road would allow development of a resort within the Sonoran Desert bajada environment while providing ease of access to regional amenities and attractions.
- ASLD and the City have received initial feedback from the Cave Creek Unified School District ("CCUSD") stating that development of the 5,000 dwelling units envisioned in this case will likely necessitate the development of new school facilities or the enhancement of existing school facilities. ASLD and the City will continue to work with CCUSD to determine their exact needs and incorporate those into the stipulations for this case.
- The attached Exhibit H displays the details of this proposal, and its evolution from the land use plan established in 4-GP-2002, which projected 6,273 units to be developed on the Rezoning Property. Notable reductions are:

- Parcel C (2002)/C-1 (current) in Master Planning Area 1, adjacent to Legend Trail: 4-GP-2002 designated this area for 2 – 4 dwelling units per acre ("DU/AC") on 195 acres for a projected 608 total units. This planning area has been updated to 217 acres of R1-18 zoning, with a new proposed maximum of 440 units or 2.03 DU/AC, a reduction of over 25%.
- Planning Area A (2002)/A-1 (current) in Master Planning Area 1, bounded by Pima and Stagecoach Pass roads and Legend Trail Parkway: this area was listed as ½-1 du/ac on 470 acres for a projected 390 units. This planning area has been updated to 478 acres of R1-70 zoning, with a new proposed maximum of 252 units or a density of one dwelling unit per 1.9 acres (0.53 DU/AC), a reduction of about 35%.

Master Planning Areas 7, 8, and 9 are within the Foothills Overlay Zoning District (see Exhibit I). The proposed zoning within these areas is designed to promote the goals and visions for the area described in the Desert Foothills Character Plan. The preservation of the natural visual qualities of the upper Sonoran Desert will be retained through conformance to design guidelines developed in the Desert Foothills Character Area Plan.

Citizen and Neighborhood Involvement

A public outreach process is being performed in conjunction with this case. The Department recognizes the importance of working with community stakeholders to identify issues and concerns and attempt to address them in the development of the rezoning proposal. The following is a generalized synopsis of our public outreach efforts. For full details, see the Citizen and Neighborhood Involvement Report that was submitted with this narrative.

The outreach process began in November of 2014, with notifications sent to all residents within 750 feet of the Rezoning Property, as well as homeowners associations and other interested parties as identified by the City. Notifications contained a case summary, contact information, and information about three open house events to be held in the area. In addition, twelve early notification signs were posted at high traffic intersections surrounding the Rezoning Property. When the rezoning is ultimately scheduled for Planning Commission and City Council hearings, red notification signs with updated information will be posted in conformance with City guidelines.

The three Open House events were:

- December 8, 2014 from 4:00 to 7:00 PM at the Legend Trail Community Center, 34575 N. Legend Trail Parkway;
- December 9, 2014 from 5:30 to 7:30 PM at the Anasazi School Cafeteria, 12121 N. 124th Street;

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Exhibit I:
Foothills Overlay Zoning District

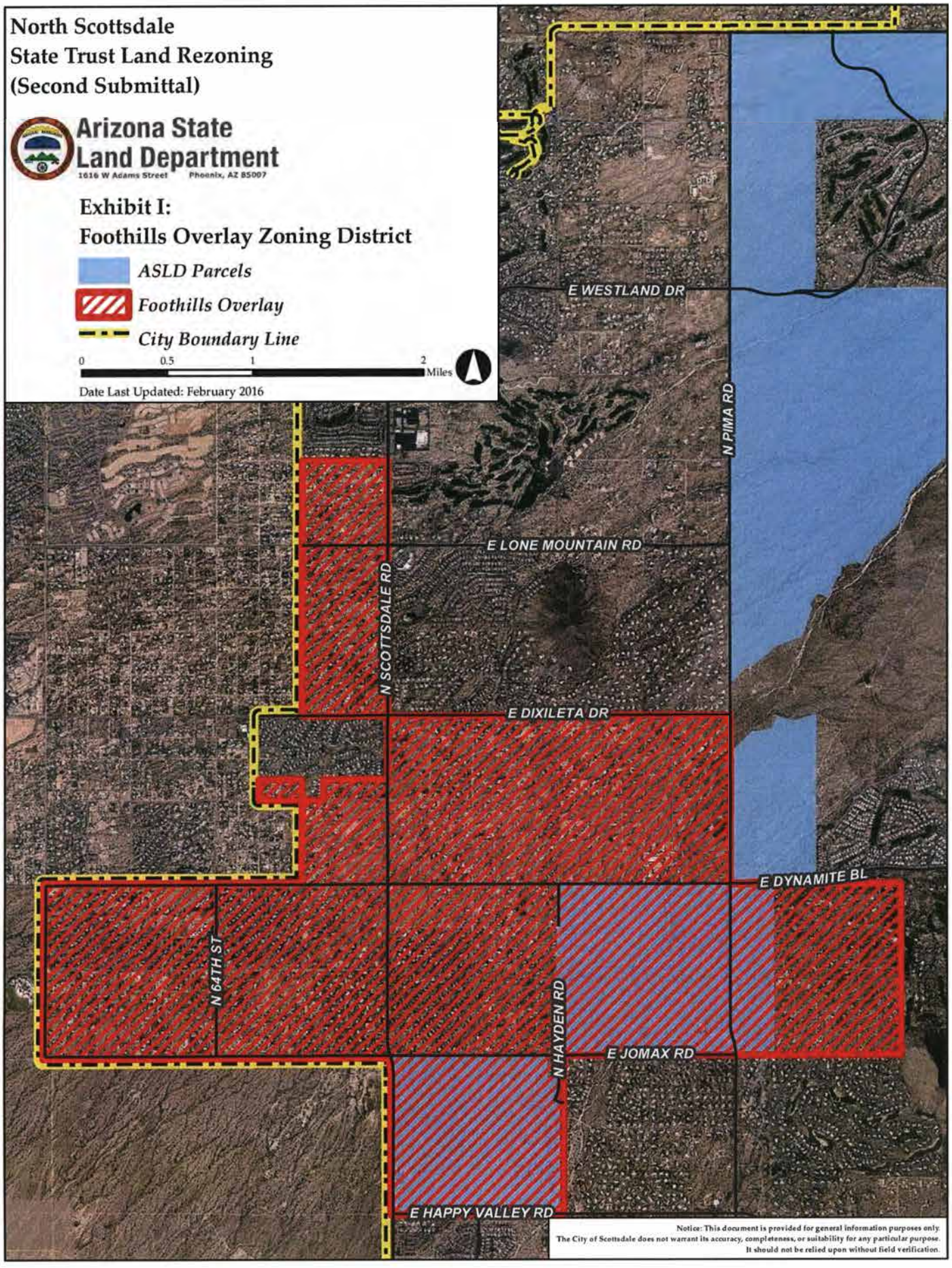
ASLD Parcels

Foothills Overlay

City Boundary Line

0 0.5 1 2 Miles

Date Last Updated: February 2016



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- December 17, 2014 from 4:00 to 7:00 PM at Florence Ely Nelson Desert Park, 8950 E. Pinnacle Peak Road.

In addition, the following additional public meetings with question-and-answer sessions were held:

- January 27, 2015 from 4:00 to 7:00 PM at the Legend Trail Community Center, 34575 N. Legend Trail Parkway;
- May 20, 2015 from 6:00 to 9:00 PM at Florence Ely Nelson Desert Park, 8950 E. Pinnacle Peak Road.

Numerous presentations were also made to civic and business groups throughout 2015:

- Arizona Planners' Day at the State Capitol: February 25, 2015 from 7:00 to 8:30 AM at the State Capitol;
- Greater Pinnacle Peak Association Board of Directors: April 16, 2015 from 5:00 to 8:00 PM at the Winfield Community Center;
- Scottsdale Area Association of Realtors/Pinnacle Peak RMS: August 7, 2015 from 8:00 to 9:30 AM at the Grayhawk Country Club;
- Scottsdale Area Association of Realtors/Carefree RMS: August 20, 2015 from 8:00 to 9:30 AM at Harold's Corral, Cave Creek;
- Russ Lyon Sotheby's Carefree: August 25, 2015 from 8:30 to 9:30 AM at El Pedregal;
- Scottsdale Association of Realtors: November 19, 2015 from 8:30 to 9:30 AM at the Tatum Ranch Golf Club, Phoenix.

In addition, a number of calls, emails, and letters were received which have been included in the Citizen and Neighborhood Involvement report. Areas of concern can be broken into two categories: general comments and concerns; and concerns about land uses in specific locations adjacent to existing development, designated scenic corridors, or designated General Plan Character Areas or zoning ordinance overlay areas. ASLD also received emails forwarded by City of Scottsdale staff.

General comments and concerns received relate to suggestions that the City purchase the Rezoning Property for inclusion in the McDowell Sonoran Preserve, density and infrastructure, and conservation and sensitive design. Specific areas of concern were identified on the Rezoning Property in Master Planning Areas 1 and 2, adjacent to the Legend Trail and Desert Ranch communities, in Master Planning Area 7, adjacent to existing residential development east of Pima Road between Dynamite Boulevard and Jomax Road, and the aforementioned commercial parcel on Scottsdale Road between Jomax and Happy Valley roads.

General Comments and Concerns and ASLD's responses:

1. City purchase of Rezoning Property for inclusion in the McDowell Sonoran Preserve: This suggestion does not relate to ASLD's zoning case. City purchase of property for the McDowell Sonoran Preserve is a City policy that ASLD does not control.
2. Location and Density of designated land uses: This overall theme covers general opposition to additional development in North Scottsdale, as well as site-specific requests to eliminate or reduce proposed density in certain areas. ASLD notes that designation of appropriate land uses and densities are issues that were explored throughout the aforementioned API Reclassification and 2002 Major General Plan Amendment cases. Our current rezoning proposal seeks zoning in conformance with the land use locations and densities established in 4-GP-2002. Also, as noted above, this case seeks dwelling unit counts and densities that are 20% less than those entitled in 4-GP-2002 and 36% to 45% less than those entitled in the City's 2001 General Plan.
3. Impact of future development on road, utility, and drainage infrastructure: Comments received raised concerns that additional development in North Scottsdale would aggravate drainage concerns or traffic in the area and would necessitate expansions and upgrades to regional infrastructure. The City has planned their future road and utility infrastructure in conformance with the land uses and densities established in 4-GP-2002. Through the City's development review process at both the master plan and site-specific level, all future development on the Rezoning Property will be required to comply with City ordinances and policies related to provision of transportation, utility, and drainage infrastructure.

Specific Comments and Concerns and ASLD's responses:

4. Master Planning Areas 1 and 2 Comments (see Exhibit J and the Community and Neighborhood Involvement Report):
    a. Establish a scenic corridor designation along Legend Trail Parkway through the Rezoning Property between Pima and Stagecoach Pass roads: ASLD agrees to designation of a 100-foot Scenic Corridor designation along the entire length of Legend Trail Parkway in Master Planning Areas 1 and 2 in accordance with City standards for such corridors;
    b. Maintain equivalent or greater building setbacks and Natural Area Open Space ("NAOS") depths on future Rezoning Property development adjacent to existing development in the Legend Trail and Desert Ranch communities: ASLD agrees to the following:
        i. Parcel A-1: Lots abutting Legend Trail shall provide setbacks equal to or greater than the setbacks required in the adjoining Legend Trail or Desert Ranch subdivisions. The setback area will include dedicated Natural Area Open Space (NAOS) that shall be a minimum width of 30 feet;
        ii. Parcel B-1: Lots abutting Legend Trail shall provide setbacks equal to or greater than the setbacks required in the adjoining Legend Trail subdivision.

iii. The setback area will include dedicated Natural Area Open Space (NAOS) that shall be a minimum width of 30 feet; and,

iv. Parcel C-1 – Lots abutting Legend Trail shall provide setbacks equal to or greater than the setbacks required in the adjoining Legend Trail subdivision(s). The setback area will include dedicated Natural Area Open Space (NAOS) that shall be a minimum width of 30 feet.

c. Establish official trail corridors to connect Legend Trail Parkway to the McDowell Sonoran Preserve: ASLD agrees to the following:

i. Planning Unit 1, Parcel B-1 – a 15-foot wide trail easement and 3-foot wide trail shall be provided from the Legend Trail Parkway right-of-way east into the McDowell Sonoran preserve trail system. This alignment may occur along either the southern or the northern boundary of the Parcel B-1. City of Scottsdale Preserve staff shall coordinate the alignment selection, construction and connection into the Preserve. Dedication of the easement shall occur with the first subdivision in Planning Unit 1; and,

ii. Planning Unit 2, Parcel E-2 – a 15-foot wide trail easement and 3-foot wide trail shall be provided from the Legend Trail Parkway right-of-way east into the McDowell Sonoran preserve trail system. This alignment will occur within parcel E-2. City of Scottsdale Preserve staff shall coordinate the alignment selection, construction and connection into the Preserve. Dedication of the easement shall occur with the first subdivision in Planning Unit 2.

5. Master Planning Area 7: Comments received noted that ASLD is proposing to designate an R1-130 zoning district on the Rezoning Property in Parcel S-7, while adjacent development is within the R1-190 zoning district. ASLD agrees that all lots on the Rezoning Property in Parcel S-7 adjacent to existing lots on the eastern property boundary will be developed using the standards of the R1-190 zoning district, and will have a minimum lot size of 190,000 square feet (see Exhibit K).

6. Commercial site on Scottsdale Road in Master Planning Area 9: Numerous comments were received which questioned the appropriateness of a 40-acre PCC-zoned commercial parcel on Scottsdale Road between Jomax and Happy Valley roads. ASLD has removed this proposal from this case. In addition, since the west side of Scottsdale Road in this location is also State Trust land in the City of Phoenix, ASLD will seek to establish a higher-volume arterial or collector roadway on the Yearling Drive alignment to minimize future impacts to existing development and traffic volumes on Jomax and Happy Valley roads in Scottsdale and Phoenix (see Exhibit L).

7. Conservation of Regional Character: Several comments expressed concern that future development on the Rezoning Property would negatively impact the character of the surrounding area through the loss of open space and scenic vistas. ASLD notes that it has

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Exhibit J:
Master Planning Areas 1 & 2 Refinements

- ASLD Parcels
- Assessor Parcels
- Conservation Open Space
- Resorts/Tourism
- Rural Neighborhoods
- Suburban Neighborhoods
- Proposed Trail Location
- Optional Trail Location
- Scenic Corridor
- McDowell Sonoran Preserve

0 0.125 0.25 0.5 Miles

Date Last Updated: February 2016

* Lots abutting Legend Trail and/or Desert Ranch shall provide setbacks equal to or greater than the setbacks required in the adjoining Legend Trail or Desert Ranch subdivisions. The setback area will include dedicated Natural Area Open Space (NAOS) that shall be a minimum width of 30'.

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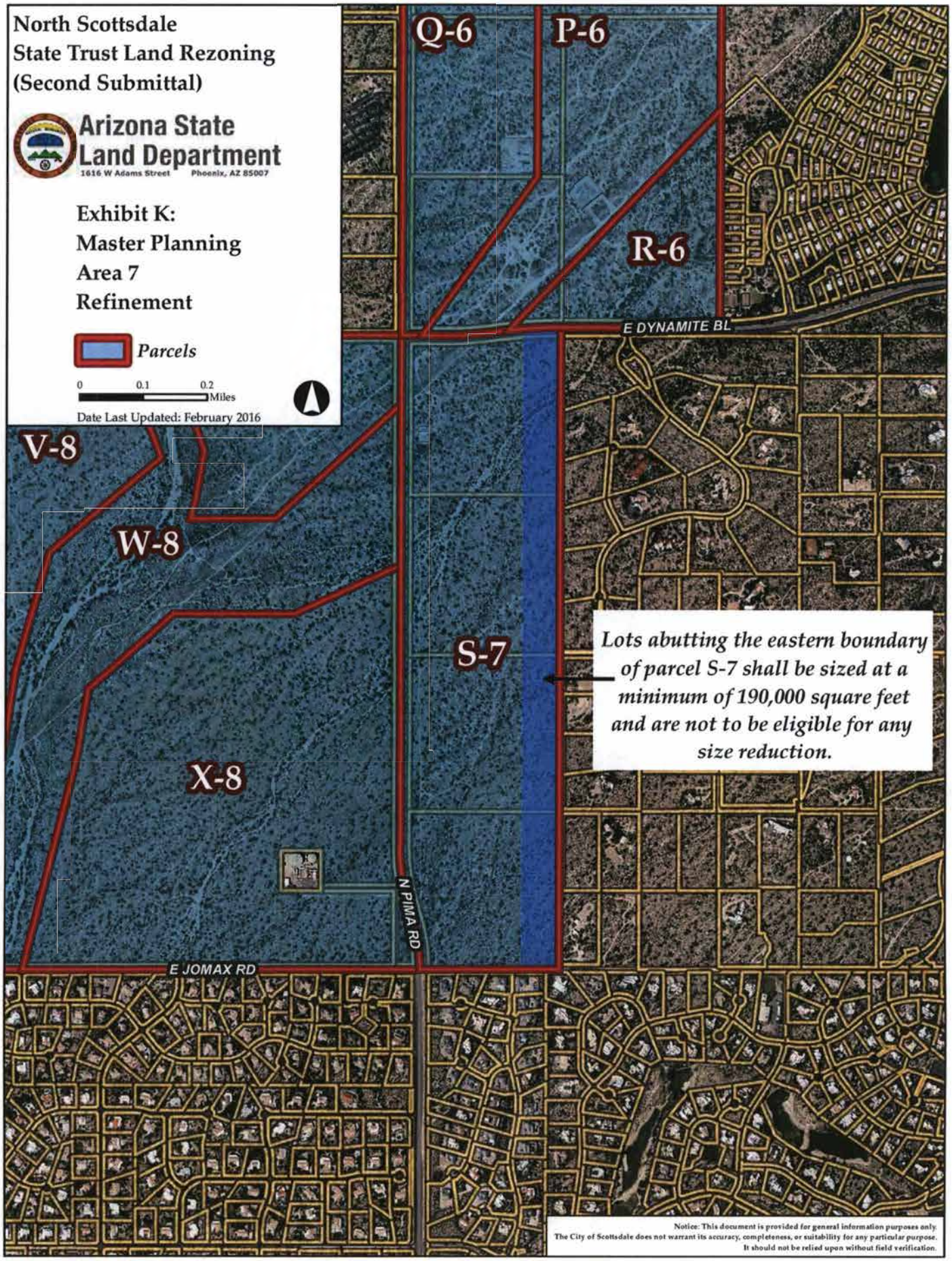
North Scottsdale
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Exhibit K:
Master Planning
Area 7
Refinement
Parcels
0 0.1 0.2 Miles
Date Last Updated: February 2016
Q-6
P-6
R-6
E DYNAMITE BL
V-8
W-8
S-7
X-8
N PIMA RD
E JOMAX RD
Lots abutting the eastern boundary of parcel S-7 shall be sized at a minimum of 190,000 square feet and are not to be eligible for any size reduction.
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Exhibit L:
Master Planning Area 9
Circulation

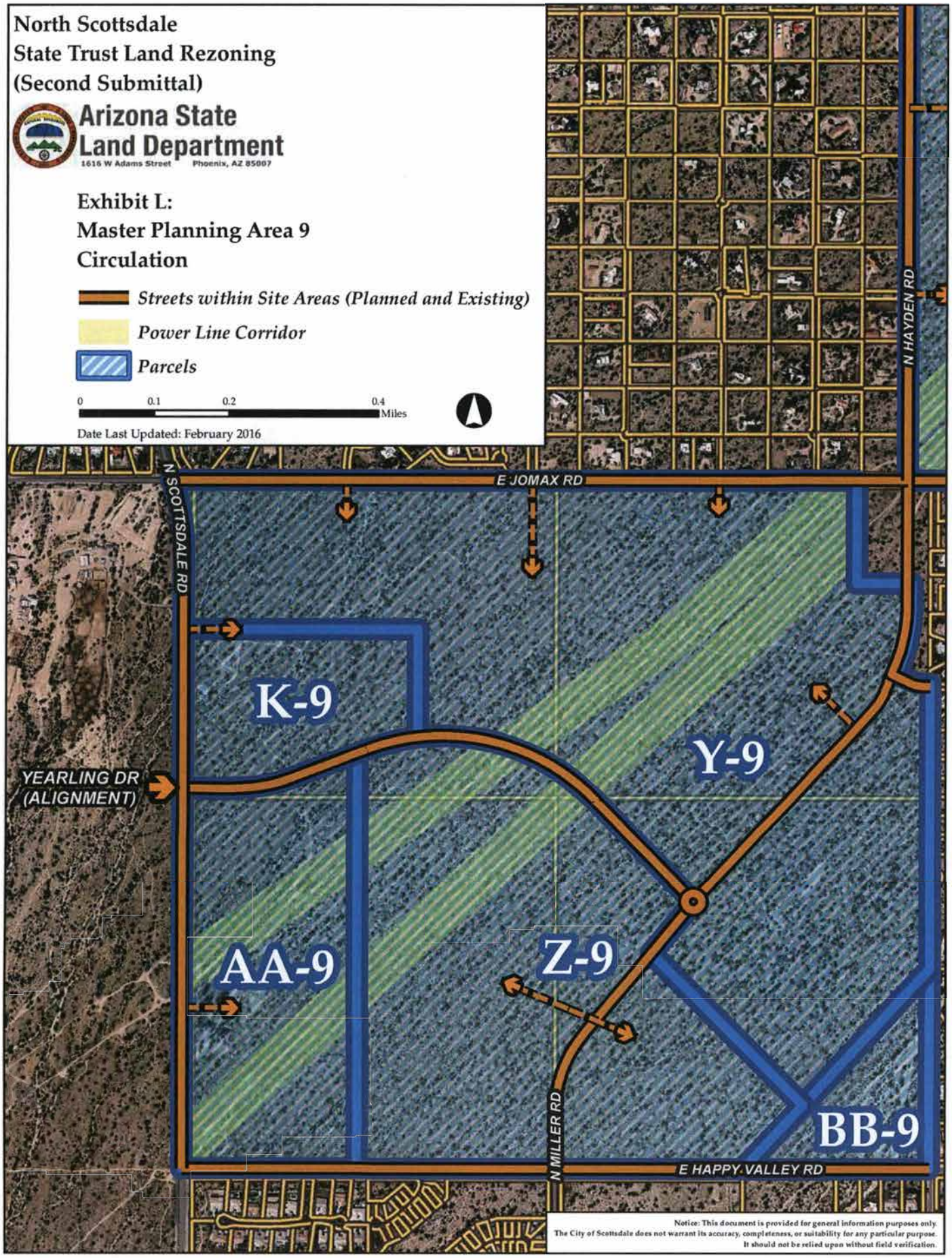
Streets within Site Areas (Planned and Existing)

Power Line Corridor

Parcels

0 0.1 0.2 0.4 Miles

Date Last Updated: February 2016



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sold the City more than 13,000 acres of State Trust land at below-market rates for the McDowell Sonoran Preserve under the auspices of the Arizona Preserve Initiative, thus demonstrating a commitment to sustaining the rural desert character of the area and preserving viewsheds and habitat. Existing City Scenic Corridor requirements remain in place throughout the Rezoning Properties, as do City standards under their Environmentally Sensitive Lands Ordinance. As noted above, ASLD has also agreed to apply new scenic corridor designations within the Rezoning Property to augment those that have already been established. ASLD defers to the City site plan and development plan approval processes to ensure that future development occurs in concurrence with community design and aesthetic standards

Circulation Element

See Exhibits M and N for trail and road circulation elements. The City of Scottsdale Transportation Master Plan, approved by the City Council in 2008, delineates a hierarchy of streets throughout the Rezoning Property: Scottsdale Road, Pima Road, and Dynamite Boulevard are each identified with "Minor Arterial – Rural" street classifications; Legend Trail Parkway is identified with a "Major Collector –Rural" street classification; and Stagecoach Pass Road, Westland Drive, Lone Mountain Road, Dixeleta Drive, Jomax Road, and Hayden Road are identified with "Minor Collector – Rural" street classifications. Specifications for each of these classification types are addressed in the City of Scottsdale Transportation Design Standards and Policy Manual, in Section 5.3 – Geometrics and are shown on Exhibit N. Any future development of the Subject Property will incorporate appropriate Right of Way, Easement and other design standards into the circulation planning process,

Additionally, three of the streets identified above: Dynamite Boulevard, Pima Road, and Scottsdale Road are designated as Scenic Corridors by the City's General Plan. Future development along these Scenic Corridors will incorporate the adopted visual design of the Right of Way, Scenic Desert Landscape Setback, Development Edges at the Scenic Setback and Regional Crossings and Intersections as specified within the Scenic Corridor Design Guidelines manual.

Open Space & NAOS

Locations of areas to be zoned as Conservation Open Space ("COS") are shown on Exhibit O. These areas generally conform to the incised channels and floodways of the major wash systems that traverse the Rezoning Property. Other notable open space areas include: the high-voltage transmission line corridors that traverse Master Planning Areas 6, 7, 8 and 9; Scenic Corridors adjacent to Scottsdale and Pima roads, Dynamite Boulevard, and a new scenic corridor adjacent

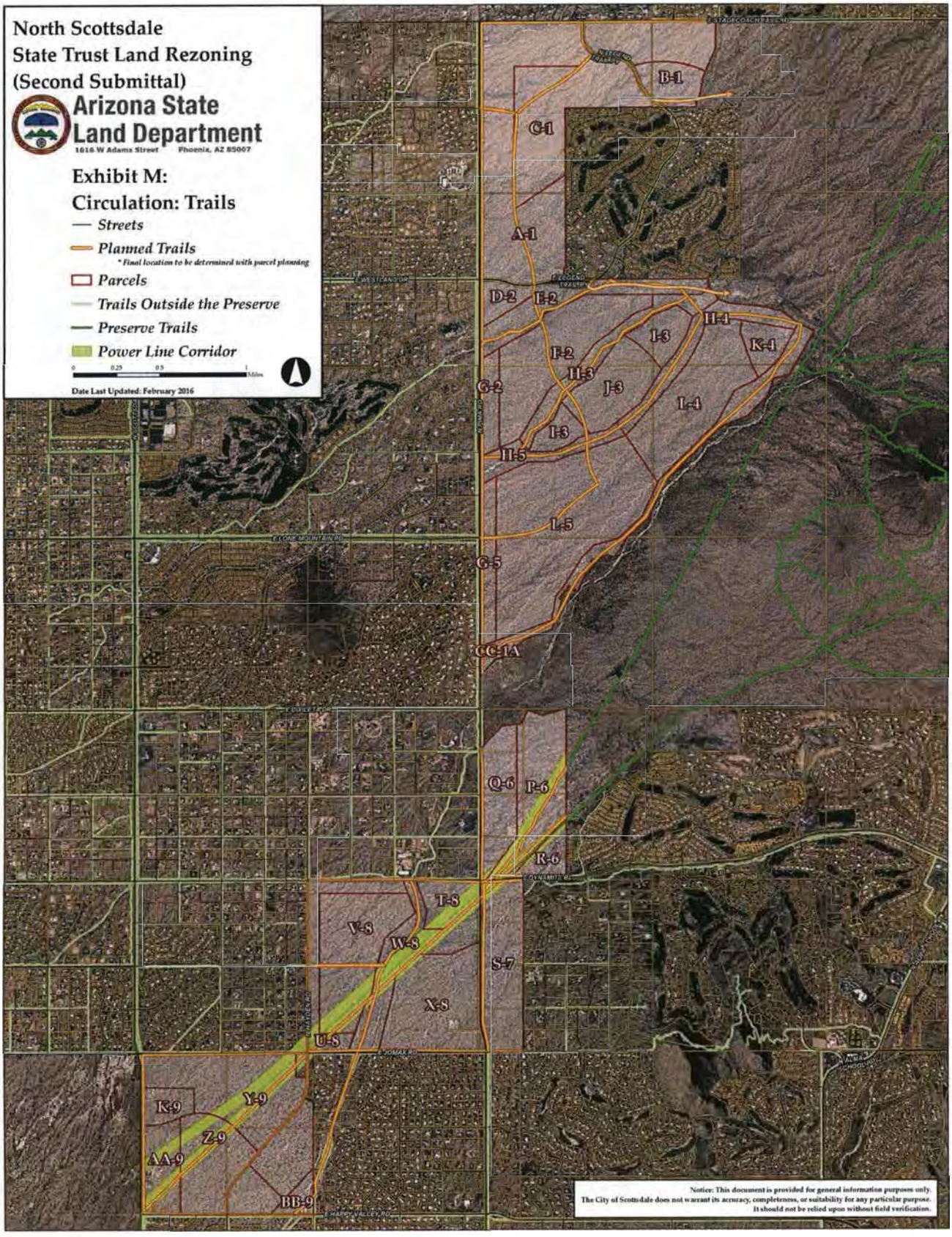
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Exhibit M:
Circulation: Trails
Streets
Planned Trails
* Final location to be determined with parcel planning
Parcels
Trails Outside the Preserve
Preserve Trails
Power Line Corridor
0 0.25 0.5 1 Miles
Date Last Updated: February 2016
B-1
C-1
A-1
D-2
E-2
H-4
I-3
K-4
F-2
H-3
J-3
G-2
I-4
I-3
H-5
L-5
G-5
CC-1A
Q-6
P-6
R-6
T-8
V-8
W-8
S-7
X-8
U-8
K-9
Y-9
Z-9
AA-9
BB-9
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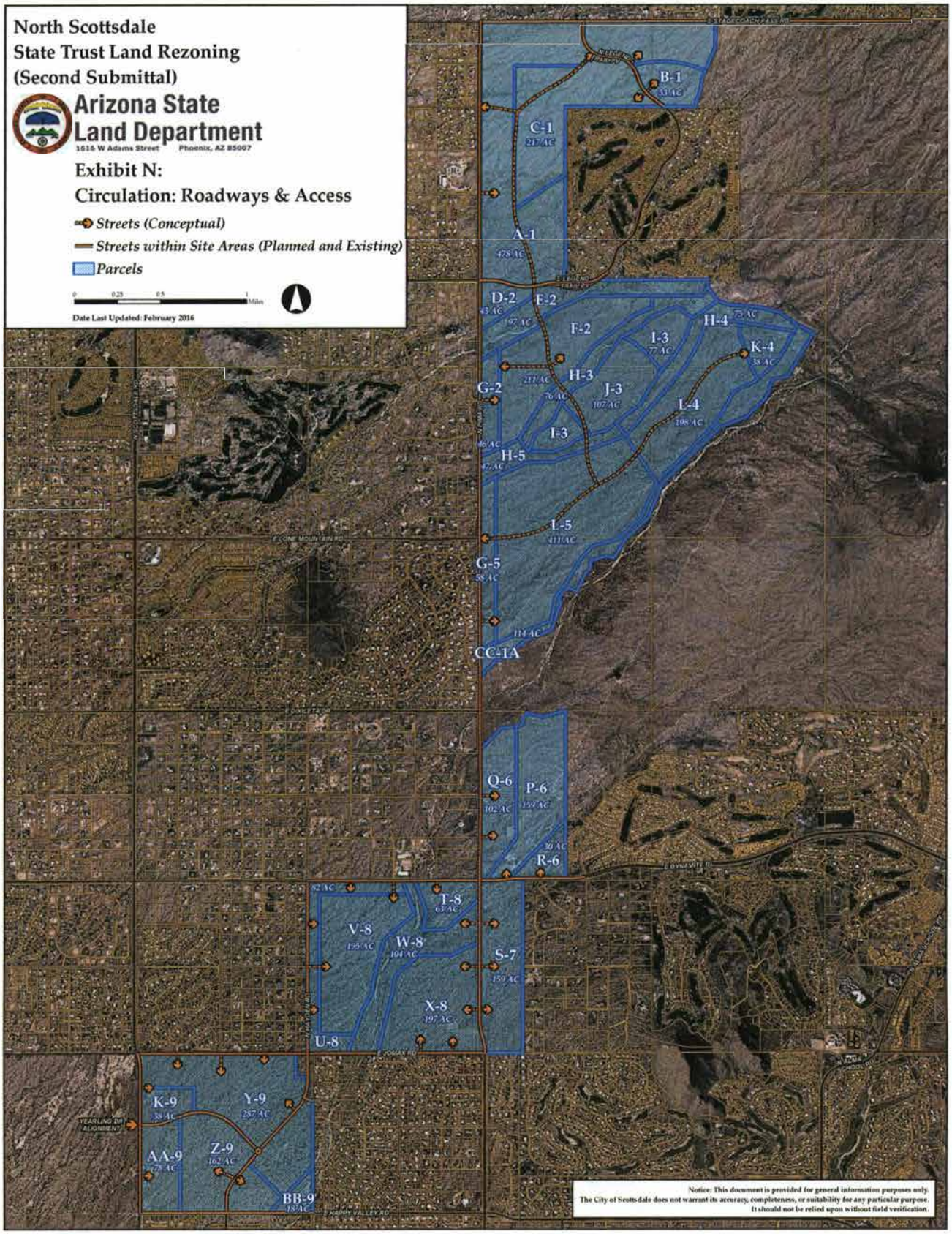
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Arizona State
Land Department
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Exhibit N:
Circulation: Roadways & Access
Streets (Conceptual)
Streets within Site Areas (Planned and Existing)
Parcels
0 0.25 0.5 1 Miles
Date Last Updated: February 2016
B-1
C-1
A-1
D-2
E-2
F-2
H-4
I-3
K-4
G-2
H-3
J-3
L-4
I-3
H-5
L-5
G-5
CC-1A
Q-6
P-6
R-6
T-8
V-8
W-8
S-7
X-8
U-8
K-9
Y-9
AA-9
Z-9
BB-9
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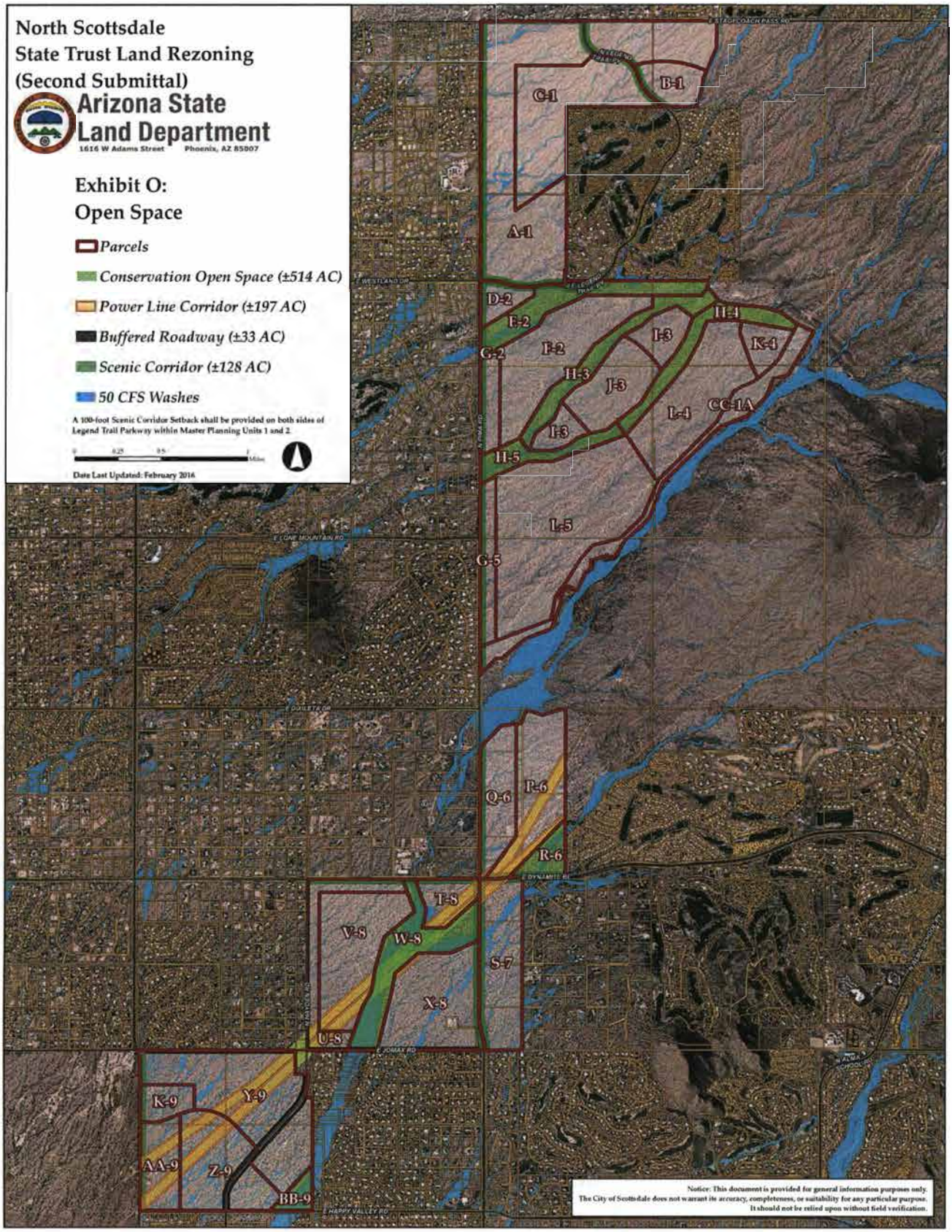
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Exhibit O:
Open Space
Parcels
Conservation Open Space (±514 AC)
Power Line Corridor (±197 AC)
Buffered Roadway (±33 AC)
Scenic Corridor (±128 AC)
50 CFS Washes
A 100-foot Scenic Corridor Setback shall be provided on both sides of Legend Trail Parkway within Master Planning Units 1 and 2.
Date Last Updated: February 2016
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B-1
C-1
A-1
D-2
E-2
G-2
I-2
H-3
J-3
I-3
H-4
K-4
L-4
CC-1A
H-5
L-5
G-5
P-6
Q-6
R-6
T-8
V-8
W-8
S-7
X-8
U-8
K-9
Y-9
AA-9
Z-9
BB-9

to Legend Trail Parkway in Master Planning Areas 1 and 2 (discussed above); and Buffered Roadway corridors as shown on Exhibit O.

The Environmentally Sensitive Lands Ordinance ("ESLO") was adopted by the City in 1991 with the intent of identifying and protecting and controlling development on environmentally sensitive lands. The Ordinance classifies applicable land as belonging to one of three categories; Lower Desert Landform, Upper Desert Landform, or Hillside Landform. The amount of Natural Area Open Space ("NAOS") required for any site is based on the landform area, and land slopes.

Land Slope	Lower Desert	Upper Desert	Hillside
0 to 2 %	20%	25%	50%
2 to 5%	25%	25%	50%
5 to 10%	30%	35%	50%
10 to 15%	30%	45%	50%
15 to 25%	30%	45%	65%
Over 25%	30%	45%	80%
Min after reductions*	15%	20%	40%

A GIS-based slope analysis was performed to determine the amount of Slope occurring thoughout the 4,020-acres Subject Land, and the results are show in in the below table:

Land Slope	Acres	Multiplier	Net NAOS
0 to 2 %	470	25%	**118**
2 to 5%	1,148	25%	**287**
5 to 10%	1,533	35%	**537**
10 to 15%	652	45%	**293**
15 to 25%	240	45%	**108**
Over 25%	23	45%	**10**
Total			**1353**

The 1,353 acres will be applied across the entirety of the site, to maximize the ability to preserve highly sensitive and environmentally significant features. As each Master Planning Area is planned and developed, the intent of the ESLO, Character Areas, Policies, and General Plan Amendment case stipulations is that details concerning Conservation Open Space, Scenic Corridor buffers and preservation of other ESLO-protected features will be determined at that time

There are several locations in the Scenic Corridors within the Rezoning Area where monument signs or markers have been placed under ASLD Special Land Use Permits. Disposition of the aforementioned monument signs and markers will be resolved when the underlying land is sold.

Sensitive Design Principles

The City has established a set of design principles to help sustain the community and its quality of life. This proposal strives to incorporate these ideas and respect the unique character of the area. Through the steps below, this proposal will help to reinforce the quality of design advocated by the Sensitive Design Program. Each design element will be expected to be incorporated into any future developments within the planning area, as the concepts are central to maintain the feel and character of the area. The principles are listed below in italics followed by a brief description of how these principles have been, or will be, addressed.

1. *The design character of any area should be enhanced and strengthened by new development. The building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design. The building design should be sensitive to the evolving context of an area over time.*

   COS-zoned parcels, Scenic Corridors, Buffered Roadways and other significant features as described in the City's Environmentally Sensitive Lands Ordinance form the backbone of open space within the Rezoning Area. The ESL Ordinance allows for amended lot sizes so that Scenic Corridors, roadway buffers, and other significant features described in the ESL Ordinance are within dedicated tracts. Details will be determined at the time of final site planning and platting.

   The open desert and mountain environment will be strengthened through the integration of Scenic and Vista Corridors, and open space amenities, which have been incorporated into this proposal. The land use and proposed zoning establishes a framework for enhancing the area through the preservation of major riparian corridors providing important habitat connectivity throughout the site (see the attached Exhibit O: Open Space).

2. *Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as scenic views of the Sonoran desert and mountains and archaeological and historical resource.*

Views of the desert and mountains will be preserved using Scenic and Vista Corridors. Scenic Corridors along Scottsdale Road and Pima Road will preserve existing sightlines and a sense of openness. Vista Corridors along preserved washes will maintain wildlife connectivity, and provide visual links throughout the site. Transition zones have been created along the edges of the parcels to ensure that new development will have a lower intensity than adjacent existing development.

3. *Development should be sensitive to existing topography and landscaping. A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.*

Environmentally sensitive features on the site have been identified and designated as Open Space. Factors examined include drainage, slope, elevation, soil type and flood zones. This preliminary site analysis was used to inform the proposed zoning and mitigate impact to environmentally sensitive features.

4. *Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.*

Parcels E-2, H-3, H-4, H-5, CC-1A, R-6, W-8, and BB-9, were identified as high-priority washes and are designated as Natural Open Space. These parcels comprise approximately 563 acres, which will be set aside to preserve important natural habitat and trail linkages through the site (see the attached Exhibit M: Circulation: Trails).

5. *The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations. Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art and integrated infrastructure elements.*

The ultimate developer(s) will be responsible for implementation of specific streetscape design through the City's site and development plan review and approval process.

6. *Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.*

A transportation network has been identified to provide connectivity and integrate the site into the fabric of the existing infrastructure. Streets, trails, and a power line corridor provide access to and through the site, strengthening access from surrounding neighborhoods to the McDowell Sonoran Preserve (see the attached Exhibit M: Circulation: Trails and Exhibit N: Circulation: Roadways and Access).

7. *Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments. Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.*

The ultimate developer(s) will be responsible for implementation of specific pedestrian design through the City's site and development plan review and approval process.

8. *Buildings should be designed with a logical hierarchy of masses to control the visual impact of a building's height and size and to highlight important building volumes and features, such as the building entry.*

Scenic vistas along major thoroughfares ensure appropriate setbacks will be utilized to preserve the natural sightlines and maintain an open feel.

The ultimate developer(s) will be responsible for implementation of specific building design through the City's site and development plan review and approval process.

9. *The design of the built environment should respond to the desert environment. Interior spaces should be extended into the outdoors both physically and visually when appropriate. Materials with colors and coarse textures associated with this region should be utilized. A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities. Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.*

   The ultimate developer(s) will be responsible for implementation of specific site design and selection or colors and materials through the City's site and development plan review and approval process.

10. *Developments should strive to incorporate sustainable and healthy building practices and products. Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.*

    The ultimate developer(s) will be responsible for implementation of specific design to address sustainability through the City's site and development plan review and approval process.

11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region. The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement. The landscaping should complement the built environment while relating to the various uses.*

    The ultimate developer(s) will be responsible for implementation of specific landscape design through the City's site and development plan review and approval process.

12. *Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants. Water, as a landscape element, should be used judiciously. Water features should be placed in locations with high pedestrian activity.*

The ultimate developer(s) will be responsible for implementation of specific water usage elements through the City's site and development plan review and approval process.

13. *The extent and quality of lighting should be integrally designed as part of the built environment. A balance should occur between the ambient light levels and designated focal lighting needs. Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.*

The ultimate developer(s) will be responsible for implementation of specific lighting design through the City's site and development plan review and approval process.

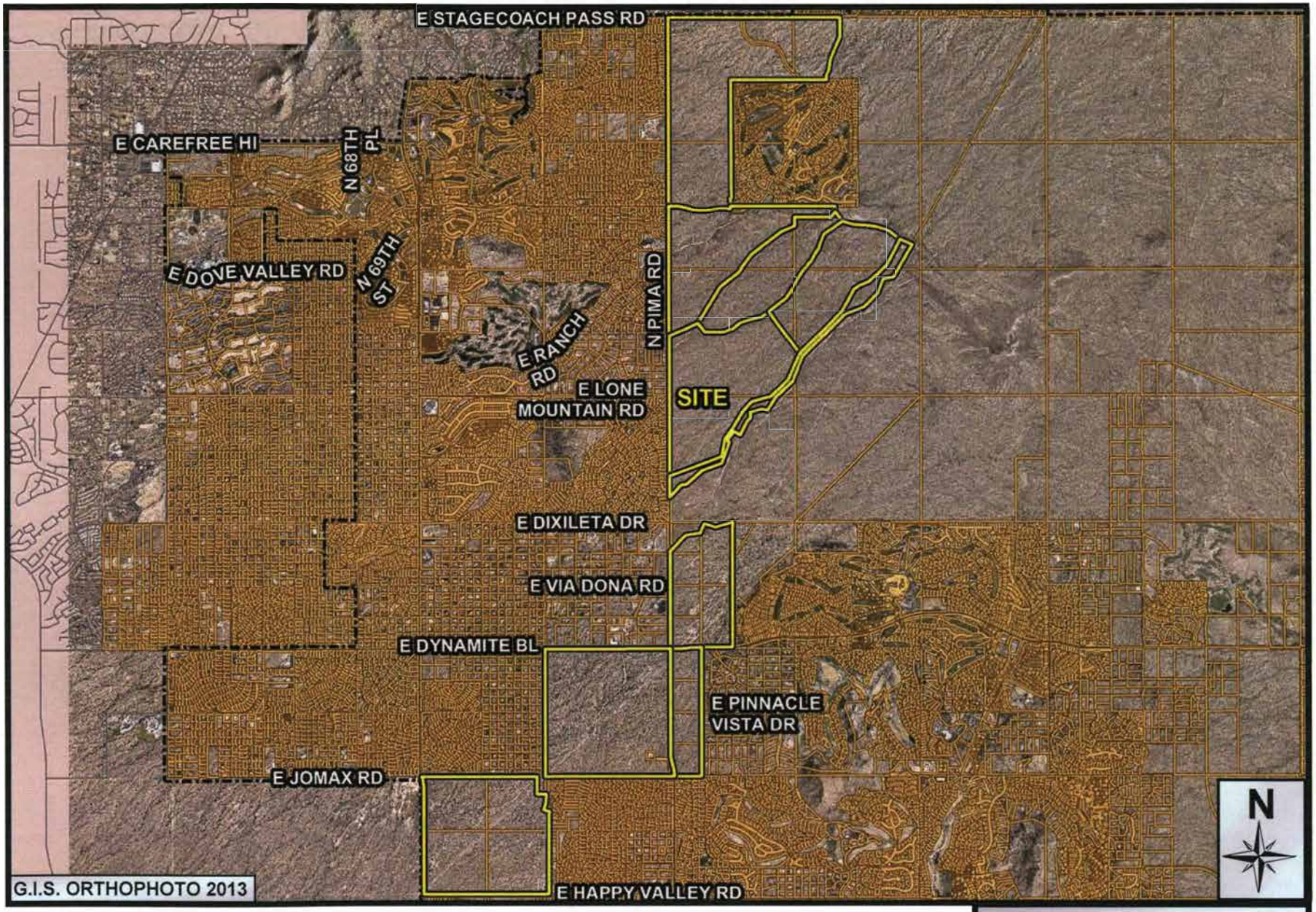
14. *Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination. Signage should be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.*

The ultimate developer(s) will be responsible for implementation of specific signage design through the City's site and development plan review and approval process.

Conclusion

This zoning application is the final step in completing the collaborative process initiated by the City's API petition and subsequent purchase of approximately 13,000 acres of State Trust land for the McDowell Sonoran Preserve through the API process. As outlined in the State Land Commissioner's Order No. 078-2001/2002, the reclassification of was ordered subject to the City of Scottsdale's willingness to accommodate an enhancement of land values for the remaining State Trust land.

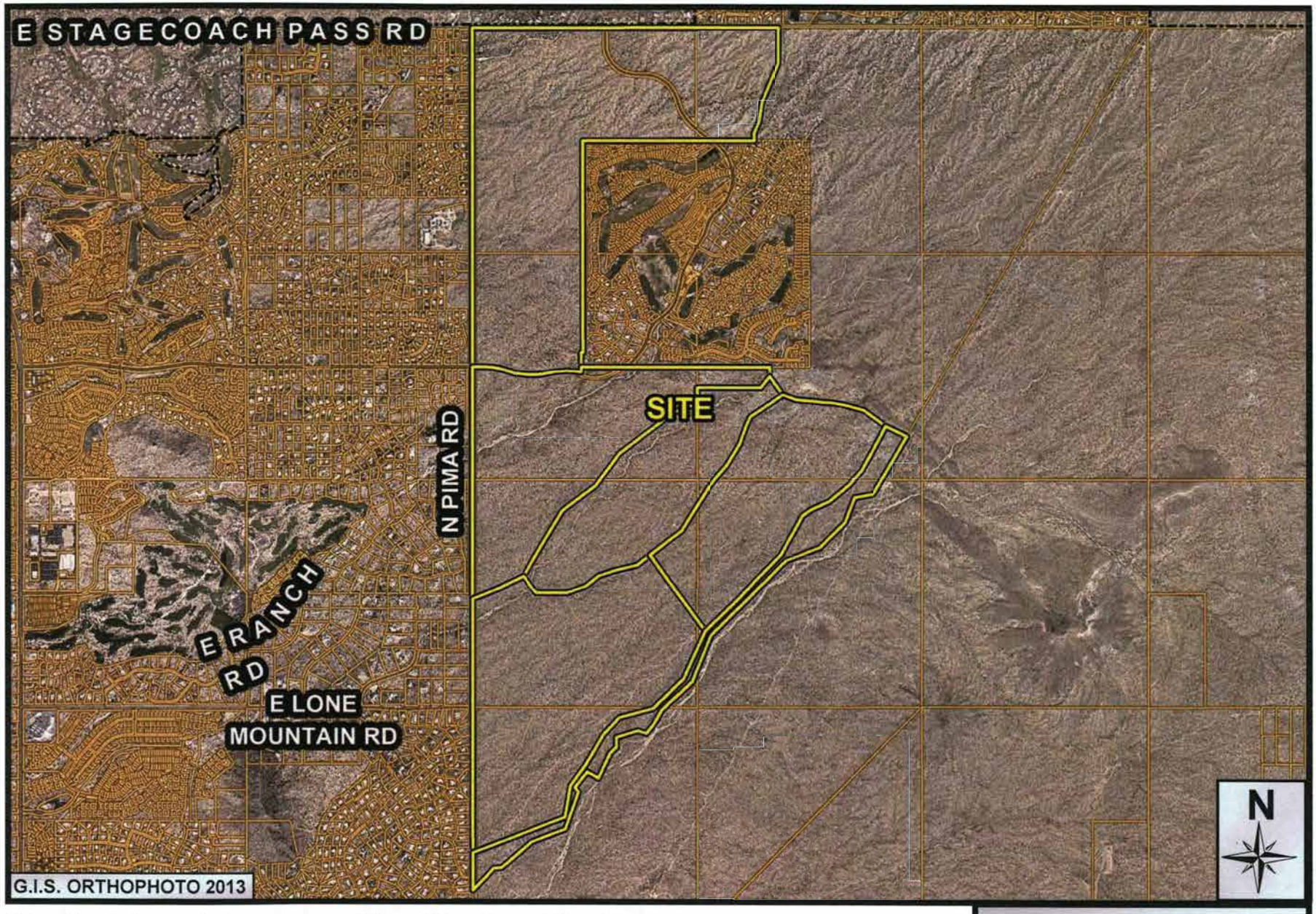
The current zoning on the Subject Land is not representative of the uses and densities approved in the joint planning effort between the City and the Department in 4-GP-2002. The Proposed Zoning in this application seeks to bring entitlements into conformance with the Land Use Element of the General Plan as mandated by state statute. The Department looks forward to working with Scottsdale's residents, City staff, the Planning Commission and the City Council as we move forward together to implement zoning consistent with the Land Use Element of 4-GP-2002 and the adopted General Plan.



State Trust Land – North Scottsdale Context Aerial

ATTACHMENT #4

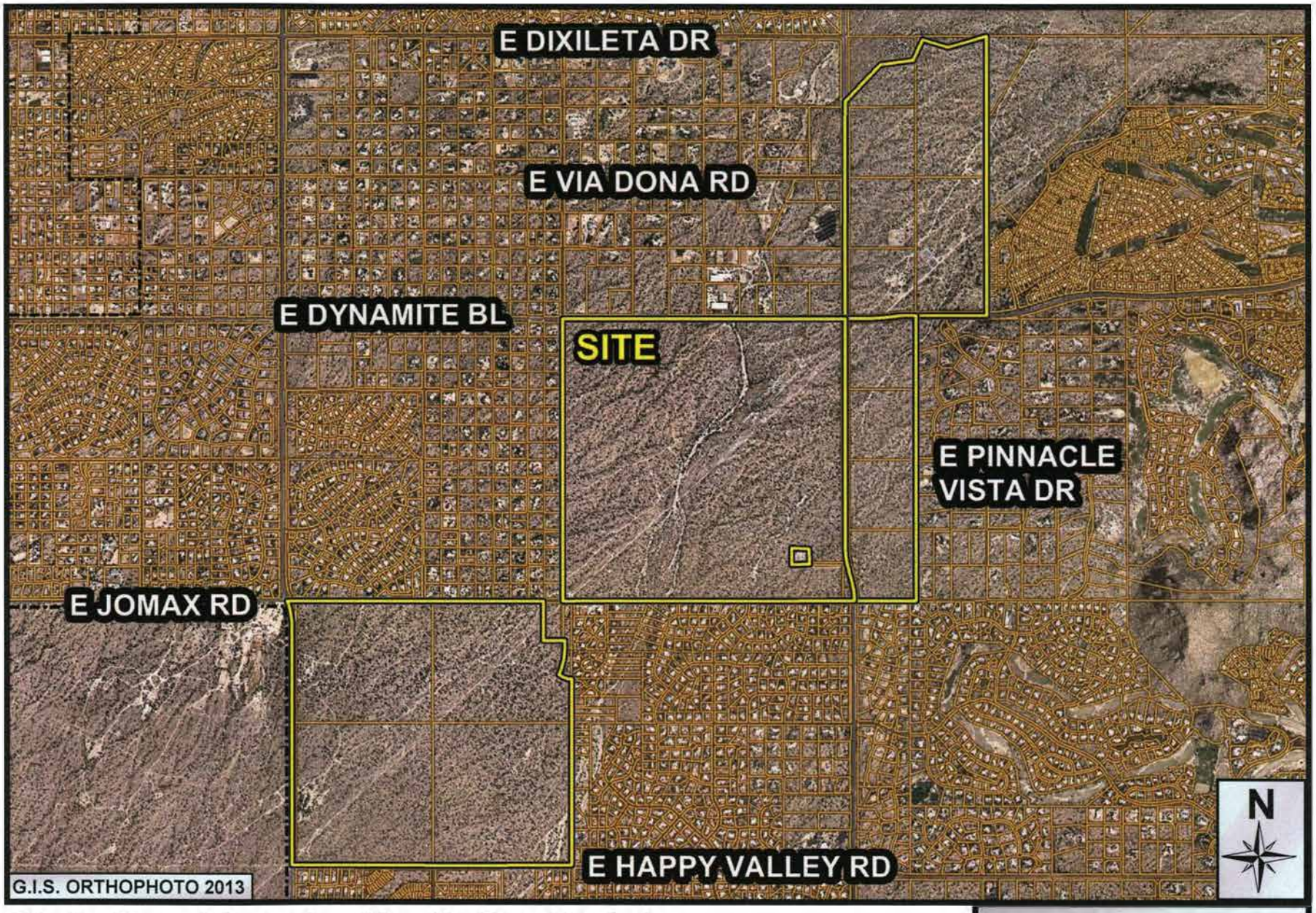
19-ZN-2014



State Trust Land – North Scottsdale Close Aerial (Northern Region)

ATTACHMENT #4A

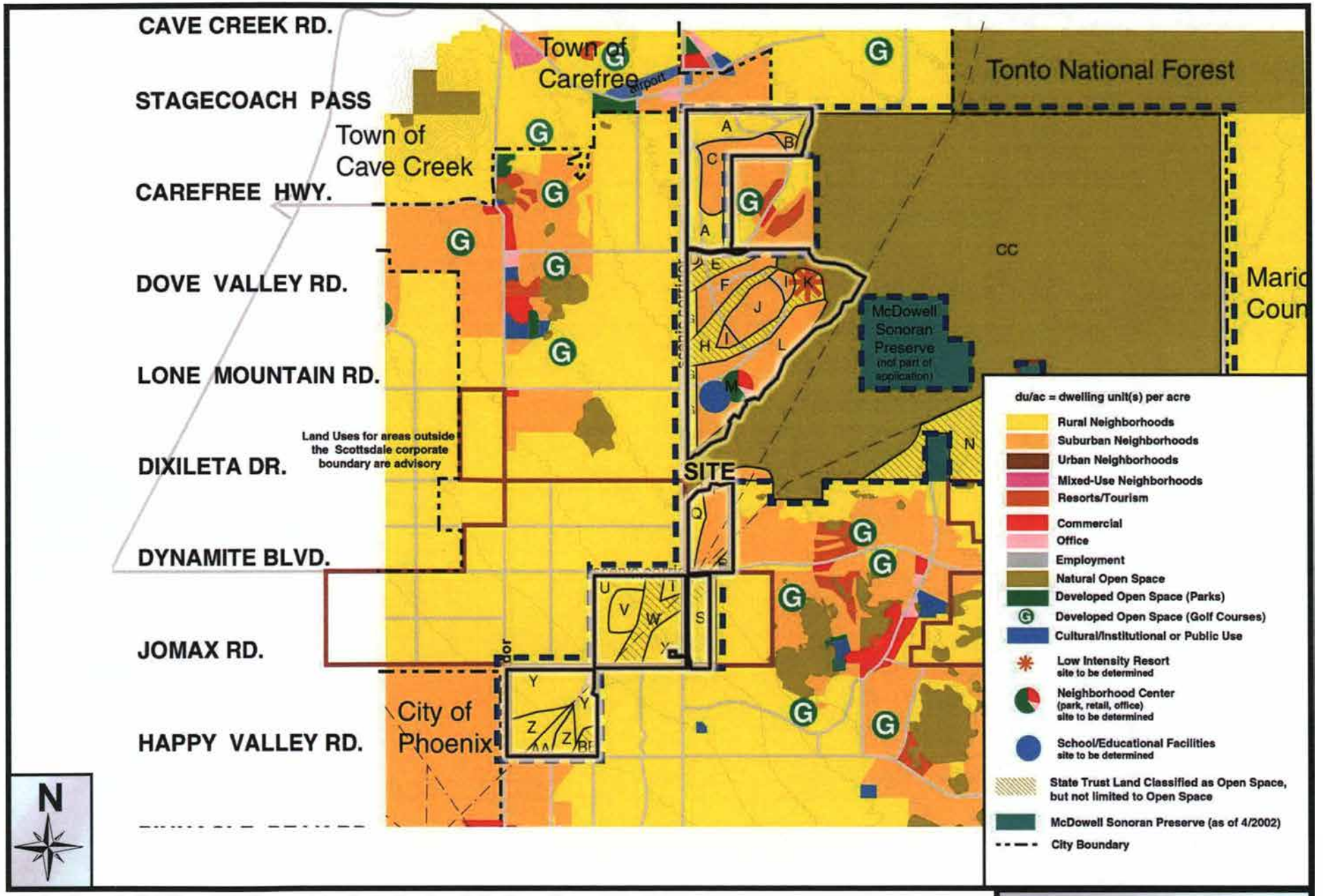
19-ZN-2014



State Trust Land – North Scottsdale
Close Aerial (Southern Region)

ATTACHMENT #4B

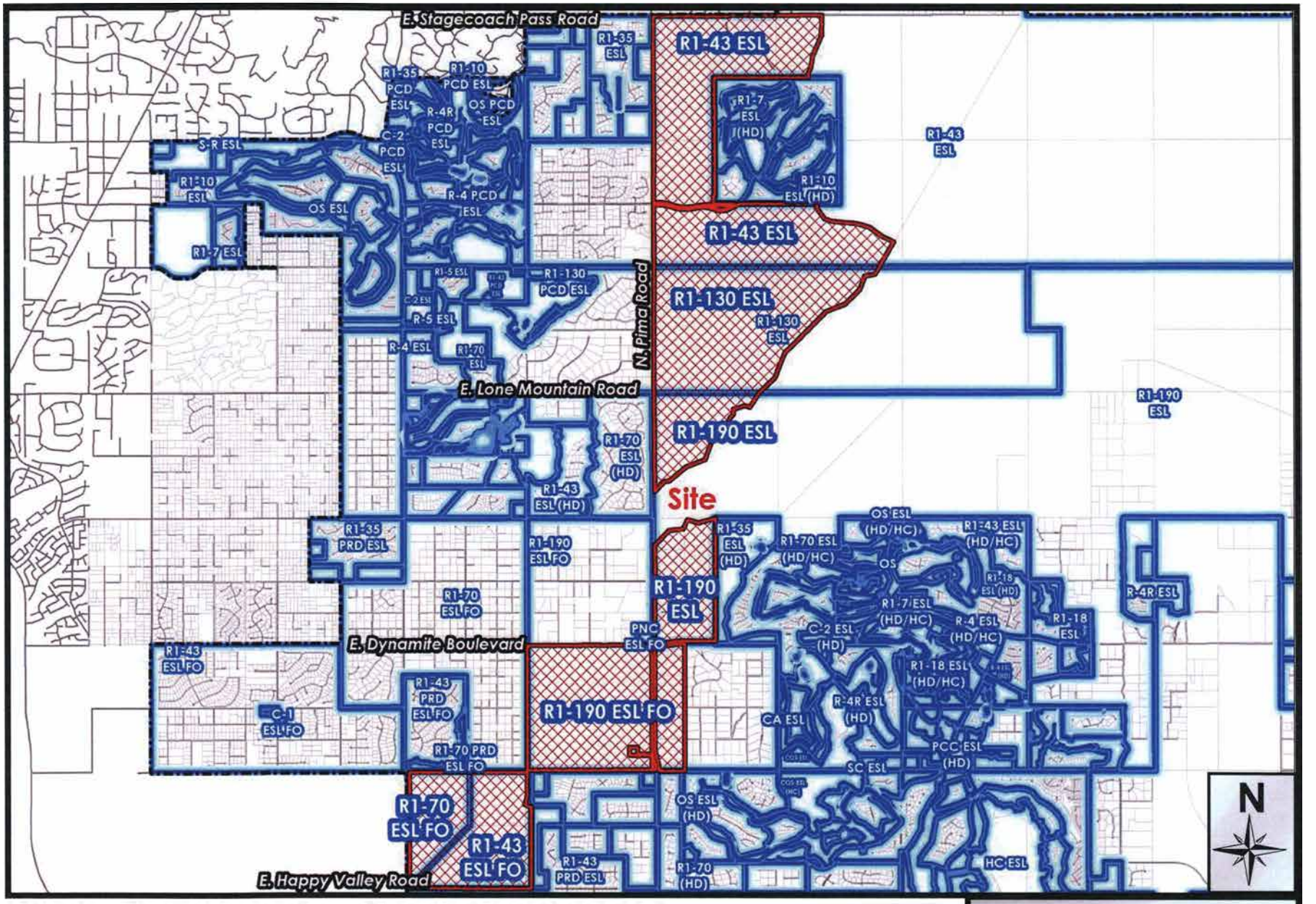
19-ZN-2014



State Trust Land – North Scottsdale General Plan Land Use Map (4-GP-2002)

ATTACHMENT #5

19-ZN-2014



State Trust Land – North Scottsdale
Existing Zoning Districts

ATTACHMENT #6

19-ZN-2014

4-GP-2002
State Land Department/
City of Scottsdale
Joint Planning Effort

General Plan Amendment area
(State Trust Lands under State Land Commissioner's Order #078-2001/2002)

Desert Foothills and Dynamite Foothills Character Area Plans
Rural Desert Character guidelines apply

Proposed Land Use and Parcels

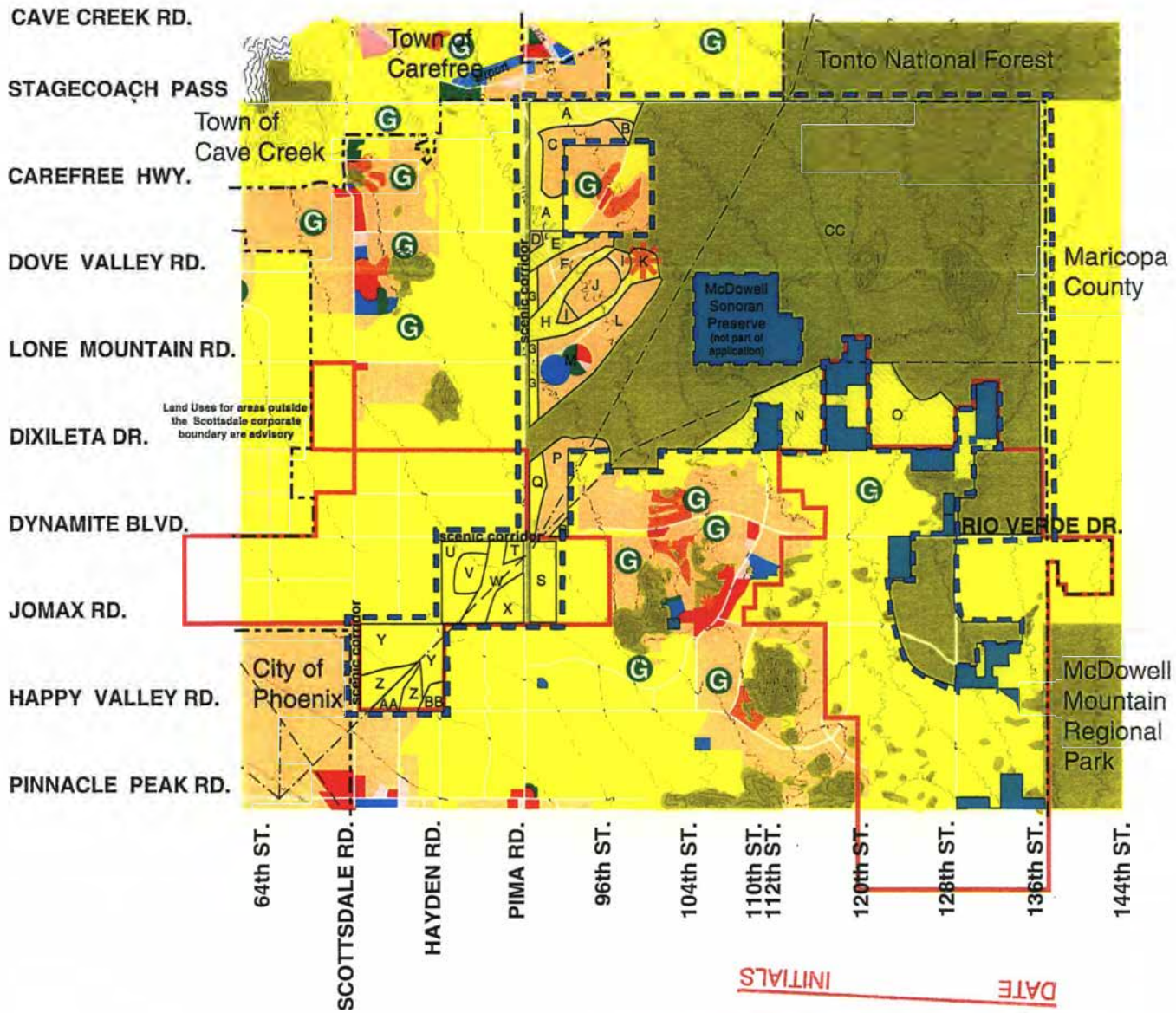
du/ac = dwelling unit(s) per acre

- Rural Neighborhoods
- Suburban Neighborhoods
- Urban Neighborhoods
- Mixed-Use Neighborhoods
- Resorts/Tourism
- Commercial
- Office
- Employment
- Natural Open Space
- Developed Open Space (Parks)
- Developed Open Space (Golf Courses)
- Cultural/Institutional or Public Use
- Low Intensity Resort site to be determined
- Neighborhood Center (park, retail, office) site to be determined
- School/Educational Facilities site to be determined
- State Trust Land Classified as Open Space, but not limited to Open Space
- McDowell Sonoran Preserve (as of 4/2002)
- City Boundary

640 ac
1 mile

October 29, 2002

ATTACHMENT #7



APPROVED
INITIALS
DATE

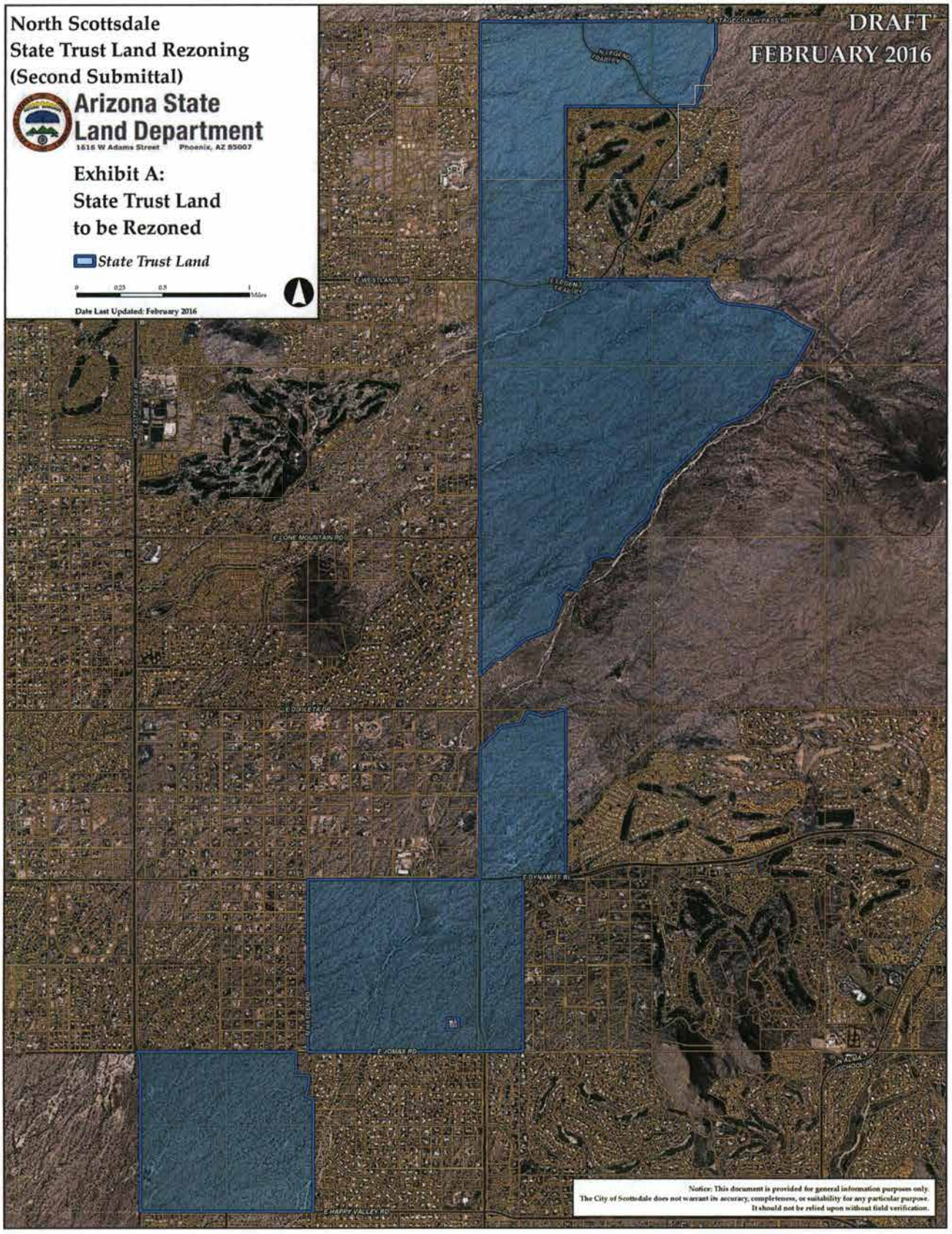
Land Uses Changes and Dwelling Unit Ranges (see June 19 Draft Proposed Land Uses and Parcels map, rev. August 27)

Parcel	Approximate Acres	Current GP Category From	Current GP Estimated Dwelling Units*	GP Category To	Proposed GP Estimated Dwelling Units*
A	470	Commercial, Suburban, and Rural	642 du & 35 acres Commercial	Rural (1/2-1 du/ac.)	390
B	35	Suburban	65	Suburban (1-2 du/ac.)	65
C	195	Suburban and Rural	318	Suburban (2-4 du/ac.)	608
D	28	Rural	23	Suburban (1-2 du/ac.)	52
E	118	Open Space – Limited Use	25	Rural and Open Space (1/5 du/ac.)	25
F	208	Rural	138	Suburban (1-2 du/ac.)	389
G	84	Rural	37	Rural (1/2-1 du/ac.)	70
H	251	Commercial, Suburban, Rural	404 du & 15 acres Commercial	Rural and Open Space (1/5 du/ac.)	53
I	66	Suburban, Rural	128	Suburban (2-4 du/ac.)	206
J	170	Commercial, Suburban, Developed Open Space, Rural	372 du, 10 acres Commercial & 30 ac. Park	Suburban (1-2 du/ac.)	318
K	76	Suburban	456	Resort/Tourism	573 rooms/casitas
L	550	Suburban, Rural, Developed Open Space, Resort/Tourism	534 du and/or rooms/casitas, Golf Course	Suburban (2-4 du/ac.)	1716
M	40	Suburban, Developed Open Space, Resort/Tourism	64 du and/or rooms/casitas, Golf Course	Neighborhood Center (10 acres Commercial, 5 acres Office, 25 acres Park)	na
N	600	Rural and Open Space	126	Rural and Open Space (1/5 du/ac.)	126

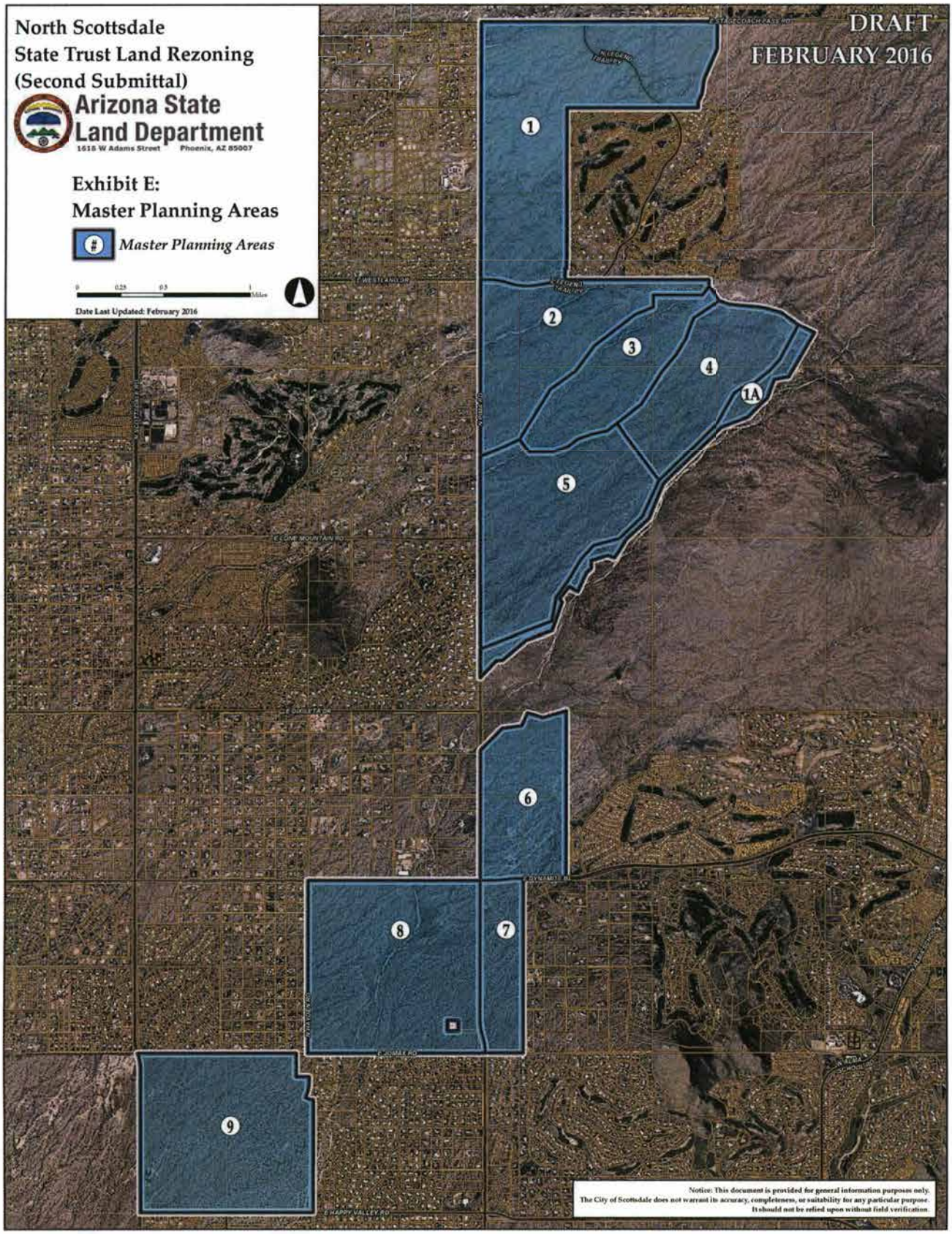
O	560	Rural and Open Space	121	Rural and Open Space (1/5 du/ac.)	118
P	201	Rural and Open Space	36	Suburban (1-2 du du/ac.)	376
Q	100	Rural	17	Rural (1/2-1 du/ac.)	83
R	20	Rural	4	Rural (1/5 du/ac.)	4
S	160	Rural	34	Rural (1/5-1/3 du/ac.)	46
T	20	Rural	4	Rural (1/3-1/2 du/ac.)	9
U	151	Rural	32	Rural (1/3-1/2 du/ac.)	66
V	100	Rural	21	Rural (1/2-1 du/ac.)	83
W	160	Rural	34	Rural (1/5 du/ac.)	34
X	133	Rural	28	Rural (1/2-1 du/ac.)	110
Y	370	Cultural/ Institutional and Rural	162 du & School or other Institution	Rural (1/2-1 du/ac.)	307
Z	146	Cultural/ Institutional and Rural	90 du & School or other Institution	Suburban (1-2 du/ac.)	273
AA	50	Rural	42	Suburban (2-4 du/ac.)	156
BB	20	Rural	17	Rural (1/5 du/ac.)	4
CC	11,391	Suburban, Rural, Resort/Tourism, Natural Open Space	3,882 du & resort rooms/casitas	Natural Open Space	0
Totals	16,473 acres		7855* units		6261* units

* Dwelling Units of Current and Proposed General Plan are estimates of the number of dwelling units that may be accommodated within each parcel given the land use designation. Acres contained in each parcel are also estimates.

Exact zoning and dwelling unit count would be determined through any future rezoning and is beyond the scope of this General Plan amendment. The total numbers of proposed dwelling units should be considered a maximum.



ATTACHMENT #9



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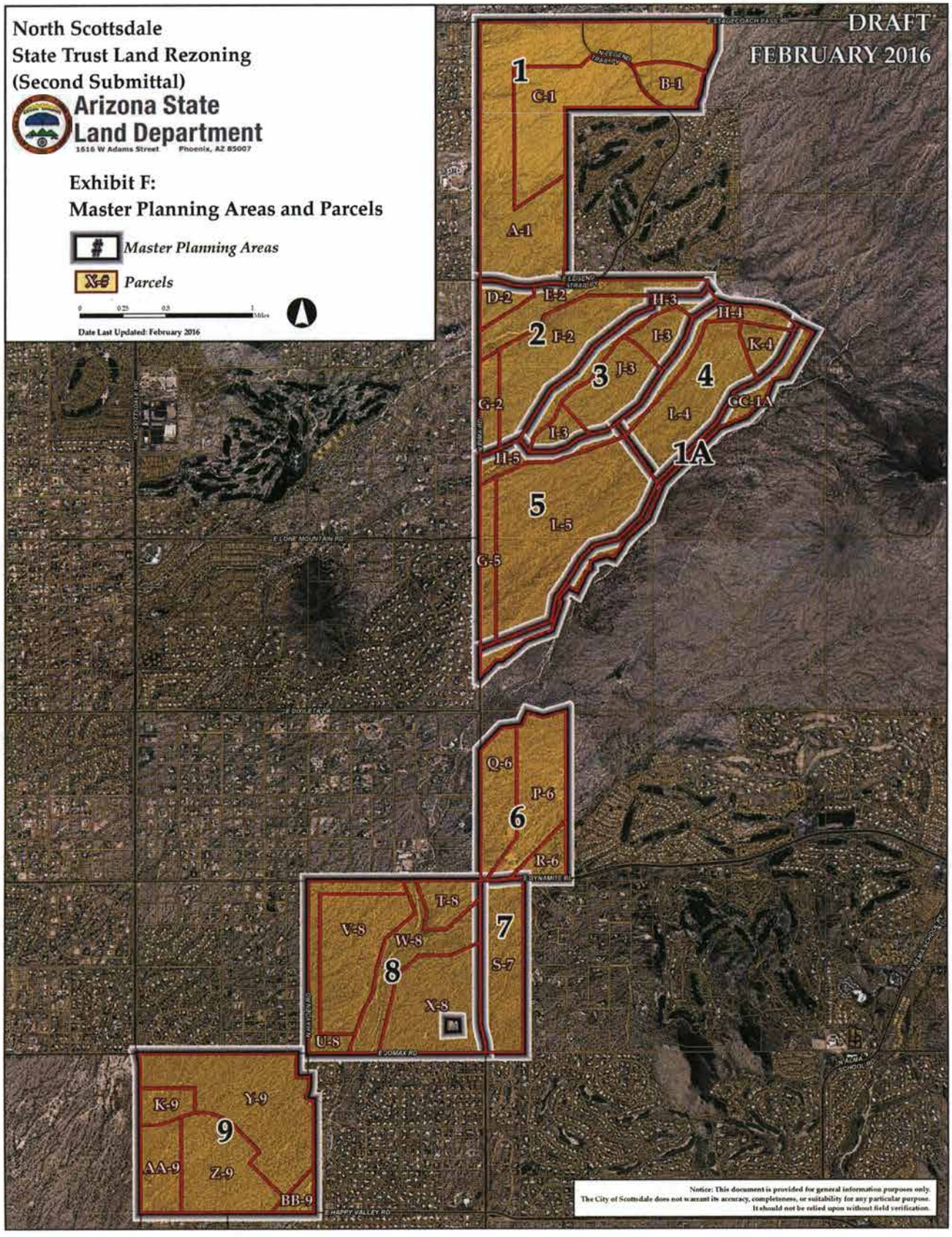

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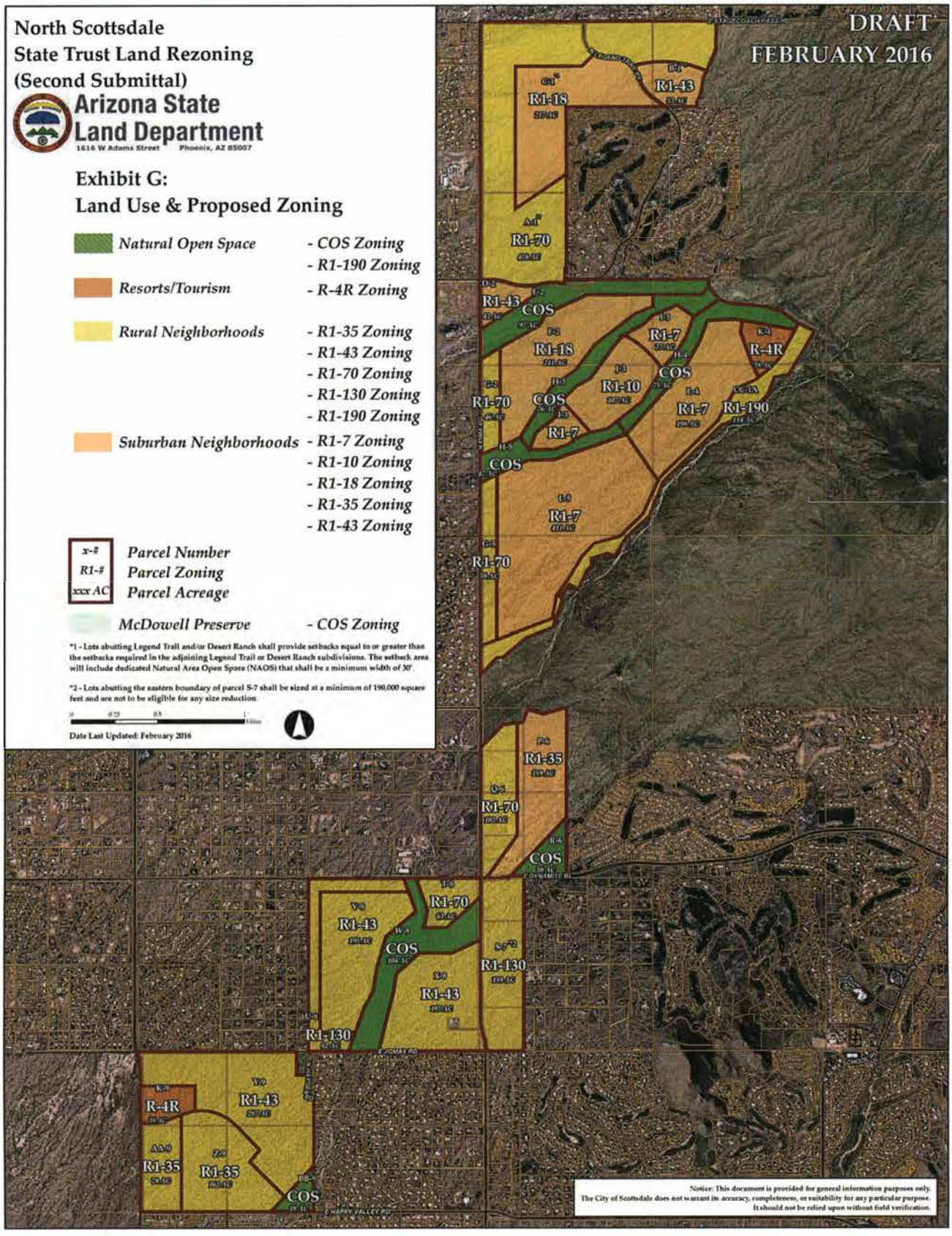


ATTACHMENT #12

North Scottsdale
State Trust Land Rezoning
(Second Submittal)

DRAFT
FEBRUARY 2016

Arizona State Land Department
1616 W Adams Street Phoenix, AZ 85007

Exhibit J:
Master Planning Areas 1 & 2 Refinements

- *ASLD Parcels*
- *Assessor Parcels*
- *Conservation Open Space*
- *Resorts/Tourism*
- *Rural Neighborhoods*
- *Suburban Neighborhoods*
- *Proposed Trail Location*
- *Optional Trail Location*
- *Scenic Corridor*
- *McDowell Sonoran Preserve*

0 0.125 0.25 0.5 Miles

Date Last Updated: February 2016

* Lots abutting Legend Trail and/or Desert Ranch shall provide setbacks equal to or greater than the setbacks required in the adjoining Legend Trail or Desert Ranch subdivisions. The setback area will include dedicated Natural Area Open Space (NAOS) that shall be a minimum width of 30'.

ATTACHMENT #13

EXHIBIT H: Parcel Sizes and Maximum Densities

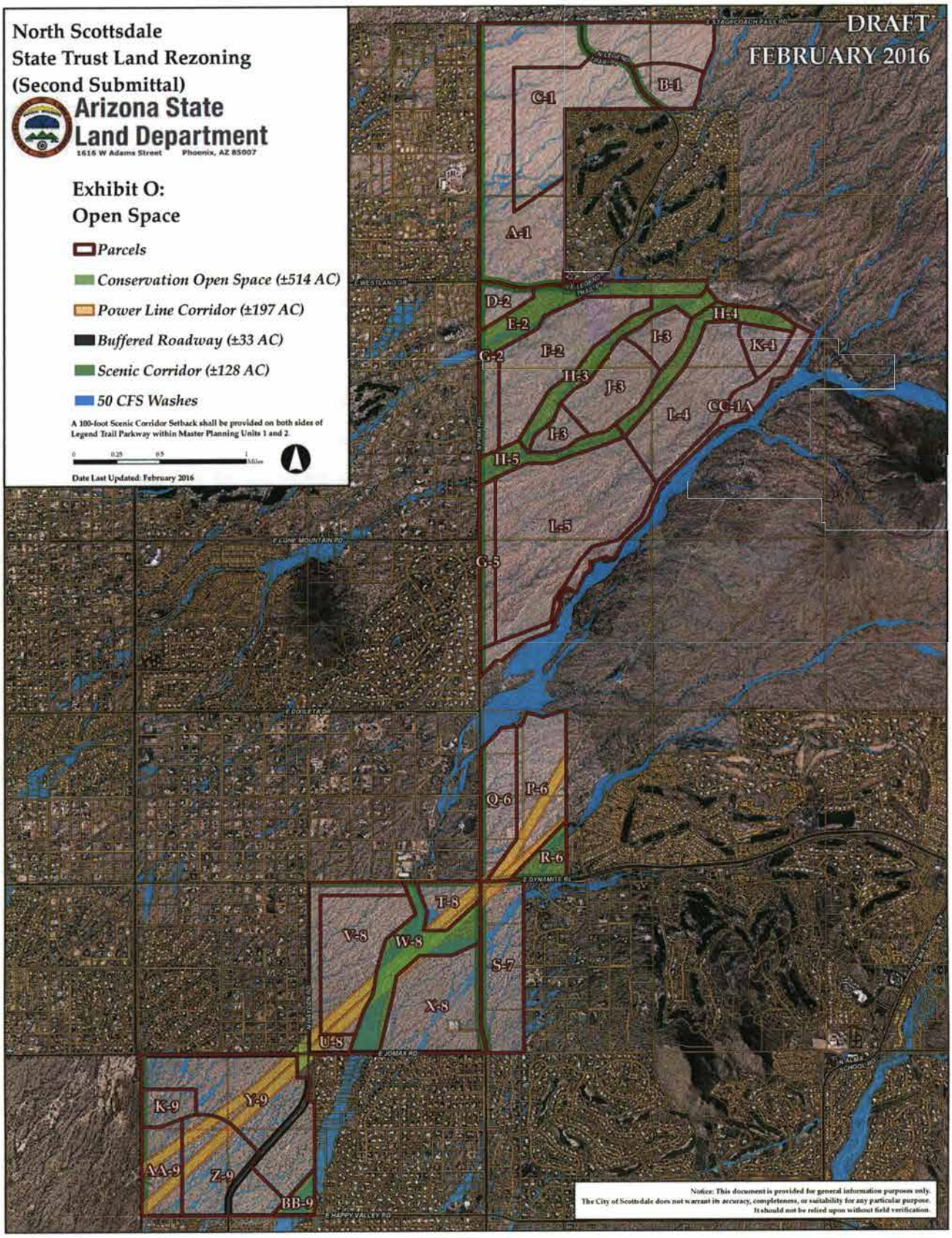
19-ZN-2014 - ReSubmittal Document - Parcel Sizes and Maximum Densities for ASLD State Trust Land North Scottsdale Rezoning - February 2016

HISTORICAL - Approved 10/29/2002					*Revised 2/2016* - PROPOSAL 19-ZN-2014			
Baseline Data established in case 4-GP-2002 - Council Approved Oct. 29, 2002					*Proposed Parcel Sizes and Maximum Densities for ASLD North State Trust Lands Rezoning Case*			
Parcel designations from 4-GP-2002	GP Category approved in 4-GP-2002 case	Estimated Dwelling Units from 4-GP-2002 case	Acres from 4-GP-2002 case	Updated - Acres	Zoning Case Parcel designation	Zoning Case Acres	Proposed Parcel Zoning district	*Proposed Maximum Allocation* of Unit Counts for each parcel in the Zoning Case
A	Rural (1/2-1 du/ac.)	390	470	478	A - 1	478	R1-70 (*1)	252
B	Suburban (1-2 du/ac.)	65	35	53	B - 1	53	R1-43 (*1)	43
C	Suburban (2-4 du/ac.)	608	195	217	C - 1	217	R1-18 (*1)	440
D	Suburban (1-2 du/ac.)	52	28	43	D -2	43	R1-43	37
E	Rural and Open Space (1/5 du/ac.)	25	118	97	E - 2	97	COS	0
F	Suburban (1-2 du/ac.)	389	208	211	F -2	211	R1-18	385
G	Rural (1/2-1 du/ac.)	70	84	46	G - 2	46	R1-70	24
H	Rural and Open Space (1/5 du/ac.)	53	251	76	H - 3	76	COS	0
I	Suburban (2-4 du/ac.)	206	66	77	I - 3	77	R1-7	206
J	Suburban (1-2 du/ac.)	318	170	107	J - 3	107	R1-10	270
	Rural and Open Space (1/5 du/ac.)	0	0	75	H - 4	75	COS	0
K	Resort/Tourism (LOCATION TBD)	573	76	38	K - 4	38	R-4R	287
L	Suburban (2-4 du/ac.)	1716	550	198	L - 4	198	R1-7	530
	Rural (1/2-1 du/ac.)	0	0	58	G - 5	58	R1-70	30
	Rural and Open Space (1/5 du/ac.)	0	0	47	H - 5	47	COS	0
	Suburban (2-4 du/ac.)	0	0	411	L - 5	411	R1-7	1140
N	Rural and Open Space (1/5 du/ac.) Parcel acquired by COS 10/15/10	126	600	0	N/A	0	N/A	0
O	Rural and Open Space (1/5 du/ac.) Parcel acquired by COS 10/15/10	118	560	0	N/A	0	N/A	0
P	Suburban (1-2 du/ac.)	398	201	159	P - 6	159	R1-35	155
Q	Rural (1/2-1 du/ac.)	98	100	102	Q - 6	102	R1-70	54
R	Rural (1/5 du/ac.)	4	20	30	R -6	30	COS	0
S	Rural (1/3 du/ac.)	53	160	159	S - 7	159	R1-130 (*2)	45
T	Rural (1/3-1 du/ac.)	20	20	63	T - 8	63	R1-70	20
U	Rural (1/3-1/2 du/ac.)	37	74	82	U - 8	82	R1-130	23
V	Rural (1/2-1 du/ac.)	190	190	195	V - 8	195	R1-43	160
W	Rural (1/5 du/ac.)	27	126	104	W - 8	104	COS	0
X	Rural (1/2-1 du/ac.)	154	154	197	X - 8	197	R1-43	154
	Resort/Tourism (LOCATION TBD)	0	0	38	K -9	38	R-4R	286
M	Neighborhood Center (Retail Use has been removed from zoning request)	na	40	0	N/A	0	n/a	0
Y	Rural (1/2-1 du/ac.) Parcel size reduced by introduction of resort and COS Fire site acquisition	370	370	287	Y - 9	287	R1-43	247
Z	Rural (1/2-1 du/ac.)	146	146	162	Z - 9	162	R1-35	146
AA	Rural (1/2-1 du/ac.)	50	50	78	AA - 9	78	R1-35	50
BB	Rural (1/2-1 du/ac.)	17	20	18	BB - 9	18	COS	0
CC	Natural Open Space Parcels acquired by COS 2010, 2011 and 2012	0	11,391	114	CC -1A	114	R1-190	6
Totals		6273	14472	4020	Totals	4020		5000

**1 - Lots abutting Legend Trails and/or Desert Ranch shall provide setbacks equal to or greater than the setbacks required in the adjoining subdivision(s). The setback area will include dedicated Natural Area Open Space (NAOS) that shall be a minimum width of 30'.*

**2 - Lots abutting the eastern boundary of this parcel, shall be sized at a minimum of 190,000 square feet and are not eligible for any size reduction.*

ATTACHMENT #14



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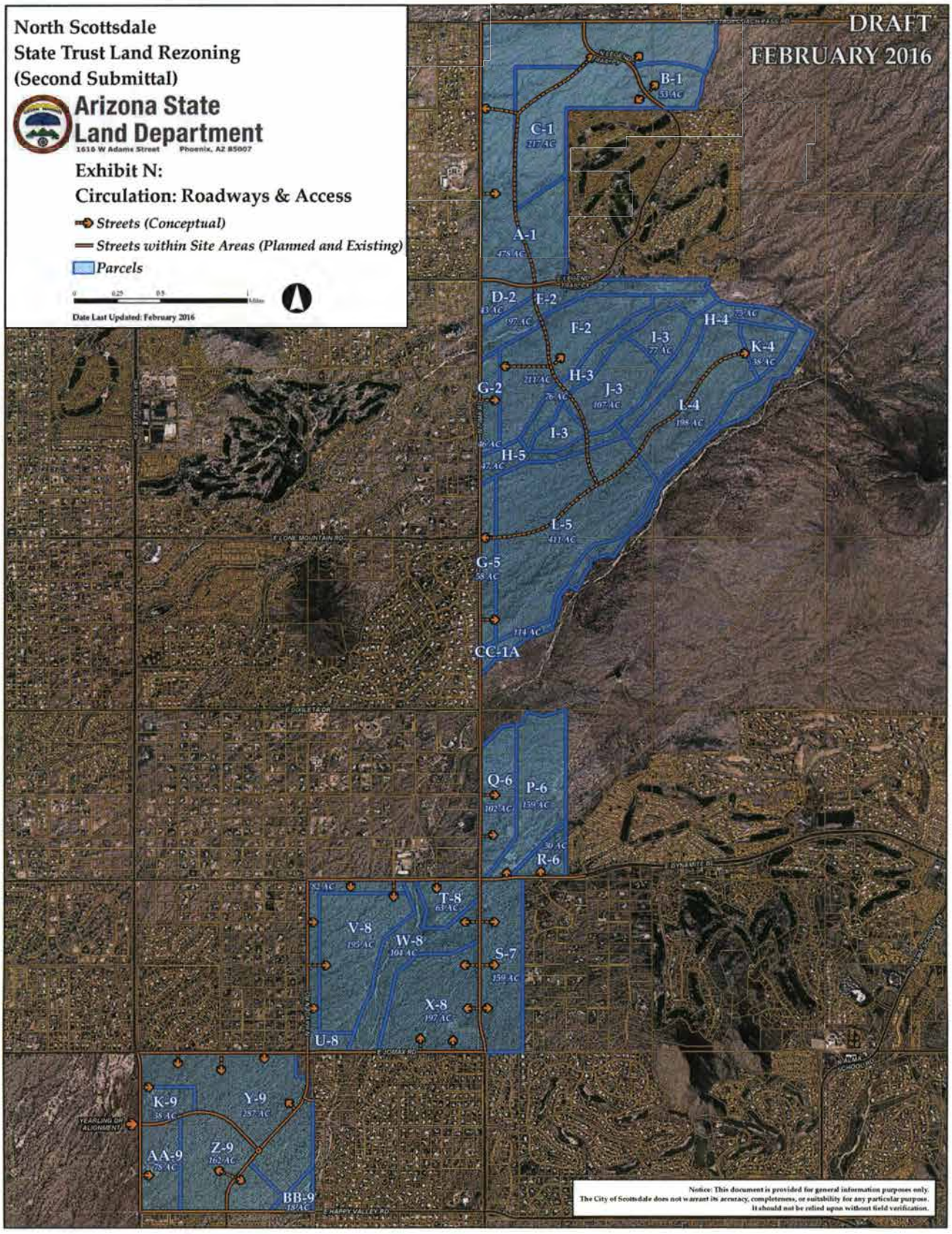

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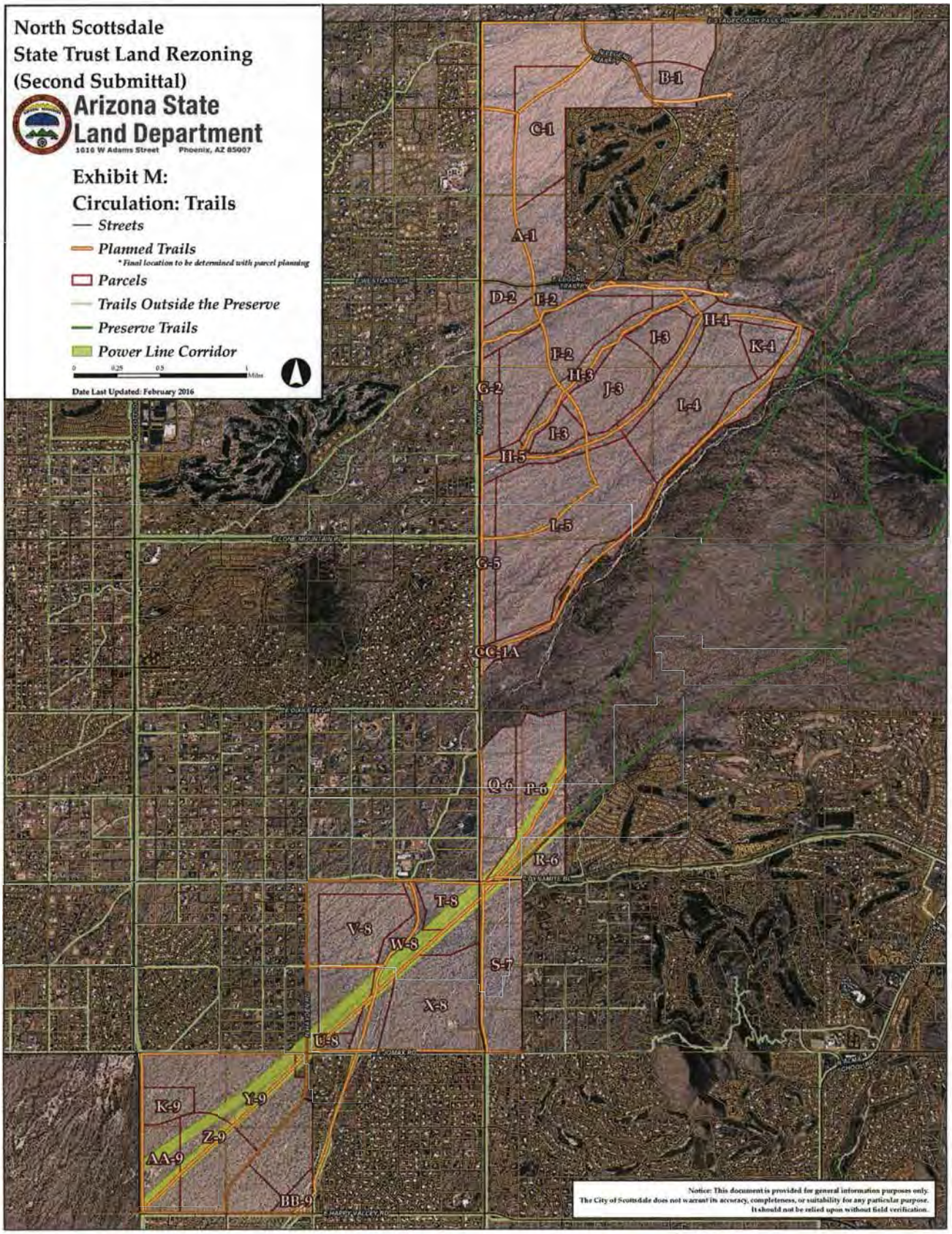


ATTACHMENT #17

North Scottsdale
State Trust Land Rezoning
(Second Submittal)

Arizona State Land Department
1616 W Adams Street Phoenix, AZ 85007

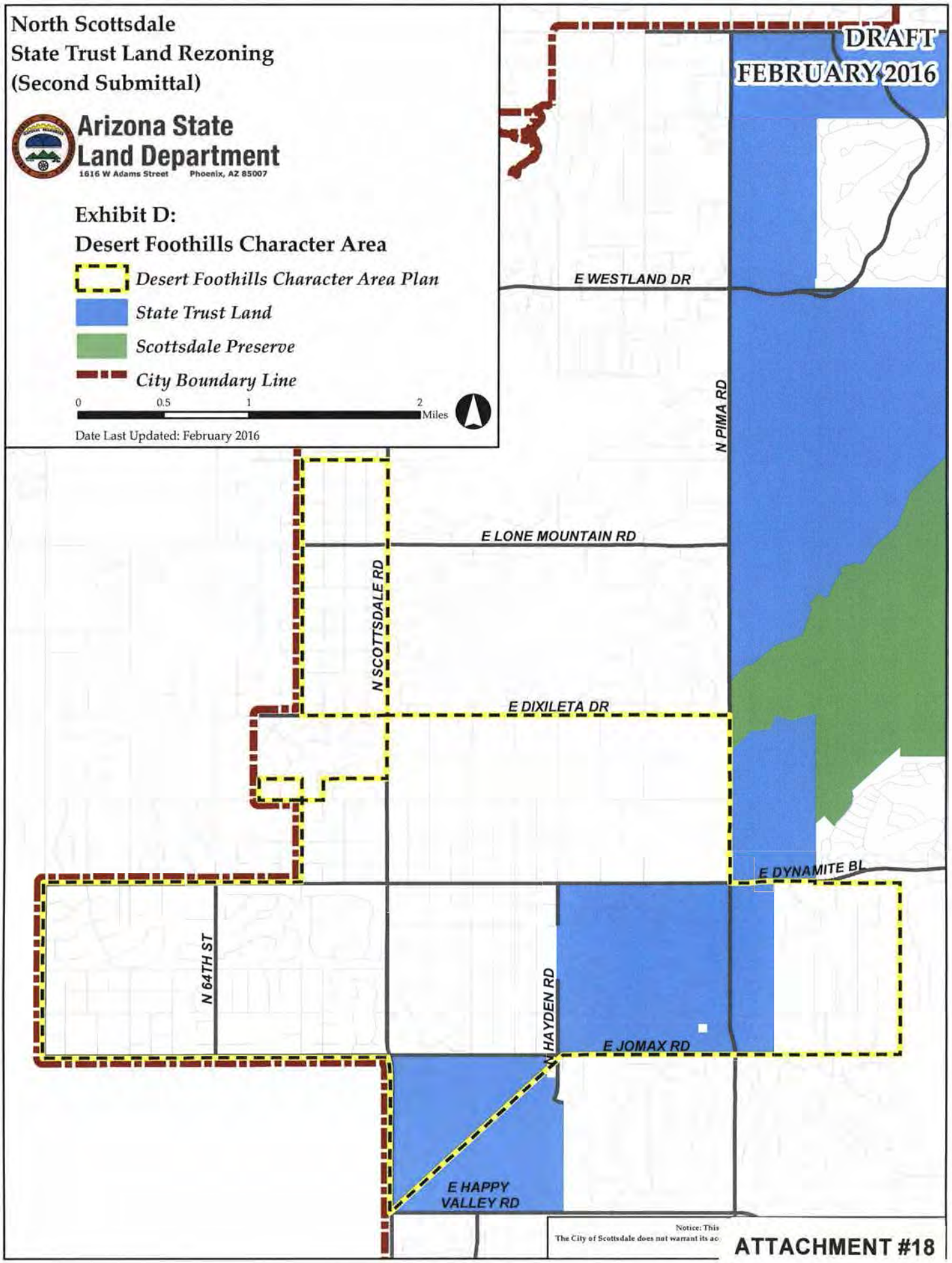
Exhibit D:
Desert Foothills Character Area

- *Desert Foothills Character Area Plan*
- *State Trust Land*
- *Scottsdale Preserve*
- *City Boundary Line*

0 0.5 1 2 Miles

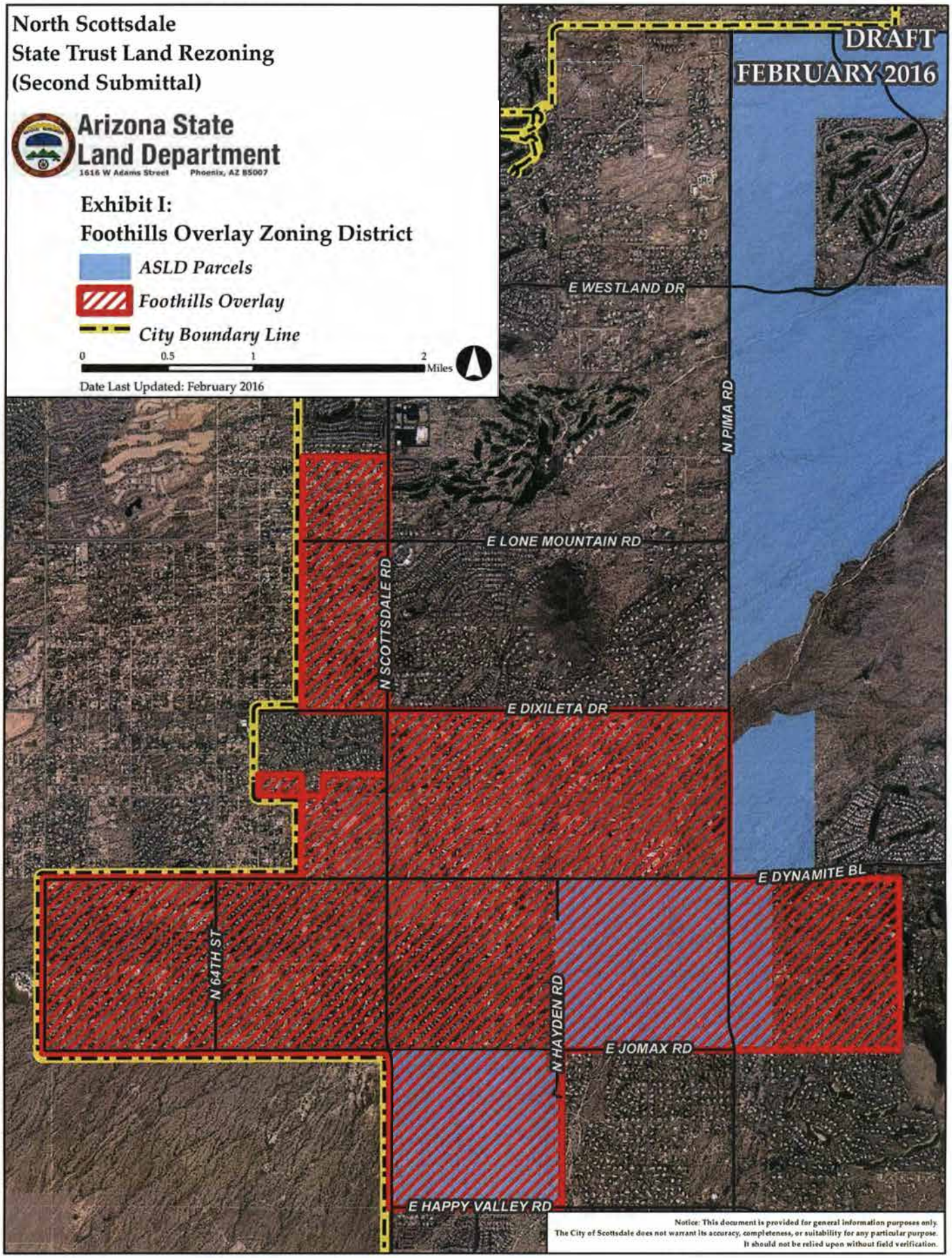
Date Last Updated: February 2016

DRAFT
FEBRUARY 2016



Notice: This
The City of Scottsdale does not warrant its ac

ATTACHMENT #18



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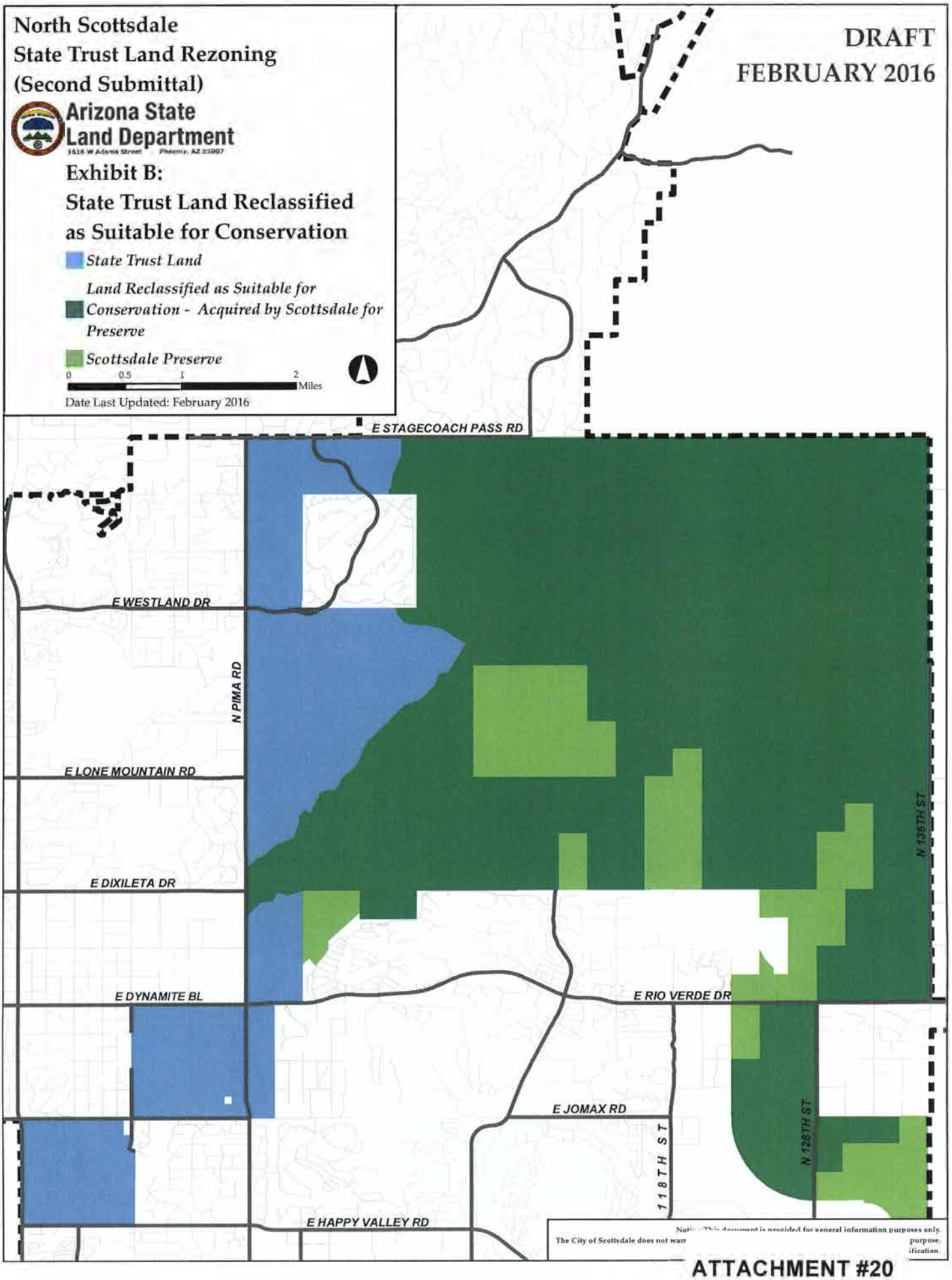


ATTACHMENT #20

COMMUNITY CORRESPONDENCE

ATTACHMENT #21

A FIVE INCH BINDER WITH CITIZEN CORRESPONDENCE AVAILABLE TO REVIEW AT

SCOTTSDALE CITY CLERK'S OFFICE
3939 N. DRINKWATER BLVD.
SCOTTSDALE, AZ 85251

OR

CLICK THE ATTACHED LINK:

http://eservices.scottsdaleaz.gov/planning/projectsummary/Other_Info/OtherInfo_19_ZN_2014.pdf

Arizona State Land Department

North Scottsdale Rezoning
Citizen and Neighborhood Involvement Report

February 2016

19-ZN-2014

ATTACHMENT #22

2/22/16

Arizona State Land Department

North Scottsdale Rezoning
Citizen and Neighborhood Involvement Report

February 2016

Overview

The Arizona State Land Department ("ASLD" or the "Department") is committed to citizen notification and neighborhood involvement, and recognize the importance of public participation. This report has been prepared to document community outreach which was conducted in conjunction with the North Scottsdale Rezoning and Development Plan.

Contacts and Direct Mailings

The public outreach process began on November 25 2015. Using the City's Land Information System, a mailing list of all property owners within 1000 feet of the project boundary was generated and provided by the City to ASLD (Attachment 1). A total of 1061 owners appeared on the list, and letters (Attachment 2) containing a case summary, an area map, contact information, website information and details about three Open House meetings was distributed to each property owner.

An email distribution list was provided by the City (Attachment 3), and a number of mass emails were distributed with updates on upcoming project events. The list was updated as the process progressed, and additional Open Houses and contact with the public yielded more interested parties willing to provide an email address.

Notification Signs

On December 1, 2015 in accordance with City regulation, a total of 12 white "Project Under Consideration Signs" were posted at major intersections listed below:

- Jomax Ave & N. Scottsdale Rd.
- E. Happy Valley & N. Scottsdale Rd.
- N. Hayden Rd & E Happy Valley Rd.
- E. Dynamite Blvd. & N. Hayden Rd.
- N. Hayden Rd. & E. Jomax Rd.
- E. Jomax Rd. & N. Pima Rd.
- E. Jomax Rd. & N. Pima Rd.
- E. Dynamite Blvd & N. Pima Rd.
- E. Dynamite Blvd & N. Pima Rd.
- Lone Mountain Rd. & N. Pima Rd.

- E Westland Dr. & N. Pima Rd.
- N. Legend Trails Pkwy. & E. Stagecoach Pass Rd.

Photographs and an Affidavit of posting by the ASLD contractor are provided as in the Attachments section of this report. (Attachment 4)

Website

Online links to the Rezoning Case were hosted in a number of locations to aid in dissemination of information to the public. ASLD dedicated a page of it's website to the Rezoning: www.azland.gov/ScottsdaleRezoning. The webpage is accessible from the ASLD homepage under the "news tab" as the second option labeled "North Scottsdale State Trust Land Rezoning". The webpage contains a number of relevant documents including:

- Rezoning Case Narrative submitted to the City on December 3, 2014
- graphic exhibits, the City Case File
- Commissioner's Order No. 078-2001/2002
- 4-GP-2002 Map
- Proposed Zoning Chart
- Rezoning Fact Sheet
- January 27, 2015 Presentation
- Legend Trail Detail Exhibit
- May 20, 2015 Presentation
- Contact information

In addition, the City dedicated a link to case 999-PA-2014 under the Projects (Active and Proposed) webpage, as well as hosting a searchable webpage for 19-ZN-2014 at https://eservices.scottsdaleaz.gov/eservices/cases/.

Community Open Houses and Meetings

Each Community Open House was announced through direct letter mailings, on the 12 posted Notification Signs, and via email notification.

- Monday December 8th, 4-7pm, Legend Trail Community Center, 34575 Legend Trail Parkway
- Tuesday December 9th, 5:30-7:30pm, Anasazi School Cafeteria, 12121 N. 124th Street
- Wednesday December 17th, 4-7pm, Florence Ely Nelson Desert Park, 8950 E. Pinnacle Peak Road

All attendees were asked to sign in (Attachment 5) upon entrance and provide an email address for project updates. In addition to discussion of maps, charts and other graphic material, Open House Comment cards were provided (Attachment 6).

In addition, the following public meetings with question and answer sessions were held:

- January 27, 2015, 4-7pm, Legend Trail Community Center, 34575 N. Legend Trail Parkway - Legend Trail Homeowners Association

Two additional meetings were held in the Spring of 2015

- Greater Pinnacle Peak Homeowners Association Board of Directors, April 16, 2015
- Greater Pinnacle Peak Homeowners Association, May 20, 2015

Two general themes emerged from the feedback: general comments and concerns and concerns about land uses in specific locations adjacent to existing development, designated scenic corridors, or designated General Plan Character Areas or zoning ordinance overlay areas.

General comments and concerns received relate to suggestions that the City purchase the Rezoning Property for inclusion in the McDowell Sonoran Preserve, density and infrastructure, and conservation and sensitive design.

Attachments

1. LIS Owners within 1000 feet
2. Direct Mail Letter
3. Email Distribution List & State Trust Land and Preserve Rezoning Fact Sheet
4. Photographs and Affidavit of Sign Posting
5. Open House Sign-in Sheets
6. Open House Comment Cards
7. Public Contact Phone Log
8. Public Contact Letters

Arizona State Land Department

North Scottsdale Rezoning
Citizen and Neighborhood Involvement Report

February 2016

Attachment 1. LIS Owners within 1,000 feet

Parcel	Owner	Address	City	State	Zip
216-65-032	ADAMS ELBERT R/MITRA	6667 W COUNTRY GABLES	GLENDALE	AZ	85306
216-36-075	ALLEN BARRY R/BRENNAN JEAN A	9790 E CAVALRY DR	SCOTTSDALE	AZ	85262
216-35-069	AMENTA PETER J/HELEN F	9224 E BROKEN ARROW DR	SCOTTSDALE	AZ	85262
216-36-063	ANDERSEN ARLAND R/CECELIA A	9928 E WHITEWING DR	SCOTTSDALE	AZ	85262
216-46-035	ANDERSON MARK/MARGARET/CROSBY KATHERINE	1163 - 56TH ST	HUDCSON	WI	54016
216-46-024	ANDREW J HURWICH 2009 TRUST	34046 N SEGUNDO CIR	SCOTTSDALE	AZ	85262
216-65-019	APADANA MOHAMMAD/HASHEMI MARYAM	16844 S 11TH WAY	PHOENIX	AZ	85048
216-45-137	ARNEAULT MARGARET B TR	7400 BISCAYNE WY SE	GRAND RAPIDS	MI	49546
216-35-097	BAKER CHRISTOPHER K/LINDSEY M	35311 N 92ND WAY	SCOTTSDALE	AZ	85262
216-46-061	BAKER KENNETH ROBERT/JOYCE RANEE	8440 E DIAMOND RIM DR	SCOTTSDALE	AZ	85255
216-34-298	BARACA ESTATES	42 S HAMILTON PL 101	GILBERT	AZ	85233
216-35-087	BARENDRICK WILLIAM W JR/KARIN L	707 N HAYDEN ISLAND DR UNIT 40	PORTLAND	OR	97217
216-35-076	BARR CHARLES D SR/JOAN M	35216 N 92ND PL	SCOTTSDALE	AZ	85262
216-46-039	BARRS TOM/PAULA	PO BOX 14122	SCOTTSDALE	AZ	85267
216-65-174	BAUER NICHOLAS ROBERT/ERIN SUZANNE	17935 TEXAS AVE	PRIOR LAKE	MN	55372
216-35-294	BEHAN FRANCIS P/VALERIE S	640 PANCOAST LN	DOWNINGTOWN	PA	19335
216-35-113	BELFORE GARY D	PO BOX 27438	SCOTTSDALE	AZ	85255
216-46-027	BELFORE GARY D/JESSICA L	PO BOX 275	GLENDALE	AZ	85311
216-46-057	BERLIN GLENN J/GAIL A	5575 STONEY PLACE N	SHELBY TOWNSHIP	MI	48316
219-62-138	BESHELLA MEL/JUDI	9638 E VANTAGE POINT RD	SCOTTSDALE	AZ	85262
216-35-291	BEST CYNTHIA L	9454 E SANDY VISTA DR	SCOTTSDALE	AZ	85262
219-62-107	BETMAN DONALD P/JOY C	20 SEVEN OAKS DR	HOLMDEL	NJ	7733
216-47-051	BHATIA SMITA	8770 W HIGH POINT DR	SCOTTSDALE	AZ	85262
216-35-138	BIXLER WILLIAM D/LAURA A	9532 E WHITE WING RD	SCOTTSDALE	AZ	85262
216-35-279	BJELLA KARMON T/LINDA L	453 PARTRIDGE AVE	ALPENA	MI	49707
216-35-032	BOORSE KEVIN G/JULIE SCHUSTER	9311 E WHITE WING	SCOTTSDALE	AZ	85262
216-34-145	BOSTOCK DALE H/ELENA L	35060 N 86TH WY	SCOTTSDALE	AZ	85262
216-47-118	BOULDER RIDGE COMMUNITY ASSOCIATION	1514 W TODD DR STE B103	TEMPE	AZ	85283
216-35-008	BOURKE RICHARD L	9455 E WHITEWING DR	SCOTTSDALE	AZ	85262
216-35-086	BRACEY MARILYN A	8942 E CALLE BUENA VISTA	SCOTTSDALE	AZ	85255
216-52-049A	BRAUN MICHAEL/JANE FAMILY TRUST	31602 N PIMA RD	SCOTTSDALE	AZ	85266
216-35-273	BRAZIER ROBERT S/JENNIFER A	4224 94TH AVE	MESSER ISLAND	WA	98040
216-46-054	BRENOWITZ DAVID/ROSLYN	34550 N 92ND PL	SCOTTSDALE	AZ	85262
216-45-250	BROOKS JOEL M/SHERRY	251 COBBLESTONE LN	BETHLEHEM	PA	18020
216-35-110	BROSTROM JOHN H/DEBORAH L	35350 N 94TH ST	SCOTTSDALE	AZ	85262
216-35-028	BUKATA JAMES M/VIRGINIA K	9343 E WHITEWING DR	SCOTTSDALE	AZ	85262
216-46-055	BUNZEY MAURICE J/JOAN J	34526 N 92ND PL	SCOTTSDALE	AZ	85262

216-35-018	BUSH JONATHON W JR/MEGHAN	9411 E WHITEWING DR	SCOTTSDALE	AZ	85262
219-62-113	BUTKOVICH RONALD E/CHERYL A TR	36267 N 98TH WY	SCOTTSDALE	AZ	85262
216-35-106	CADORIN PAUL A/PATRICIA M	W307 N 7144 CLUB CT	HARTLAND	WI	53029
216-34-276	CALIFORNIA MANAGEMENT LLC	34522 N SCOTTSDALE RD NO D7 408	SCOTTSDALE	AZ	85266
216-46-041	CAMPBELL JAMES G JR	1415 LILAC DR N 280	MINNEAPOLIS	MN	55422
216-46-040	CAMPBELL JAMES G/DEBRA L	6611 GLEASON COURT	EDINA	MN	55436
216-52-050	CAPRI RUSSELL F	PO BOX 1039	CAREFREE	AZ	85377
216-45-130	CARSTENSEN MARK E/MARY M	9860 W WOELFEL RD	FRANKLIN	WI	53132
216-45-145	CHALEX FAMILY TRUST	9852 E SEVEN PALMS DR	SCOTTSDALE	AZ	85262
216-45-125	CHAMBERLAIN FAMILY TRUST	445 FIRST GREEN DR	INCLINE VILLAGE	NV	89451
216-34-139	CHARD FAMILY TRUST	8735 E VILLA CASSANDRA DR	SCOTTSDALE	AZ	85266
219-62-133	CHINEA JOSEPH R TR	9694 E VANTAGE POINT RD	SCOTTSDALE	AZ	85262
216-36-062	CHRISTIAN FOLGER MILLER REVOCABLE INTER VIVOS	730 BIG FLAT DR	MISSOULA	MT	59804
216-34-134	CISAR THOMAS J/MARGARET F	8705 E ARROYO SECO RD	SCOTTSDALE	AZ	85266
216-45-256	CLAYTON W JAMES LIVING TRUST/ETAL	755 E PAINTBRUSH DR	JACKSON	WY	83001
219-62-105	CLOUT BRENTON S	9737 E SUNCREST RD	SCOTTSDALE	AZ	85262
216-35-027	COGGINS MICHAEL E	9351 E WHITE WING DR	SCOTTSDALE	AZ	85262
219-62-154	COHEN JEFFREY/THERESA	9723 GRANITE PEAK TRL	SCOTTSDALE	AZ	85262
216-35-017	COLBY FOSTER A/MARGARET A TR	1417 RED CLOUD LN	MADISON	WI	53704
216-35-293	COLLINS MARILYN A TR	9470 E SANDY VISTA DR	SCOTTSDALE	AZ	85262
216-46-049	COLVIN ROBERT N/GENOVESE MARY ETAL	34670 N 92ND PL	SCOTTSDALE	AZ	85262
216-35-037	CONNER MICHELLE L	9271 E WHITEWING DR	SCOTTSDALE	AZ	85262
216-35-101	COPPINGER MARTIN CAROLE/MARTIN JOHN H	9306 E WHITEWING DR	SCOTTSDALE	AZ	85262
216-65-037	CORIALE SUSAN R	24515 N 115TH PL	SCOTTSDALE	AZ	85255
216-65-023	COURSON JIMMY L	30600 N PIMA RD UNIT 12	SCOTTSDALE	AZ	85266
216-35-035	CROSS SORAYA TR/FINKLE RICHARD G TR	9287 E WHITE WING DR	SCOTTSDALE	AZ	85262
216-35-105	CROSSLEY LEONARD ALAN/CRAWFORD JUDY LYNN	44 COLDSTREAM AVE	TORONTO ONTARIO	AB	M5N 1X8
216-45-151	DALLMANN REED L/SUZANNE L	6607 DUNBARTON DR	HUDSON	OH	44236
216-45-248	DAMICO JOSEPH B/SUSAN M	9644 E PRESERVE WAY	SCOTTSDALE	AZ	85266
216-45-110	DAY BARBARA M	2621 CASCADIA AVE UNIT S	SEATTLE	WA	98144
216-35-107	DEL ORO INVESTMENT GROUP/BROUILLETTE DAWN	PO BOX 5159	NOVATO	CA	94945-515!
216-46-042A	DESERT RANCH HOMEOWNERS ASSOCIATION	9222 E VISTA DR	SCOTTSDALE	AZ	85262
216-34-323	DESERT SKY DEVELOPMENT CUSTOM HOMES INC	PO BOX 591	TEMPE	AZ	85280
216-34-168	DESERT SPRINGS HOMEOWNERS ASSOCIATION	PO BOX 25877	SCOTTSDALE	AZ	85255
216-65-141	DESMOND JAMES J/THERESA L TR	8400 E DIXILETA DR NO 118	SCOTTSDALE	AZ	85266
219-62-152	DETTER ROGER A/LINDA L TR	9759 E GRANITE PEAK TRL	SCOTTSDALE	AZ	85262
216-35-118	DEVINE LEROY A/WENDY SUE	6804 WOOD HAVEN PL	ZIONSVILLE	IN	46077
216-36-087	DEVITT LESTER B/KATHLEEN M	35159 N 98TH ST	SCOTTSDALE	AZ	85262

216-35-218	DICK & KAREN HADLEY FAMILY TRUST	4314 54TH AVE NE	SEATTLE	WA	98105
216-45-122	DIDOMENICO JAMES P/MARY JO	333 N CANAL ST #3503	CHICAGO	IL	60606
216-46-086	DIETRICH ALLAN W	108 1550 HARTLEY AVE	COQUITLAM	BC	V3K 7A1
216-35-220	DISSELER ROGER S/JEAN A	4426 HAMPTON LN	QUINCY	IL	62305
216-35-057	DONAHUE PATRICK J/LYONS STACEY L	34921 N 92ND PL	SCOTTSDALE	AZ	85262
216-35-129	DONALD R GILLESPIE SURVIVORS TRUST	650 W LOOKOUT DR	WASILLA	AK	99654
216-35-222	DORO ROBERT J TR/MARY ANN TR	8935 WESTLAKE DR	GREENDALE	WI	53129
216-65-140	DOSS DAVID E/TONI M	8400 E DIXILETA DR UNIT 117	SCOTTSDALE	AZ	85266
216-45-138	DOUCETTE WILLIAM J/MARY K	34011 N 99TH PL	SCOTTSDALE	AZ	85262
216-52-132	DOUGHERTY JANICE E TR	8770 E WHISPER ROCK TRL	SCOTTSDALE	AZ	85266
216-65-038	DOYLE MANON S	30600 N PIMA RD NO 27	SCOTTSDALE	AZ	85266
216-46-038	DRYDEN CYNTHIA MARIE	28150 N ALMA SCHOOL PKWY NO 103 452	SCOTTSDALE	AZ	85266
216-46-062	DUGAS DENNIS M/SUSAN B	612 CELSO CRT	LAS VEGAS	NV	89144
216-35-128	DUNN AMY B/HERNANDEZ MICHAEL	35325 N 94TH WAY	SCOTTSDALE	AZ	85262
216-35-277	DURKIN CHRISTINE K	106 W WOOSTER ST	DANBURY	CT	6810
216-35-285	ECKHOLM REVOCABLE TRUST	9406 E SANDY VISTA DR	SCOTTSDALE	AZ	85262
216-35-083	EICK WILLIAM S/JOSEPHINE F	35331 N 92ND PL	SCOTTSDALE	AZ	85262
216-35-130	ELLIOTT VIRGINIA L	149 WINDWALKER WAY	NOVATO	CA	94945-343(
216-45-114	ELMORE WILLIAM W/BARBARA C	9607 E PRESERVE WY	SCOTTSDALE	AZ	85262
219-62-139	EMIG JOHN C/RENATA M TR	8126 E DEL CAPITAN DR	SCOTTSDALE	AZ	85258
216-36-065	ERLICH JOSEF/DORI F	2540 W HUNTER CIR	GLENDALE	WI	53209
216-35-066	EWANCHEW GEOFFREY/MARIAN	6222 MAYNARD PT	NW EDMONTON	AB	T6R 0H9
216-34-316	EZ HOMES INC	PO BOX 591	TEMPE	AZ	85280
216-34-213	FALK JAMES D/MICHELLE	35675 N 86TH ST	SCOTTSDALE	AZ	85262
216-46-022	FANELLI JOSEPH/MICHELE TR	34222 N SEGUNDO CIR	SCOTTSDALE	AZ	85262
216-35-219	FEHR MICHAEL/MARY A OCONNER TR/ETAL	2430 PINE ST	SAN FRANCISCO	CA	94115
216-34-146	FERRARA MICHAEL C/HUTCHINS SYLVIA B	1411 E CYPRESS	PHOENIX	AZ	85006
216-45-128	FISHER RICHARD A SR/YOKE HA CHEW	34 ENIS RD	HILTON HEAD	SC	29928
216-34-137	FITZPATRICK JOHN T	4838 E PINCHOT ST	PHOENIX	AZ	85048
216-45-131	FLICK CAROLE P/GARY L	30 W 420 WHITE OAK LN	WAYNE	IL	60184
216-45-244	FLYNN ANGELA	71 GLORIA DR	ALLENDALE	NJ	7401
216-35-004	FLYNN ANGELA/CONLON BERNARD X	71 GLORIA DR	AVONDALE	NJ	7401
216-46-028	FORMAN ROBERT L/DORE C TR	P O BOX 1128	FOLLY BEACH	SC	29439
216-65-029	FOX FAMILY TRUST	30600 N PIMA RD UNIT 18	SCOTTSDALE	AZ	85266
216-35-202	FRANCISC R GIBSON REVOCABLE TRUST OF 2003	15 DARIA DR	RINDGE	NH	3461
216-47-056	FRANKENFIELD DENNIS B/DIANE N	5114 E GRANDVIEW RD	SCOTTSDALE	AZ	85254
216-45-136	FREY BARRY M/KATHRYN K	9952 E SEVEN PALMS DR	SCOTTSDALE	AZ	85262
216-35-134	FRIEND DOUGLAS D/CLEONE C	1962 ENTERPRISE WY STE 102	KELOWNA	BC	V1Y9S6

216-46-046	FRITZ MAC C/LESA	34742 N 92ND PL	SCOTTSDALE	AZ	85262
216-45-121	FUGLESTAD JON T	9713 E PRESERVE WY	SCOTTSDALE	AZ	85262
216-35-306	FUNK ROGER TR	12695 ARROWHEAD LN	CROSSLAKE	MN	56442
216-35-284	FURIOSO CARMINE	9398 SANDY VISTA DR	SCOTTSDALE	AZ	85262
216-35-119	FUSCO THOMAS F	9428 E WHITEWING DR	SCOTTSDALE	AZ	85262
216-35-079	GABBAY ALBERT/CARYL S TR	35419 N 92ND PL	SCOTTSDALE	AZ	85262
216-45-119	GANAHL TIMOTHY H/VICKIE L	9697 E PRESERVE WY	SCOTTSDALE	AZ	85262
216-45-246	GARNAOUI HICHEM/TRACY LEIGH	9672 E PRESERVE WY	SCOTTSDALE	AZ	85262
216-35-289	GARY AND KIM IRETON TRUST	9438 E SANDY VISTA DR	SCOTTSDALE	AZ	85262
216-35-046	GAYER HAROLD/SUSAN M	1905 TUCKAWAY DR	BLOOMFIELD HILLS	MI	48302
216-35-311	GEBHARDT WILLIAM	9704 E CALVARY	SCOTTSDALE	AZ	85262
216-36-072	GEMMELL PHYLLIS P TR	35374 N 98TH ST	SCOTTSDALE	AZ	85262
219-62-114	GENTRY BRADLEY JAY	36283 N 98TH WAY	SCOTTSDALE	AZ	85262
216-45-261	GHW ARIZONA LLC/AMG PROPERTIES LLC	16198 N GLADYS LN	MINNETONKA	MN	55345
216-47-040	GIARDINO TOMAS/JOANN TR	8741 E PRESERVE WY	SCOTTSDALE	AZ	85262
216-52-235	GIBBS WILLIAM H	8701 E WESTLAND	SCOTTSDALE	AZ	85266
216-45-133	GIER GRANT/SANGALIS THEODORE	9961 E SEVEN PALMS DR	SCOTTSDALE	AZ	85262
216-52-052	GINTER TIMOTHY B/SONIA N	8728 E LONE MOUNTAIN RD	SCOTTSDALE	AZ	85268
216-34-218	GLASER CURTIS/SARA SHERMAN TR	8671 E EAGLE CLAW DR	SCOTTSDALE	AZ	85266-105
216-45-143	GLUECKLER EDWARD JOSEPH/ST GERMAIN DEBRA K TR	20660 N 40TH ST STE 2158	PHOENIX	AZ	85050
219-62-141	GLYNN MICHAEL S/BETTY B TR	9691 E VANTAGE POINT RD	SCOTTSDALE	AZ	85262
216-45-238	GOBEIL ANDRE/JENNIFER	931 HALIBURTON RD	EDMONTON	AB	T6R2Z8
216-46-033	GODFREY PETER S/NANCY T TR	9222 E VISTA DR	SCOTTSDALE	AZ	85262
216-35-013	GOEL SHARAD/RITA TR	13469 PASEO TERRANO	SALINAS	CA	93908
216-35-078	GOODRICH WARREN F/COLLEEN M TR	35380 N 92ND PL	SCOTTSDALE	AZ	85262
216-35-274	GOODSTEIN ANDREW J/VALERIE E	10709 FEATHERWALK WY	HIGHLANDS RANCH	CO	80126
216-36-084	GORE BERNARD Z/DANIEL CATHY E	9791 E CALVARY DR	SCOTTSDALE	AZ	85262
216-45-237	GOUGION KATHLEEN A	9756 E PRESERVE WY	SCOTTSDALE	AZ	85262
216-47-044	GRACE DANIEL D/BETHANY C	8742 E PRESERVE WY	SCOTTSDALE	AZ	85266
216-35-025	GRASSO MICHAEL/CYNTHIA	9367 E WHITEWING DR	SCOTTSDALE	AZ	85262
216-46-059	GRAY JAMES B/SHERYL B TR	34229 N 92ND WY	SCOTTSDALE	AZ	85262
216-45-152	GRAY LUANN DEBRA	3175 LAKESHORE BLVD	BURLINGTON	ON	L7N1A5
216-34-136	GREATER PHOENIX INCOME PROPERTIES LLC	PO BOX 20703	SAN HOSE	CA	95120
216-47-055	GREEN MARVIN J/MANGAS MICHELLE	34133 N 87TH WAY	SCOTTSDALE	AZ	85262
216-35-217	GRENROCK SUSAN	3759 N KENMORE AVE UNIT D	CHICAGO	IL	60613
216-46-026	GRIFFITHS GARY/BELLE K TR	13630 ROBLE ALTO CT	LOS ALTOS HILLS	CA	94022
216-65-016	GROSS BRIAN J/MARION K	716 WINDSOR RD	SUGAR GROVE	IL	60554
216-35-120	GROTJAHN ANTHONY TR/BROUILETTE DAWN	7075 REDWOOD BLVD STE I	NOVATO	CA	94945

216-35-023	GROTJOHN ANTHONY TR	7075 REDWOOD BLVD STE I	NOVATO	CA	94945
216-34-144	GULLEKSON JOSHUA BILL/AMY ELIZABETH TR	4543 E CALLE TUBERIA	PHOENIX	AZ	85018
216-65-036	GUNN GEORGE A/CAROL L	30600 N PIMA RD UNIT 25	SCOTTSDALE	AZ	85266
216-35-006	HAINY KEITH W/KRISTI A	12994 WILLOWWOOD DR	ABERDEEN	SD	57401
216-36-070	HALL DALE E/MICHELLE R	8145 E JUAN TABO RD	SCOTTSDALE	AZ	85255
216-35-012	HALLSTROM CAROLYN L TR	PMB 125 10869 N SCOTTSDALE RD NO 103	SCOTTSDALE	AZ	85254
219-62-142	HAMPSCH PAUL TR	9699 E VANTAGE POINT RD	SCOTTSDALE	AZ	85262
219-62-109	HANEY RICHARD J/AMY R	1164 FURLONG DR	LIBERTYVILLE	IL	60048
216-45-168	HANSON JEROME R/DIANNE M	15496 VILLAGE WOODS DR	EDEN PRAIRIE	MN	55347
216-35-058	HARPER PAIGE S	34828 N 92ND PL	SCOTTSDALE	AZ	85260
216-65-039	HARRIS CHARLES L/LOIS B TR	30600 N PIMA RD NO 28	SCOTTSDALE	AZ	85266
216-35-073	HARRIS CHARLES/THERESA	827 N CARLYLE LN	ARLINGTON HEIGHTS	IL	60004
216-52-046	HARRIS KAREN S/RANDALL M	8665 E RANCH RD	SCOTTSDALE	AZ	85262
216-52-047B	HARRIS RANDALL M/KAREN S	8665 E RANCH RD	SCOTTSDALE	AZ	85262
216-34-222	HAWKNEST TRAIL HOMEOWNERS ASSOCIATION	8636 E EAGLE CLAW DR	SCOTTSDALE	AZ	85262
216-35-290	HAYNES ANDREW M/MARY ANN TR	9446 E SANDY VISTA DR	SCOTTSDALE	AZ	85262
216-46-021	HEALEY PATRICK J TR	PO BOX 1834	LAKE OSWEGO	OR	97035
216-45-116	HEINE GREGORY/ROBERTA TR	9643 E PRESERVE WAY	SCOTTSDALE	AZ	85262
216-47-048	HELSER CHRIS	2252 190TH ST	SURREY	BC	V3S 3W7
216-45-127	HENRIKSEN GUY R TR	9847 E SEVEN PALMS DR	SCOTTSDALE	AZ	85262
216-45-245	HENRY THOMAS W	9686 E PRESERVE WY	SCOTTSDALE	AZ	85262
216-34-141	HERING LARRY EDWARD/HANNELORE SIFERT TR	11425 N BARON DR	FOUNTAIN HILLS	AZ	85260
216-65-017	HERRERA JOHN R JR/SHELLE M	30600 N PIMA RD 6	SCOTTSDALE	AZ	85262-183(
216-35-278	HERRMANN ROBERT J/BARBARA A	3853 SIDESTREERT	ATLANTA	GA	30341
216-35-055	HILMO PER/MARY JOY ETAL	3968 23RD ST	SAN FRANCISCO	CA	94114
216-35-223	HILTON JANET L TR	34748 N 93RD PL	SCOTTSDALE	AZ	85262
216-35-090	HIMEBAUGH ALAN/MORGAN CHRISTINA K	35324 N 92ND WY	SCOTTSDALE	AZ	85262
216-45-139	HOEHNER THOMAS J/SYDNEY E	34027 N 99TH PL	SCOTTSDALE	AZ	85262
216-45-146	HOLOUBEK ALAN J/RENEE E	1 DON CT	REDWOOD CITY	CA	94062
216-47-052	HOPKINS TRUST OF 1999	3877 S 175TH AVE	OMAHA	NE	68140
219-62-106	HORAN JACK W/LISA E	9753 E SUNCREST RD	SCOTTSDALE	AZ	85262
216-35-064	HORNSTEIN STEPHEN/MERLE	9231 E BROKEN ARROW DR	SCOTTSDALE	AZ	85262
216-45-117	HOSSMAN CARL L JR/VIRGINIA K TR	196 BOUNDARY LN NW THE HIGHLANDS	SEATTLE	WA	98177
216-47-193	HUFF SCOTT M/PENNY A TR	4607 E TIERRA BUENA	PHOENIX	AZ	85032
216-35-310	HUFFMAN DOW ALAN	9696 E CAVALRY DR	SCOTTSDALE	AZ	85262
216-46-084	HUFFMAN MARC/MICHELE	550 GAYLORD ST	DENVER	CO	80209
216-35-204	HUGEL HERBERT/ROSLYN ELLEN TR	9303 E CAVALRY DR	SCOTTSDALE	AZ	85262
216-46-032	HUGHES KELLY/DAVID	4191 IRMIN ST	BURNABY	BC	V5J 1X6

216-35-044	HUNTLEY DAVID C/LAURA A	35123 N 92ND PL	SCOTTSDALE	AZ	85262
216-36-079	HUTCHISON JOHN R/MARIANNE L TR	9726 E CAVALRY DR	SCOTTSDALE	AZ	85262
216-47-001Z	IWASKOW ANDREW/VICTORIA	4632 E SIERRA SUNSET TR	CAVE CREEK	AZ	85331
216-36-076	JACKSON DAVID C/DEBORAH R	541 LITTLE FOX CT	LONGMONT	CO	80504
216-35-104	JAIN SUNEIL/REENA	35360 N 93RD WY	SCOTTSDALE	AZ	85262
216-45-147	JAMES AND KATHLEEN COOK TRUST	9828 E SEVEN PALMS DR	SCOTTSDALE	AZ	85251
216-35-132	JAMES K PICKETT 2003 REVOCABLE LIVING TRUST	739 ORANGE AVE	SAN CARLOS	CA	94070
216-35-002	JANDREY BECKY	9483 E WHITEWING DR	SCOTTSDALE	AZ	85262
216-35-123	JARE PROPERTIES LLC	5408 142ND AVE SOUTHEAST	BELLEVUE	WA	98006
216-45-240	JEFFREY J DUPILKA TRUST	9732 E PRESERVE WY	SCOTTSDALE	AZ	85262
216-46-083	JELLES LLC	PO BOX 725	TOMAH	WI	54660
216-34-140	JEN INVESTMENT ENTERPRISES LLC	99 S BEECH SPRINGS CIR	SPRING	TX	77389
216-34-278	JENANNE OVERGAARD TRUST	8678 E TECOLOTE CIR	SCOTTSDALE	AZ	85266
219-62-144	JENKINS LIVING TRUST	9722 E SUNCREST RD	SCOTTSDALE	AZ	85262
216-35-205	JENNINGS MICHAEL J/CARA C/ANN M	9295 E CAVALRY DR	SCOTTSDALE	AZ	85262
216-65-024	JENNINGS NEAL C/ANNE A TR	30600 N PIMA RD #13	SCOTTSDALE	AZ	85262-000(
216-35-094	JENOURI AMY M	35377 N 92ND WAY	SCOTTSDALE	AZ	85262
219-62-147	JESTER ROBERT E/PATRICIA A	4201 TIMBERWOOD DR	WEST DESMOINES	IA	50265
216-35-056	JJR BROKEN ARROW LLC	1220 CAYETANO DR	NAPA	CA	94559
216-65-042	JOANNE ROSENBERG FAMILY LIVING TRUST	32 GERALD RD	MARBLEHEAD	MA	1945
216-65-173	JOHNSON JAMES M	8400 E DIXILETA RD UNIT 150	SCOTTSDALE	AZ	85266
219-62-449	JONES THOMAS D/DEANNA L TR	36299 N 98TH WY	SCOTTSDALE	AZ	85262
216-45-129	JOSEPH L D'AMICO ARIZONA RESIDENCE TRUST/ETAL	14054 W AUSTRIAN CT	HOMER GLEN	IL	60491
216-45-254	JOSEPH MASHNI LIVING TRUST/HARRIET ETAL	2460 DOBLE	MASON	MI	48854
216-65-091	JRJ ASPEN WOOD PROPERTIES LP	3994 PINE TREE DR	SALT LAKE CITY	UT	84124
216-52-167	KACIR IGOR PAUL/PAMELA JEAN	8652 E OLD FIELD RD	SCOTTSDALE	AZ	85266
216-35-282	KAHNKE MARK/COLLEEN	9382 E SANDY VISTA DR	SCOTTSDALE	AZ	85262
216-35-054	KAMBEITZ LIONEL P/GAILENE A	9263 E BROKEN ARROW DR	SCOTTSDALE	AZ	85262
216-35-305	KAMINSKI BRIAN/LINDA K	S70 W32205 WHITETAIL MEADOWS DR	MUKWONAGO	WI	53149
216-47-045	KAMINSKI GEORGE F/SHIRLEY M	8300 E DALEA WAY	GOLD CANYON	AZ	85218
216-65-022	KANTON FAMILY TRUST	30600 N PIMA RD UNIT 11	SCOTTSDALE	AZ	85266
216-35-127	KANVIK MARY SUSAN/AUSTIN STEVEN P	4372 CRYSTAL SPRINGS DR NE	BAINBRIDGE ISLAND	WA	98110
216-45-123	KAPLAN ALLEN L/CHERYL L	1065 HILLCREST AVE	HIGHLAND	IL	60035
216-35-276	KELIHER TIMOTHY J/HILSEN LINDA M	12765 BROOKGLEN CT	SARATOGA	CA	95070
216-52-129	KELLOGG CHRISTOPHER M/DENA L TR	3039 E WILDWOOD DR	PHOENIX	AZ	85048
216-35-070	KEMNITZ STEVEN	35084 N 92ND PL	SCOTTSDALE	AZ	85262
216-34-128	KEMPF SANDRA L	35329 N 87TH ST	SCOTTSDALE	AZ	85262
216-46-048	KENNEDY MICHAEL P/DENISE R	34694 N 92ND PL	SCOTTSDALE	AZ	85262

216-45-262	KILLOREN GLENN A TR/GRACE M TR	1495 DUNBAR RD	INVERNESS	IL	60067
216-35-116	KINGSBAKER LEE A/SHIRLEY A	35346 N 94TH PL	SCOTTSDALE	AZ	85262
216-35-068	KIRK COMMUNITY PROPERTY TRUST	420 REDLANDS ST	PLAYA DEL REY	CA	90293
216-46-031	KLAPMAN BRUCE T/ LAURIE	2725 CANTERBURY DR	NORTHBROOK	IL	60062
216-35-158	KLINGE JOEL M	9679 E CAVALRY DR	SCOTTSDALE	AZ	85262
216-46-030	KLINGER JEROME L TR	9234 E VISTA DR	SCOTTSDALE	AZ	85262
216-65-021	KLOSS MARILYN M TR/CONNALLY WALTER R TR	30600 N PIMA RD 10	SCOTTSDALE	AZ	85262
216-52-166	KNUDTEN GREGG A/DEBORAH I	8681 E ARTISAN PASS	SCOTTSDALE	AZ	85266
219-62-153	KNUTSEN JEFFREY A	9741 E GRANITE PEAK TRL	SCOTTSDALE	AZ	85262
216-52-048	KOHN EDWARD H ETAL	13732 39TH AVE NE	SEATTLE	WA	98125
216-35-126	KOLANDER ROBERT J/NICOLE L	35369 N 94TH WY	SCOTTSDALE	AZ	85262
216-34-014Y	KOLBA ROBERT E/SHARON G	8676 E WOODLE WY	SCOTTSDALE	AZ	85266
216-35-074	KOSTURKO MARGARET V	35172 N 92ND PL	SCOTTSDALE	AZ	85262
216-45-260	KUPER STEVE/LINDA	297 ROUTE 72 W STE 35 NO 204	MANAHAWKIN	NJ	8050
216-35-092	LAMB MARGARET J TR	173 CRESTVIEW CT	BARRINGTON	IL	60010
216-65-093	LAME RUTH ALICE DODGE TR	30600 N PIMA RD UNIT 82	SCOTTSDALE	AZ	85266
216-46-078	LAWRENCE BRADLEY R/DEBBIE SNOW	34487 N 92ND PL	SCOTTSDALE	AZ	85262
216-35-005	LEA KERRY L	6086 N DEMURE CT	FRESNO	CA	93722
216-45-150	LEAF TIMOTHY J/MARILYN L	9745 E PRESERVE WAY	SCOTTSDALE	AZ	85262
216-34-204	LEBLANC JOHN N/DELLA C TR	8686 E STAGHORN LN	SCOTTSDALE	AZ	85262
216-35-139	LEGEND TRAIL COMMUNITY ASSOC	7975 N HAYDEN RD STE D 105	SCOTTSDALE	AZ	85258
216-46-088	LEGEND TRAIL COMMUNITY ASSOC	8360 E VIA DE VENTURA STE L100	SCOTTSDALE	AZ	85258
216-46-090	LEGEND TRAIL COMMUNITY ASSOC	7975 N HAYDEN RD STE D-105	SCOTTSDALE	AZ	85258
216-45-242	LEGEND TRAIL HOLDING INC	1003-55DELISLE AVE	TORONTO	ON	M4V 3C2
216-45-264	LEGEND TRAIL PARCEL A HOMEOWNERS ASSOCIATION	7975 N HAYDEN RD STE D105	SCOTTSDALE	AZ	85258
216-36-097	LEGEND TRAIL PARCEL E HOMEOWNERS ASSOCIATION	1600 W BROADWAY RD	TEMPE	AZ	85282
216-35-308	LEIDERMAN LEONTY/VALENTINA TR	9658 E CALVARY DR	SCOTTSDALE	AZ	85262
216-36-090	LEVY LEONARD S/NANCY L TR	9772 E GOLDBLUFF	SCOTTSDALE	AZ	85262
216-47-041	LISIECKI JAMES E/KATHLEEN I TR	4406 SYCAMORE LN	ROLLING MEADOWS	IL	60008
216-65-057	LOFFMAN JON L/JOYCE L	419 DOGLEG DR	WILLIAMSBURG	VA	23188
216-35-049	LOGAN DOUGLAS/ELIZABETH	26829 MONT CALABASAS DR	CALABASAS	CA	91302
216-34-005B	LOS CEDROS USA L L C	3200 N CENTRAL AVE #2300	PHOENIX	AZ	85012
216-45-120	LOSAVIO JOSEPH G TR/LOSAVIO BARBARA TR	390 MAHOGANY CT NO 704	PALATINE	IL	60067
216-45-111	LUKE AND SYLIVIA WETHERS FAMILY TRUST	9543 E PRESERVE WY	SCOTTSDALE	AZ	85262
216-35-304	LYDON THOMAS/SUSAN	3335 POTTER RD	NORTHBROOK	IL	60062
216-47-050	LYONS DAVID M/AUDRA E TR	8748 E HIGH POINT DR	SCOTTSDALE	AZ	85262
216-35-063	M LYNNE PUCCI TRUST AGREEMENT	4902 SEELEY AVE	DOWNERS GROVE	IL	60515
216-46-053	MAAS JAMES F/VICTORIA L TR	34574 N 92ND PL	SCOTTSDALE	AZ	85262

216-35-034	MAC7 INVESTMENT LLC	15475 W ASTER DR	SURPRISE	AZ	85379
216-47-252A	MADURA JAMES A/SHARON B	34507 N 86TH PL	SCOTTSDALE	AZ	85266
216-35-060	MAGON WILLIAM J/STINE HEIDI L TR	P O BOX 4645	ALPHARETTA	GA	30023
216-35-136	MAHONEY LIVING TRUST	35381 N 95TH ST	SCOTTSDALE	AZ	85262
216-46-085	MAIKAI AINA HOLDINGS LLC	4009 E DESERT CREST	PARADISE VALLEY	AZ	85253
216-35-061	MAJOR BARRY S	3841 S 163RD CIR	OMAHA	NE	68130
216-35-095	MALONE JAMES MICHAEL/LORRAINE JOY	152 HAWKS LANDING DR	PRIDDIS	AB	T0L 1WO
216-36-073	MAPP FRED/SANDIE TR	35338 N 98TH ST	SCOTTSDALE	AZ	85255
216-45-134	MARCUCCI FRANK J/KATHLEEN R	29 VALLEY BEECH LANE	MALVERN	PA	19355
216-6S-143	MARION MICHAEL H/SHERI	8400 E DIXILETA DR NO 120	SCOTTSDALE	AZ	85262
219-62-111	MARSIGLIA JOSEPH/ROSE	15 S MOHAWK DR	SOUTH BARRINGTON	IL	60010
216-35-065	MARTASIN FAMILY TRUST	9223 E BROKEN ARROW DR	SCOTTSDALE	AZ	85262
216-35-039	MARYKATE HARVEY	9255 E WHITEWING RD	SCOTTSDALE	AZ	85262
216-36-089	MATHES DAVID M/JOYCE TR	9788 E GOLD BLUFF RD	SCOTTSDALE	AZ	85262-440
216-47-053	MATI SABAH A//DINA S	34096 N 87TH WY	SCOTTSDALE	AZ	85262
216-46-029	MATZ MONTE E/DONNA J	4115 S 133RD ST	OMAHA	NE	68137
216-52-128	MAUE HARRY J/PATRICIA A	3840 MCKELVEY RD	BRIDGETON	MO	63044
216-36-081	MAUGHAN ROBERT B SR/SMITH LINDA M	9727 E CAVALRY DR	SCOTTSDALE	AZ	85262
219-62-112	MAY ROGER L	36251 N PEACEFUL LN	SCOTTSDALE	AZ	85262
216-35-203	MCCABE JOSEPH/KATHRYN	9311 E CAVALRY DR	SCOTTSDALE	AZ	85262
216-36-078	MCCORMICK ROBERT/ANN E	552 W25449 POPPY FIELDS RD	WAUKESHA	WI	53189
216-35-286	MCGARVY ELSIE J TR	23648 N ROCKLEDGE	NOVI	MI	48375
216-35-047	MCLAUGHLIN JEANNE M/GARRIS JACALEN J	4582 SAWGRASS DR EAST	ANN ARBOR	MI	48108
216-45-251	MEAD DAVID G/KAREN M TR	5412 W 52ND ST	FAIRVIEW	PA	16412
216-35-040	MEADE RENEE S	9247 E WHITEWING RD	SCOTTSDALE	AZ	85262
216-45-247	MEGGESIN LIVING TRUST	2701 ROYAL SAINT GEORGE CT	ST CHARLES	IL	60174
216-46-077	MELDREM FAMILY LIMITED PARTNERSHIP	11801 RUTLEDGE RD	OTTUMWA	IA	52501
216-35-157	MELNICKI LEO S/PATRICIA A	9687 E CAVALRY DR	SCOTTSDALE	AZ	85262
216-3S-072	MENEBHI NANCY TR	35128 N 92ND PL	SCOTTSDALE	AZ	85262
216-35-114	MERNICK THOMAS/CYNTHIA	35323 N 94T ST	SCOTTSDALE	AZ	85262
216-35-303	MESSANA ROCCO V/MARY LOU	2892 FOXFIRE DR	MILFORD	MI	48380
216-45-252	MEYN PROPERTY TRUST 2	1084 COUNTRY CLUB ESTATES DR	CASTLE ROCK	CO	80108
219-62-136	MICHELIN PHILIPPE/SAMANTHA	9662 E VANTAGE POINT RD	SCOTTSDALE	AZ	85262
216-35-124	MILLIRON FRANK/SHARON	PO BOX 1148	CASTLE ROCK	CO	80104
219-62-140	MILLIRON THOMAS/NASSAR CHRISTINE	9687 E VANTAGE POINT RD	SCOTTSDALE	AZ	85262
216-35-292	MILOSEK AMY/GULLAKSEN MICHAEL	9462 E SANDY VISTA DR	SCOTTSDALE	AZ	85262
219-62-472	MIRABEL GOLF CLUB INC	37100 N MIRABEL CLUB DR	SCOTTSDALE	AZ	85262
216-35-042	MITCHELL DONALD/GEESING-MITCHELL CATHARINA MA	109 WESTSHORE DR	PENTANGUISHENE	ON	L9M 2H7

216-34-272	MLECZKO WALTER	12642 N 50TH PL	SCOTTSDALE	AZ	85254
219-62-110	MOLLIN JACK	330 BLANKET FLOWER LN	WEST WINDSOR	NJ	8550
219-62-103	MONTENEGRO RON M/ANNA MARIE	9705 E SUNCREST RD	SCOTTSDALE	AZ	85262
219-62-143	MOORE CHARLES M/WINSOME D	PO BOX 25910	SCOTTSDALE	AZ	85255
219-62-132	MOORE JOSEPH PHILIP DANIEL	1050 WOODSTOCK RD	FREDERICTON	NB	E3B7R8
216-36-069	MORGANEGG JEREMY	7717 E BUTEO DR	SCOTTSDALE	AZ	85255
216-35-156	MORRIS GEORGE S/PATRICIA J	7408 COUNTRY CLUB DR	PINETOP	AZ	85935
216-36-092	MOUGHTY KENNETH J TR	9755 E GOLD BLUFF RD	SCOTTSDALE	AZ	85262
216-34-135	MUHLE DAVID/JULIE	626 WATERFRONT PL	LINCOLN	NE	68528
216-46-080	MUNCZINSKI ROBERT J/NANCY E	665 DAKOTA TRAIL	FRANKLIN LAKES	NJ	7417
216-34-130	MURPHY THOMAS PATRICK/CAMILLE L	8788 ARROYO SECO RD	SCOTTSDALE	AZ	85266
216-35-029	MYERS MATTHEW S/TRISHA L	9335 E WHITEWING DR	SCOTTSDALE	AZ	85262
216-35-075	MYONES WILLIAM E/CLAIRE A	35194 N 92ND PL	SCOTTSDALE	AZ	85262
216-65-094	NABWANGU JAMES F/MARIE JOUBERT	30600 N PIMA RD NO 83	SCOTTSDALE	AZ	85266
216-65-169	NEGRI LIVING TRUST	8400 E DIXLLETA DR NO 146	SCOTTSDALE	AZ	85266
216-35-038	NEWBAKER DAVID A/CHRISTY R	9263 E WHITEWING DR	SCOTTSDALE	AZ	85262
216-45-257	NICHOLS MICHAEL K/JANET G TR	9518 E PRESERVE WY	SCOTTSDALE	AZ	85262
216-35-159	NIEMAN LIVING TRUST	9671 E CAVALRY DR	SCOTTSDALE	AZ	85262
216-36-074	NIEMANN KURT A/JODI L	35302 N 98TH ST	SCOTTSDALE	AZ	85262
216-45-118	NIGHTINGALE WALTER E/CLARIE W	18632 NW BERNINA CT	ISSAQUAH	WA	98027
216-45-241	NIGRO RUSSELL M	210 W WASHINGTON SQUARE UNIT 3 NE	PHILADELPHIA	PA	19106
216-35-007	NIPPLE DIANTHA J/FREDERICK C	9459 E WHITEWING DR	SCOTTSDALE	AZ	85262
216-65-172	NYSTROM STANLEY/PAULA TR	5149 E JANICE WAY	SCOTTSDALE	AZ	85254
216-35-125	ODEEN ANDREW/GAMMELIN BREEZE L	35391 N 94TH WY	SCOTTSDALE	AZ	85262
216-35-224	OLIVER JOHN K/LINDA M	9322 E WAGON CIR	SCOTTSDALE	AZ	85262
216-35-115	OLSON LORNE	7102 BIRCHMONT DR	ROWLETT	TX	75089
216-45-149	ONEILL TERRY C/WENDY TR	9737 E PRESERVE WY	SCOTTSDALE	AZ	85262
216-45-124	ORR GEORGE WILLIAM/LINDA D	9805 E SEVEN PALMS DR	SCOTTSDALE	AZ	85262
216-35-059	OSGOOD DAVID J/MARY A	2120 MOHAWK DR	MEDINA	MN	55340
216-46-023	OVERBY GARY L/CATHERINE S	34216 N SEGUNDO CIR	SCOTTSDALE	AZ	85262
216-34-273	OVERGAARD MARILYN W TR	PO BOX 5330	CAREFREE	AZ	85377
216-35-100	OWEN GARY/BAILEY CARA	9298 E WHITEWING DR	SCOTTSDALE	AZ	85262
216-46-051	P&C DESERT LLC	12623 198TH DR NE	WOODINVILLE	WA	98077
216-46-056	PAGE CARL/SAUNDRA	3025 COLDSPRING RD	ZANESVILLE	OH	43701
216-45-239	PARENT JOHN	63 PATTERSON DR SW	CALGARY	AB	T3H 2C1
216-36-086	PARKER WILLIAM C/LINDA C	35195 N 98TH ST	SCOTTSDALE	AZ	85262
216-34-127	PATEL AMRISHKUMAR V/RAMA A TR	35355 N 87TH ST	SCOTTSDALE	AZ	85262
216-35-022	PATRONE GARY F	9391 E WHITEWING DR	SCOTTSDALE	AZ	85262

216-65-171	PAUL AND KRISTIN DEBACCO TRUST	8400 E DIXELETA DR UNIT 148	SCOTTSDALE	AZ	85266
219-62-151	PAUL R EBEYER & CAROL ANN EBEYER REV LIV TRUS	9777 E GRANITE PEAK TRL	SCOTTSDALE	AZ	85262
216-35-003	PEHLIVANIAN CHARLES H/SUSAN E	4824 SINGING TREES DR	RACINE	WI	53406
216-35-098	PELS JOHN	5024 E ROY ROGERS ROAD	CAVE CREEK	AZ	85331
216-35-062	PETERS JAMES F/SUEANN M	2719 SEILER DR	NAPERVILLE	IL	60565
216-35-048	PETERSON RONALD S/DIANE B TR	19355 JERSEY AVE	LAKEVILLE	MN	55044
216-35-111	PETTEREC RONALD J/IRENE C	1249 S FALCON DR	PALATINE	IL	60067
216-45-249	PHILLIPS MICHAEL D/NANCY A	843 ADAMS CT	BLOOMFIELD HILLS	MI	48304
216-46-130	PICKETT WENDELL R/DEBRA J TR	9226 E PRESERVE WY	SCOTTSDALE	AZ	85262
216-35-026	PODCZERWINSKI CHARLES/SUSAN M	2393 LEGACY DR	AURORA	IL	60504-137
216-45-255	POLLOKOFF LORI S TR	9546 E PRESERVE WY	SCOTTSDALE	AZ	85262
216-35-131	PREUSSER MARY J/DONALD H TR	9472 E WHITEWING DR	SCOTTSDALE	AZ	85262
216-36-067	PUGH JACK R/KATHLEEN I	9872 E WHITEWING DR	SCOTTSDALE	AZ	85262
216-35-117	RAKOCY WILLIAM C/MARY ELLEN	3664 LAKEVIEW RD W	HUBERTUS	WI	53033
216-35-121	RAMSEY PROPERTIES LIMITED PARTNERSHIP	P O BOX 7914	BEND	OR	97708
216-45-115	RECHTIENE JAMES B/JULIE A	17 N MALLARD RD	NORTH OAKS	MN	55127
216-47-043	REINECKE GARY W/KATHLEEN S	88 RAINWATER LN	FREDRICKBURG	VA	22406
216-45-112	REYNOLDS DANIEL M/CAROL L	9032 E LAKEPOINT DR	WICHITA	KS	67226
216-34-282	RHD 3 LLC	20938 N 102ND ST	SCOTTSDALE	AZ	85255
216-45-236	RICHARD M PHELPS REVOCABLE TRUST	P O BOX 2553	EVERGREEN	CO	80437
216-65-170	RILEY TIMOTHY/PAMELA	30600 N PIMA RD NO 147	SCOTTSDALE	AZ	85266
216-45-263	RING WARD D JR/SANDRA E	928 NINE MILE COVE SOUTH	HOKINS	MN	55343
216-36-085	RIPSON DEAN	35231 N 98TH ST	SCOTTSDALE	AZ	85262
216-45-148	ROBERT C AND MARY R PROPERNICK REVOCBLE TRUST	PO BOX 307	MAITOWISH WATERS	WI	54545
216-45-167	ROBERT D STOCKING FAMILY TRUST/ETAL	9818 E PEREGRINE PL	SCOTTSDALE	AZ	85262
216-46-058	ROBERT K AND ARDES YEAROUT REVOCABLE TRUST	34205 N 92ND WY	SCOTTSDALE	AZ	85262
216-35-288	ROBERTS R PRESTON/KAREN L	9430 E SANDY VISTA	SCOTTSDALE	AZ	85262
216-35-287	ROBINSON DENNIS K/CONSTANCE C	17781 73RD CIR N	MAPLE GROVE	MN	55311
216-35-137	ROCCO G AND HARRIET PERNA FAMILY TRUST	35359 N 95TH ST	SCOTTSDALE	AZ	85262
216-47-046	ROCKPORT HOLDINGS LLC	310 N PORTLAND AVE	GILBERT	AZ	85234
216-46-074	ROCKWELL DAWN S	34428 N 93RD PL	SCOTTSDALE	AZ	85262
216-35-019	RODDICK RICHARD C/SHERON A	PO BOX 253	SHULLSBURG	WI	53586
216-65-026	ROE ROBERT/BROOKE TR	30600 N PIMA RD UNIT 15	SCOTTSDALE	AZ	85266
216-35-031	ROELOFS GARY J/SANDRA M	7735 TANGLEWOOD CT	EDINA	MN	55439
219-62-377	ROGER BROOKS REVOCABLE TRUST	10917 E SUNDANCE TRL	SCOTTSDALE	AZ	85262
216-35-052	ROMEO JOSEPH/GRACE M TR	9264 E BROKEN ARROW DR	SCOTTSDALE	AZ	85262
216-45-109	ROOS FAMILY LIVING TRUST	9515 E PRESERVE WY	SCOTTSDALE	AZ	85262
219-62-145	ROSE JAMES F/LINDA S	9740 E SUNCREST RD	SCOTTSDALE	AZ	85262

216-34-132	ROSE THOMAS/TINA	8757 E ARROYO SECO RD	SCOTTSDALE	AZ	85262
216-36-071	ROSENBLATT RONNY M/JODI E	35375 N 98TH ST	SCOTTSDALE	AZ	85262
216-34-142	ROSS WADE	35021 N 86TH WY	SCOTTSDALE	AZ	85266
216-65-028	ROWETT WILLIAM G JR/SUSAN L	30600 N PIMA RD UNIT 17	SCOTTSDALE	AZ	85266
216-35-093	RUBLE RICHARD/MARY JO	9937 LIVERY LN	LAKEVILLE	MN	55044
216-65-027	RYAN GREGORY JOHN TR/MICHELE STEPHANIE TR	9 STONEBURY PL	FREELTON	ON	L0R 1K0
216-34-283	RYLAND HOMES OF ARIZONA INC	890 W ELLIOT	GILBERT	AZ	85233
216-52-001K	SABATINO CHARLES J/MILDRED T TR	8668 E RANCH RD	SCOTTSDALE	AZ	85255-000(
216-45-259	SACKAROWITZ JOEL/LYDIA	9498 E PRESERVE WY	SCOTTSDALE	AZ	85262
216-36-077	SAFTCHICK JAY/JOAN TR	9758 E CAVALRY DR	SCOTTSDALE	AZ	85262
216-35-112	SALINGER ROBERT M TR	35367 N 94TH ST	SCOTTSDALE	AZ	85262
216-52-001G	SALK LLC	P O BOX 4241	MESA	AZ	85211-424:
216-35-050	SAUM CHESTER H JR/COOK MAURINE K TR	9240 E BROKEN ARROW DR	SCOTTSDALE	AZ	85262
216-35-041	SCALLON MICHAEL V/JOANNE M	12708 10TH NW	SEATTLE	WA	98177
216-46-082	SCARLETT NEIL J/ANNE W	34631 N 92ND PL	SCOTTSDALE	AZ	85262
216-35-307	SCHAEFER MATTHEW D	9650 E CAVALRTY DR	SCOTTSDALE	AZ	85262
216-65-025	SCHATT CAROL P TR	30600 N PIMA RD #14	SCOTTSDALE	AZ	85262
216-35-272	SCHEETZ J MICHAEL/M DEETTE	270 E CARMEL DR	CARMEL	IN	46032
216-65-168	SCHELL WALTER/JANE	8400 E DIXILETA DR NO 145	SCOTTSDALE	AZ	85262
219-62-134	SCHEVE KENNETH E/FRANCIS M	9686 E VANTAGE POINT RD	SCOTTSDALE	AZ	85262
216-65-092	SCHIFFMAN MERRILL C TR/SANDRA LINN	30600 N PIMA RD 81	SCOTTSDALE	AZ	85262
216-36-082	SCHLE5ENER STEVEN/KRICHEVSKY-SCHLESENER D TR	9759 E CAVALRY DR	SCOTTSDALE	AZ	85262
216-35-067	SCHMOLL SUZANNE M TR	9208 E BROKEN ARROW	SCOTTSDALE	AZ	85262
216-52-127	SCHNEPF DAREL W/MARGARET ANN TR	11051 E BALANCING ROCK RD	SCOTTSDALE	AZ	85262
216-46-018	SCHOEFFLER BRIAN J/KURTZ ANNE E TR	PO BOX 3243	CAREFREE	AZ	85377
216-65-059	SCHOETTKER WILLIAM CARL/MIHO MIZUKAMI TR	30600 N PIMA RD NO 48	SCOTTSDALE	AZ	85262
216-46-079	SCHULZE LIVING TRUST	34523 N 92ND PL	SCOTTSDALE	AZ	85262
216-35-309	SCHUMACHER JAMES R	307 DEER RIDGE DR	WEST BEND	WI	53095
216-52-051	SCOT E MARTIN AND LIDA K MARTIN FAMILY LP NO1	9335 E ADOBE DR	SCOTTSDALE	AZ	85255
216-45-243	SCOTELLARO PATRICIA C TR	9708 E PRESERVE WY	SCOTTSDALE	AZ	85262
216-65-033	SCOTT B PICKER REVOCABLE TRUST	13200 PAWNEE	LEAWOOD	KS	66209
216-35-155	SCOTT WILLIAM M/INGRID TR	9703 E CAVALRY DR	SCOTTSDALE	AZ	85262
216-45-253	SCOTTSDALE TRUST	889 N MAIZE RD NO 209	WICHITA	KS	67212
216-35-011	SEAGER ROBERT/MASSARWEH MUNTHER	PO BOX 4236	SAN RAFAEL	CA	94913
216-35-053	SECT LLC	2264 GLENN OAKS CIR	COTTAGE GROVE	WI	53527
216-52-157	SEIFERT LAURENCE C/WETHERINGTON-SEIFERT DIANE	1705 100TH AVE NE	BELLEVUE	WA	98004
216-36-091	SELLING TIMOTHY/NINA BLOOM	9756 E GOLD BLUFF RD	SCOTTSDALE	AZ	85262
216-35-001G	SGGOAKS PARTNERS LLC	9462 E LEGENDARY LN	SCOTTSDALE	AZ	85262

216-36-083	SHANNON D SMITH TR	9775 E CAVALRY DR	SCOTTSDALE	AZ	85262
216-47-049	SHELLIE JOANNE C TR	2802 BAY DR	PORT AUSTIN	MI	48467
216-35-043	SHORE GEORGE WILLIAM/ROBIN COLLOR	100 HEVER KNOLL	VILLAGE OF LOCH LLOY	MO	64012
219-62-192	SIERRA NORTE COMMUNITY ASSOCIATION INC	17787 N PERIMETER DR STE 111	SCOTTSDALE	AZ	85255
219-62-193	SIERRA NORTE COMMUNITY ASSOCIATION INC	17787 N PERIMETER DR STE 111	SCOTTSDALE	AZ	85255
216-34-274	SILVA THOMAS ANDREW/MARY ELIZABETH	35931 N 87TH WY	SCOTTSDALE	AZ	85266
216-65-120	SINCUIDADOS HOMEOWNERS ASSOCIATION	9000 E PIMA CTR PKWY 300	SCOTTSDALE	AZ	85258
219-62-108	SIRVINSKAS ALAN A/CAROLYN S	9785 E SUNCREST RD	SCOTTSDALE	AZ	85262
216-35-021	SIXTH GREEN VILLAS LTD	2389 FOLKESTONE WAY	WEST VANCOUVER	BC	V7S 3E1
216-34-131	SKIPTON JUSTIN	8783 E ARROYO SECO RD	SCOTTSDALE	AZ	85266
216-36-080	SKYTT JEFFREY STEVEN ROSS/JACLYN	P. O. BOX 940	DRUMHELLER	AL	T0J0Y0
216-35-221	SMEAD WILLIAM W/REBECCA L	16223 5TH CRT NW	SEATTLE	WA	98177
216-46-025	SMITH DEBRA J	PO BOX 2856	CAREFREE	AZ	85377
216-65-089	SMITH JEFFREY A/JUDITH GAINES TR	30600 N PIMA RD 78	SCOTTSDALE	AZ	85262
216-36-066	SMITH LIVING TRUST	9886 E WHITEWING DR	SCOTTSDALE	AZ	85262
216-65-030	SMITH MITCHELL/MAGALI	90 RIVERSIDE DR NO 11F	NEW YORK	NY	10024
216-45-258	SMITH RODNEY K	9504 E PRESERVE WAY	SCOTTSDALE	AZ	85262
216-35-096	SMITH TODD/DEBRA L	35333 N 92ND WY	SCOTTSDALE	AZ	85262
216-35-122	SNOW ANGELA T	9440 E WHITEWING DR	SCOTTSDALE	AZ	85262
216-34-277	SPERDUTI JAMES D/KAREN L	22838 N 32ND AVE	PHOENIX	AZ	85027
216-35-102	SPILDE MITCHELL W/LINDQUIST JANET H	35316 N 93RD WY	SCOTTSDALE	AZ	85262
219-62-135	STANFORD RICHARD E	9674 E VANTAGE POINT RD	SCOTTSDALE	AZ	85262
216-36-068	STANIEC DANIEL J	35267 N 98TH ST	SCOTTSDALE	AZ	85262
216-46-076	STEARNS THORNTON M TR	34415 N 92ND PL	SCOTTSDALE	AZ	85262
216-45-113	STEIN LARRY A/PAMELA L	264 STANTON CT EAST	BUFFALO GROVE	IL	60089
216-65-035	STEIN NANCY J TR	30600 N PIMA RD NO 24	SCOTTSDALE	AZ	85262
216-34-270	STINEA ANDRONEA	5454 E SHEA BLVD	SCOTTDALE	AZ	85254
216-34-271	STINEA DANIELA	5454 E SHEA BLVD	SCOTTSDALE	AZ	85254
216-65-058	STINGLE STEPHEN D/RITA J TR	30600 N PIMA RD	SCOTTSDALE	AZ	85262
216-35-077	STOEFEN GARY E/BRENDA L	35238 N 92ND PL	SCOTTSDALE	AZ	85262
216-34-138	STROUD WILLIAM N JR/DOROTHY TR/WOOD ANTHONY L	7522 112TH ST E	PUYALLUP	TX	98373
219-62-146	SUBRA MANI/RADIKA TR	9758 E SUNCREST RD	SCOTTSDALE	AZ	85262
216-34-129	SUSONG WILLIAM A/PATRICIA REEDY TR	8762 E ARROYO SECO RD	SCOTTSDALE	AZ	85266
216-35-088	SUTTER THOMAS J/M LYNN	590 RIVERSHORE DR	HEFRON	KY	41048
216-36-093	SWENSON CAROL A/ETAL	2965 DEER RUN TRL	ORONO	MN	55356
216-47-187A	SYLVESTER BRAD/JILL	5053 E PEAK VIEW RD	CAVE CREEK	AZ	85331
216-47-054	SYLVESTER MICHAEL A/NANCY L TR	34132 N 87TH WY	SCOTTSDALE	AZ	85262
216-34-285	T3 II LLC	890 W ELLIOT	GILBERT	AZ	85233

216-35-051	TAN BENG NEO	4722 E CHISUM TRL	PHOENIX	AZ	85050-853
216-46-050	TANNER ROLAND S/ALISON H	34646 N 92ND PL	SCOTTSDALE	AZ	85262
216-35-283	TARBUCK MATHEW/FLETCHER CHRISTINE	16 WOLF WILLOW PT	CALGARY	AB	T3Z 1A8
216-47-253B	TASILLO REMO C/JOSIE A	4326 E PARADISE LN	PHOENIX	AZ	85032
216-47-047	TERRY M COOK AND YVONNE E COOK REVOCABLE TR	8727 E HIGHPOINT DR	SCOTTSDALE	AZ	85266
219-62-137	THEODORE L FREEMAN AND SUSAN B FREEMAN LIV TR	22611 N CHURCH RD	SCOTTSDALE	AZ	85255
216-34-212	THIRY JEAN M TR	422 BAY TREE CT	VERNON HILLS	IL	60061
216-34-292	THOMAS ERIC L/NICALYN M	35594 N 87TH PL	SCOTTSDALE	AZ	85266
216-35-135	THOMPSON ROBERT J/CAROL E	35386 N 95TH ST	SCOTTSDALE	AZ	85262
216-34-143	THORNTON ROGER W/WANDA L	35008 N 86TH WY	SCOTTSDALE	AZ	85266
216-65-034	THORPE DAVID H/ALMA	30600 N PIMA RD NO 23	SCOTTSDALE	AZ	85266
216-46-087	TIBUS DARLENE M/ DONIELLE H/CHARLES R JR	9 CREST TERRACE	MONTVILLE	NJ	7045
216-35-015	TIMMEL WILLIAM A	9427 E WHITEWING DR	SCOTTSDALE	AZ	85262
216-35-014	TIMMEL WILLIAM A TR	209 CARIBE ISLE	NOVATO	CA	94949
216-45-126	TIPPER GREGORY G/DONNA B	BOX 217	ALBERTA BEACH	AB	T0E0A0
216-35-133	TOTH DOUGLAS F TR	35342 N 95TH ST	SCOTTSDALE	AZ	85262
216-65-060	TRASTEK VICTOR F III/DENISE R TR	30600 N PIMA RD UNIT 49	SCOTTSDALE	AZ	85262
219-62-104	TREMEROLI JOHN V/LAURA	9721 E SUNCREST RD	SCOTTSDALE	AZ	85262
216-35-103	TROJANOWSKI PHILIP F/FRANCES KATHLEEN TR	35338 N 93RD WY	SCOTTSDALE	AZ	85262
216-35-071	TSANG TONY KWONG LAM/LAU FANNY YIM KIT	35106 N 92ND PL	SCOTTSDALE	AZ	85262
216-45-132	UFER ERNIE B/LESLEY M	PO BOX 99527	SEATTLE	WA	98139
216-34-275	VAIRO RICHARD P/JENNIFER T	7077 E MARILYN RD	SCOTTSDALE	AZ	85254
216-35-091	VAN DRIELLE JOVAN	PO BOX 5133	SCOTTSDALE	AZ	85261
216-45-144	VAN WEELDEN EDWARD/CATHLEEN	9864 E SEVEN PALMS DR	SCOTTSDALE	AZ	85262
216-47-001D	VANOFF NICHOLAS EUGENE	PO BOX 24950	LOS ANGELES	CA	90024
216-35-030	VASIL JOHN/TRACY L	21C WOODBURY CT PARKVALE VILLAGE	DISCOVERY BAY HONG KONG		
216-52-001M	VELA LINDA	6650 W THOMAS RD	PHOENIX	AZ	85033
216-35-080	VILD ROBERT S/ROBERT J	35397 N 92ND PL	SCOTTSDALE	AZ	85262
216-65-040	VITALETTI GARY B/HELLER-VITALETTI MERYL S	35 CERONE CT	WEST ORANGE	NJ	7052
216-35-036	VUCIC THERESA/AVDIJA	4425 STONEHAVEN DR	LONG GROVE	IL	60047
216-65-018	WADE MICHAEL A	11516 E MARK LN	SCOTTSDALE	AZ	85262
216-65-015	WADSWORTH STANLEY D/MARY F	30600 N PIMA RD LOT 3	SCOTTSDALE	AZ	85266
216-65-020	WALL HENRY B III/MARIE E TR	30600 N PIMA RD	SCOTTSDALE	AZ	85262-185
216-65-090	WALSH WILLIAM W/HUGHES BONNIE R	30600 N PIMA RD UNIT 79	SCOTTSDALE	AZ	85262-186
216-45-135	WASSERMAN JOEL/ELLIE GLONEK TR	9964 E SEVEN PALMS DR	SCOTTSDALE	AZ	85262
216-35-275	WEISS MICHAEL D/JILL A	2312 SHADED BROOK DR	OWINGS MILLS	MD	21117
216-65-056	WELCH EDWARD J/MARSHA M TR	30600 N PIMA RD NO 45	SCOTTSDALE	AZ	85262
216-65-041	WENDA KATARZYNA	30600 N PIMA RD NO 30	SCOTTSDALE	AZ	85262

216-35-045	WENNERSTROM GARY/PAMELA	3305 EP TRUE PKWY 1403	WEST DES MOINES	IA	50265-767
216-52-168	WHISPER ROCK ESTATES COMMUNITY ASSOC	7999 E WHISPER ROCK TRL	SCOTTSDALE	AZ	85266
216-52-133	WHISPER ROCK ESTATES LLC	7377 E DOUBLETREE RANCH RD 100	SCOTTSDALE	AZ	85258
216-52-125	WHISPERING CREEK INVESTMENTS LLC	32531 N SCOTTSDALE RD STE 105-284	SCOTTSDALE	AZ	85266
216-35-109	WHITLOW WILLIAM D TR	35328 N 94TH ST	SCOTTSDALE	AZ	85262
216-35-010	WILLAT TAMARA L	12 SKY RD	MILL VALLEY	CA	94941
216-46-060	WILSON DANIEL P/LYNN J	34253 N 92ND WY	SCOTTSDALE	AZ	85262
216-34-133	WINDLE FAMILY TRUST	8731 E ARROYO SECO RD	SCOTTSDALE	AZ	85262
216-34-217	WINKLER SHELDON TR/ETAL	8672 E EAGLE CLAW DR	SCOTTSDALE	AZ	85262
216-46-047	WITHERSPOON JOHN T/JUDITH M	34718 N 92ND PL	SCOTTSDALE	AZ	85262
216-52-126	WRE 91 INVESTMENT LLC	7377 E DOUBLETREE RANCH RD STE 100	SCOTTSDALE	AZ	85258
216-35-009	WROBEL FAMILY TRUST	30551 PASEO DEL VALLE	LAGUNA NIGUEL	CA	96933
216-65-167	WUTTKE ROBERT T JR/DIANN L TR	8400 E DIXILETA DR NO 144	SCOTTSDALE	AZ	85262
216-35-082	YOSEMITE TRUST	35353 N 92ND PL	SCOTTSDALE	AZ	85262
219-62-148	YOUNG GEORGE/KRISTY	36296 N 98TH WY	SCOTTSDALE	AZ	85262
216-36-064	ZEIG EARL J/ROSEMARY K	9914 E WHITEWING DR	SCOTTSDALE	AZ	85262
216-35-084	ZITTER HENDRICK A/MCPHEE ZITTER LINDA I	35309 N 92ND PL	SCOTTSDALE	AZ	85262
212-21-033	27400 N 79 LLC	6539 E VOLTAIRE AVE	SCOTTSDALE	AZ	85254
212-08-411	7TH STREET PROPERTIES LLC	23300 TELEGRAPH RD	SOUTHFIELD	MI	48033
212-06-061	9225-2964 QUEBEC INC	1917 3RD AVE	VAT D DR	BC	J9P7B1
212-22-038	ABDEEN MONA/ABID EL M AJID	10523 E BECKER LN	SCOTTSDALE	AZ	85259-652
212-07-002H	ABOLHASSANI HAMID C/DENISE M	7990 E LA JUNTA RD	SCOTTSDALE	AZ	85255
212-08-351	AFFRONTI CIRO TR/JOANNE TR	26275 N PASO TRL	SCOTTSDALE	AZ	85225
212-08-389	AKKAD FERAS M/ SAMIA H	6310 E THOMAS RD STE 324	SCOTTSDALE	AZ	85251
217-04-478	ALAM MUSTAFA FAMILY TRUST	26347 N 89TH ST	SCOTTSDALE	AZ	85255
216-70-007C	ALBAS CAROL L TR	PO BOX 3184	CAREFREE	AZ	85377
212-07-101	ALBRIGHT ROBERT T/PATRICIA A	24830 N 76TH PL	SCOTTSDALE	AZ	85255
212-08-347	ALEXANDER MARK C/DANA A	9390 N 57TH ST	PARADISE VALLEY	AZ	85253
212-21-045	ALLEN FAMILY TRUST	7878 E NIMITZ RD	SCOTTSDALE	AZ	85262
212-06-059	ALLEN ROBERT	7389 E DESERT VISTA RD	SCOTTSDALE	AZ	85255
212-07-108	AMENT MATTHEW/ASHLEY	7726 E LA JUNTA RD	SCOTTSDALE	AZ	85255
212-08-397	AMOROSO LUIGI/ELIZABETH/PIETRO	18201 N 46TH ST	PHOENIX	AZ	85032
212-06-166	ANAYA BEATRICE A	7550 E DESERT VISTA RD	SCOTTSDALE	AZ	85255
212-07-113	ANDERSON MILES JAY/STEPHANIE TR	24755 N 77TH ST	SCOTTSDALE	AZ	85255
216-70-006T	ANDREW L ELDRIDGE LIVING TRUST/ETAL	15111 N HAYDEN RD NO 160-546	SCOTTSDALE	AZ	85260
212-08-352	ANGE M MITCHELL	26261 N PASO TRAIL	SCOTTSDALE	AZ	85255
216-85-034	ARIZONA BANK & TRUST (CUSTODIAN)	2036 E CAMELBACK RD	PHOENIX	AZ	85016
212-06-071	ASHENFELTER ERWIN VILROY/GWIN CAROL TR	24931 N 74TH PL	SCOTTSDALE	AZ	85255

217-04-191	ASHER JOSHUA C	10040 E HAPPY VALLEY RD UNIT 406	SCOTTSDALE	AZ	85255
216-70-006M	ATLAS DEVELOPMENT GROUP LLC	12024 N 61ST ST	SCOTTSDALE	AZ	85254
212-06-072	AUSTAD JANICE M/TIMOTHY G	24939 N 74TH PL	SCOTTSDALE	AZ	85255
212-06-146	BAKER TRUST	537 TORREY POINT RD	DEL MAR	CA	92014
212-22-026	BALLIETT TERRY J	PO BOX 751	SALOME	AZ	85348
212-07-178	BARBER MILLER W/KAREN H TR/WELLER RONALD D TR	8215 N 54TH ST	PARADISE VALLEY	AZ	85253
212-22-019	BARTON JAMES DAVID/SHARON L	1147 W NEWPORT BEACH DR	GILBERT	AZ	85233
212-08-082	BAST GREGORY A/MELANIE L TR	25238 N BRONCO TRL	SCOTTSDALE	AZ	85255
212-06-019	BAXTER EFRAIN ALBERTO O/DE OSORIO ARIANNE E P	7276 E WHISPERING WIND DR	SCOTTSDALE	AZ	85255
212-06-074	BAYER ALICE HALL TR	24955 N 74TH PL	SCOTTSDALE	AZ	85255
216-85-046	BECK GRANT L/JUDITH	718 GRIFFIN AVE #257	ENUMCLAW	WA	98022
212-06-107	BECKER RICHARD D/PATRICIA P TR	7552 E CHRISTMAS CHOLLA DR	SCOTTSDALE	AZ	85255
212-23-130	BECKER ROBERT C/REBECCA Z	7489ME MONTERRA WAY	SCOTTSDALE	AZ	85255
217-04-464	BEISER STEVE/CONNIE	8844 E LARIAT LN	SCOTTSDALE	AZ	85255
212-06-154	BERLIEW DIANA L	7489 E CHRISTMAS CHOLLA DR	SCOTTSDALE	AZ	85255
216-71-179	BIRCH DAL R/SHERYL E	28436 N 92ND PL	SCOTTSDALE	AZ	85262
212-21-028	BIRD PHILIP M/DOTTIE CARTWRIGHT	7928 E ANTIOCH WAY	SCOTTSDALE	AZ	85266
216-69-129	BLAKE BRUCE	28364 N HAYDEN RD	SCOTTSDALE	AZ	85262
212-21-035	BLAKE KENYON/DEBORAH	27614 N HAYDEN RD	SCOTTSDALE	AZ	85255
212-06-068	BLAKEMORE JEFFREY/MARY C	11338 E DALE LN	SCOTTSDALE	AZ	85262
212-10-047	BLANKENBAKER DAVID E	26625 N 71ST PL	SCOTTSDALE	AZ	85266
212-08-362	BLEIKLI LAWRENCE E/BRUSCA JANET R TR	26234 N PASO TRAIL RD	SCOTTSDALE	AZ	85255
212-22-030	BLOCKER JULIUS G TR	212 ASTOR DR	SAYVILLE	NY	11782
217-04-246	BOTTIGLIONE RICHARD G/CONNIE M TR	4045 E BELL RD 147	PHOENIX	AZ	85032
212-08-236	BOVEE-OLSON LOREN L/MICHELLE	8637 E LARIAT LN	SCOTTSDALE	AZ	85255
212-22-055B	BOYD BRYNN	7766 E JOMAX RD	SCOTTSDALE	AZ	85255
212-23-101	BRADY BERNARD F TR/FRANCES A TR	1539 GREENLEAF CT	BARTLETT	IL	60103
216-71-176	BROUGH DEBRA SETTLE	8912 E PINNACLE PEAK RD PMB 308	SCOTTSDALE	AZ	85255
212-06-115	BROWN CHRISTOPHER	24757 N 75TH WAY	SCOTTSDALE	AZ	85255
216-71-111	BROWN JAMES C/E ANN	9331 E HIDDEN GREEN DR	SCOTTSDALE	AZ	85262
216-70-003N	BROWN MERRILEE L/RANDY R	PO BOX 13458	GRAND FORKS	ND	58208
212-08-307	BROWNSON LEE S/ISAACSON PATRICIA P	26420 N 82ND ST	SCOTTSDALE	AZ	85255
212-08-238	BUCHANAN SHEILA LYNN/WILLIAM ROBERT	8607 E LARIAT LN	SCOTTSDALE	AZ	85255
212-07-137	BUCKLEY HUGH J III/DEBRA L	7649 E LA JUNTA	SCOTTSDALE	AZ	85255
212-06-041	BUCKLEY JULIA P	7368 E DESERT VISTA RD	SCOTTSDALE	AZ	85255
216-71-128	BUFFONI JEFFREY S TR	9349 E DALE LN	SCOTTSDALE	AZ	85262
212-23-005	BURGESS THOMAS A/MARY R	26750 N 73RD ST	SCOTTSDALE	AZ	85262
212-06-097	BURKE ROBERT F/JENNIFER TR	7492 E CHRISTMAS CHOLLA DR	SCOTTSDALE	AZ	85255

212-06-023	BURNS MARY RITA TR	7324 E WHISPERING WIND DR	SCOTTSDALE	AZ	85255
212-03-318	CAMBOW LLC	8042 E WHISPERING WIND DR	SCOTTSDALE	AZ	85255
217-04-190	CAMCREST TRUST	400 1550 S S SW	CALGARY	AB	T2R1R3
217-04-474	CAMELBACK WEALTH ADVISORS LLC	26595 N 89TH ST	SCOTTSDALE	AZ	85255
212-06-092	CAMPMAN DONALD A	7462 E CHRISTMAS CHOLLA DR	SCOTSDALE	AZ	85255
212-22-022	CARDELL BURTON R/HELEN L TR	27172 N 79TH ST	SCOTTSDALE	AZ	85255
212-08-303	CARDINAL VACATION PROPERTIES LLC	1424 OVERLAND DR	SAN MATEO	CA	94403
212-08-274	CARMAN NANCY R	8370 E ROWEL RD	SCOTTSDALE	AZ	85255
212-08-272	CARRON TERRY WALTER/PHYLLIS RUTH A TR	26550 N WRANGLER RD	SCOTTSDALE	AZ	85255
217-04-473	CARTON PHOENIX PARTNERSHIP	10719-182 STREET	EDMONTON	AB	T5S 1J5
216-69-133	CARVER MATTHEW/KATHERINE	3035 E TOPEKA DR	PHOENIX	AZ	85050
212-22-035	CELLCO PARTNERSHIP	30 INDEPENDENCE DR	WARREN	NJ	7059
212-03-351	CHAMBERS WARREN H II/PAMELA I	24822 N 80TH PL	SCOTTSDALE	AZ	85255
212-07-103	CHAMPEAU PHYLLIS A	7628 E LA JUNTA RD	SCOTTSDALE	AZ	85255
212-22-036A	CHASE JOHN L/CAROL A	26815 N 79TH ST	SCOTTSDALE	AZ	85255
217-04-189	CHIAT HAROLD/PHYLLIS	10040 E HAPPY VALLEY RD 404	SCOTTSDALE	AZ	85255
212-21-032	CHORD JUDY C	8700 E MOUNTAIN VIEW RD UNIT 1019	SCOTTSDALE	AZ	85258
212-06-099	CHRISTMAS CHOLLA LLC	12090 E PARADISE DR	SCOTTSDALE	AZ	85259
216-85-009A	CHRYS ALEXANDER P	PO BOX 25050	TEMPE	AZ	85285
212-22-027	CHUBA JOESPH	7793 MCCREARY RD	SEVEN HILLS	OH	44131
212-06-065	CHURCH KARIN A	24944 N 74TH PL	SCOTTSDALE	AZ	85255
212-23-110	CHURCHICH ALEXANDER/VIDA TR	26867 N 73RD WY	SCOTTSDALE	AZ	85266
212-22-029	CLARK DAVID E/GRETCHEN L	7502 E BENT TREE DR	SCOTTSDALE	AZ	85255
212-08-353	CLARK KELLY D/RITA M TR	26247 N PASO TRL	SCOTTSDALE	AZ	85255
212-06-067	CMGT LLC	24851 N 74TH PL	SCOTTSDALE	AZ	85255
212-08-348	COAKES SHERRILYN I TR	26465 N PASO TRL	SCOTTSDALE	AZ	85255
212-06-064	COLLINS KELLY ANN	24936 N 74TH PL	SCOTTSDALE	AZ	85255
212-22-048A	COLLINS ROBERT T/MICHELLE M	26833 N 78TH ST	SCOTTSDALE	AZ	85262
212-21-037	COLLINS ROBERT THOMAS/MICHELLE MULLENIX	26833 N 78TH ST	SCOTTSDALE	AZ	85262
212-08-358	CONDIT COREY/ARIANE	8026 E TETHER TRL	SCOTTSDALE	AZ	85255
212-08-077	CONSTANTINOU GEORGE TR	25610 N RANCH GATE RD	SCOTTSDALE	AZ	85255
212-06-063	COOK CHERYL CHRISTINE	24872 N 74TH PL	SCOTTSDALE	AZ	85255
212-06-164	COOPER PHILLIP A/BETH A	7538 E DESERT VISTA RD	SCOTTSDALE	AZ	85255
212-03-317	COOPER RICHARD M/JUDITH A	8028 E WHISPERING WIND DR	SCOTTSDALE	AZ	85255
212-08-008J	CORK JAMES L	26510 N PASO TRAIL	SCOTTSDALE	AZ	85255
212-06-108	CORTELEZZI TYLER RICHARD/ALLISON CATHERINE	88 W RICH ST	COLUMBUS	OH	43215
212-08-079	COTTER JEROME M & KAREN M	25412 N BRONCO TR	SCOTTSDALE	AZ	85255
212-23-135	CREHORE CHARLES M H/SANDRA H	7516 E CAVEDALE DR	SCOTTSDALE	AZ	85255

212-08-382	CUNNINGHAM JOHN A/NANCY B	8051 E LARIAT LANE	SCOTTSDALE	AZ	85255
212-23-136	D W BARRICK TRUST/FREDA A BARRICK TRUST	7542 E CAVEDALE DR	SCOTTSDALE	AZ	85266
212-08-297	DAHL JAMES R	26380 N WRANGLER RD	SCOTTSDALE	AZ	85225-000
212-08-263	DAVIS JON ERIK/STEFANIE M	26535 N WRANGLER RD	SCOTTSDALE	AZ	85255
212-06-017	DAVIS SUE	7260 E WHISPERING WIND DR	SCOTTSDALE	AZ	85255
216-71-095	DEARDEN-DAHER DANA	29033 NE 3RD WY	CARNATION	WA	98014
212-06-328	DEATLEY MARK A	7398 E LA JUNTA RD	SCOTTSDALE	AZ	85255
217-04-210	DESERT HIGHLANDS ASSOCIATION	10040 E HAPPY VALLEY RD	SCOTTSDALE	AZ	85255
216-85-015C	DESIREE G PIERONE TRUST	9050 E REDBORD RD	SCOTTSDALE	AZ	85262
212-03-349	DESMARTEAU DUSTIN/KITZMILLER KAYCEE	8041 E LA JUNTA RD	SCOTTSDALE	AZ	85255
216-71-173	DEVECCHIO JOSEPH ANTHONY JR/RACHELLE LOREE TR	9915 E DALE LN	SCOTTSDALE	AZ	85262
212-08-390	DEWEY PATRICK	2401 E RIO SALADO PKWY NO 1178	TEMPE	AZ	85281
212-21-065A	DICKSON MARVIN L & SHARON R	27840 N HAYDEN RD	SCOTTSDALE	AZ	85255
212-22-032	DIEKEMA ALBERT & BLANCA	24202 N 85TH ST	SCOTTSDALE	AZ	85255
212-08-092	DIMARE LESLEY/WALTER DAVID N	25032 N PASO TRL	SCOTTSDALE	AZ	85255
216-71-194	DINGLE DEVELOPERS AZ-1 LLC	9742 E HIDDEN GREEN DR	SCOTTSDALE	AZ	85262
217-04-465	DISCHLER DAVID/TENA	10814 N 71ST PL	SCOTTSDALE	AZ	85254
212-07-135	DOLKHANI DARIUSH H/BRAZANDEH FARZANEH	7621 E LA JUNTA	SCOTTSDALE	AZ	85255
212-08-253	DOLLARHIDE JAC P/JULIE L TR	26510 N 86TH WAY	SCOTTSDALE	AZ	85255
216-85-026A	DOROCIAK SHARON N TR	8912 E PINNACLE PEAK RD UNIT 8	SCOTTSDALE	AZ	85255
216-70-008A	DREAM CENTER SCOTTSDALE FIRST ASSEMBLY	15650 N 83RD WAY	SCOTTSDALE	AZ	85260
216-71-114	DUGUE REGIS G/RUTH A	9310 E HIDDEN GREEN DR	SCOTTSDALE	AZ	85262
212-08-360	DUNKEL MARK	8062 E TETHER TRL	SCOTTSDALE	AZ	85255
216-71-171	EASON JESSE/MADELINE	28652 N 92ND PL	SCOTTSDALE	AZ	85262
217-04-470	ECHOLS J DAN/DONNA H	8804 E ROWEL RD	SCOTTSDALE	AZ	85255
212-07-146	ELLINGSON MARK/JOAN	13816 W HIGHWAY 50	HALSTEAD	KS	67056
212-06-039	ELY DAVID P/WENDY G	7352 E DESERT VISTA RD	SCOTTSDALE	AZ	85255
216-85-006A	EMICH FRED III/CAROL	27333 N 90TH ST	SCOTTSDALE	AZ	85262
212-08-254	ENGLE JAMES T/PAMELA J	8610 E LARIAT LN	SCOTTSDALE	AZ	85255-000
212-22-045C	ENKOJI JOHN T/JUANITA L TR	26804 N 79TH ST	SCOTTSDALE	AZ	85255
212-08-349	ESTERVIG LANCE R/MELISSA A	26505 N PASO TRL	SCOTTSDALE	AZ	85255
212-22-057A	EVANGELICAL LUTHERAN SYNOD	6 BROWNS COURT	MANKATO	MN	56001
212-08-300	EVANS CHRIS G/MARCIA W TR	8387 E ROWEL RD	SCOTTSDALE	AZ	85255
216-71-110	FATHERAZI MASSOUD	9343 E HIDDEN GREEN DR	SCOTTSDALE	AZ	85262
216-70-006Y	FELLOWSHIP NORTH	28248 N TATUM BLVD STE B-1/509	CAVE CREEK	AZ	85331
216-85-028	FERRAGUT ULISES/KIM	28068 N 90TH WY	SCOTTSDALE	AZ	85262
212-06-329	FERRARI ROBERT II	7651 E SOFTWIND DR	SCOTTSDALE	AZ	85255
212-08-364	FETHERSTON THOMAS A/MARCIA S TR	8045 E TETHER TRL	SCOTTSDALE	AZ	85255

212-08-069	FINKEL RONALD F/BLUMEL LINDA A	25433 N RANCH GATE RD	SCOTTSDALE	AZ	85255
216-70-002U	FISHER CHAD G	5534 E FORGE AVE	MESA	AZ	85206
212-06-326	FITZMAURICE MICHAEL/DEBBIE	7350 E LA JUNTA RD	SCOTTSDALE	AZ	85255
216-85-008E	FOLEY JAMES P II/AMY J TR	27014 N 92ND ST	SCOTTSDALE	AZ	85255
216-85-035	FOLEY JAMES P II/AMY J TR	27014 N 92ND ST	SCOTTSDALE	AZ	85262
212-08-369B	FONG CHARLES T/ELSA Y C	14225 N 17TH PL	PHOENIX	AZ	85022
212-22-061	FORSYTH KEITH B	26850 N 77TH ST	SCOTTSDALE	AZ	85255-934
212-08-276	FORWARD THINKING TRUST	8310 E ROWELL RD	SCOTTSDALE	AZ	85255
212-21-046A	FREDERICK GEORGE C/KATHLEEN J	7807 E OVERLIN WAY	SCOTTSDALE	AZ	85266
212-06-337	FRICKE DONETTA A/DANIEL E	16112 LIVE OAK CIR	CANYON COUNTRY	CA	91387
212-06-163	FRIESEN PAUL/LARISSA	7532 E DESERT VISTA RD	SCOTTSDALE	AZ	85255
212-07-002F	GAI DAVID LYNN	7959 E LA JUNTA RD	SCOTTSDALE	AZ	85255
212-08-275	GARY M NELSON AND HEDY M NELSON TRUST	8340 E ROWEL RD	SCOTTSDALE	AZ	85255
212-08-355	GARZOLINI ANTHONY J	6898 W ASHBY DR	PEORIA	AZ	85383
212-21-018	GAYLORD KEVIN/DIANNE	23106 SOUTHEAST 148TH ST	MAPLE VALLEY	WA	98038
212-08-395	GLICKAUF WILLIAM/LYNN C	3328 RFD	LONG GROVE	IL	60047
216-71-174	GORDON AND YVONNE WEBER FAMILY TRUST	28604 N 92ND PL	SCOTTSDALE	AZ	85262
212-06-018	GRAHAM GARY ALAN/COOKIE LEE TR	7268 E WHISPERING WIND	SCOTTSDALE	AZ	85255
212-23-117	GRAHAM REVOCABLE TRUST	7466 E MONTERRA WAY	SCOTTSDALE	AZ	85266
216-85-013B	GRANTHAM WILLIAM W/SUZANNE L	9041 E REDBIRD RD	SCOTTSDALE	AZ	85262
212-03-354	GREAUX RICHARD J TR	8042 E LA JUNTA RD	SCOTTSDALE	AZ	85255
212-08-301	GRECO PATRICIA A/MICHAEL R	8357 E ROWEL RD	SCOTTSDALE	AZ	85255
212-07-002E	GREENE GARY/JANE W	7919 E LA JUNTA RD	SCOTTSDALE	AZ	85255
212-07-145	GREGORY JAMES E/KAREN L	7654 E WHISPERING WIND DR	SCOTTSDALE	AZ	85255
216-69-131	HAAG EDWARD W/GERALDINE A	7932 E DYNAMITE	SCOTTSDALE	AZ	85255
212-08-090	HAFTER FAMILY TRUST	8034 E SADDLE HORN RD BOX 191	SCOTTSDALE	AZ	85255
212-06-021	HALAS FRANK A	11933 N 91ST PL	SCOTTSDALE	AZ	85260
216-71-117	HALMEKANGAS JEFFREY S/KIMBERLY	9346 E HIDDEN GREEN DR	SCOTTSDALE	AZ	85262
212-06-095	HAMMER CARLOS A/SEAVERT ALLYSON L	7480 E CHRISTMAS CHOLLA DR	SCOTTSDALE	AZ	85255
212-08-371	HAMSTRA SIEBE/EILEEN	P O BOX 2139	CHANDLER	AZ	85244-213
216-85-037	HANISH DENNIS J/KARYL J TR	6122 E SONORAN TRL	SCOTTSDALE	AZ	85377
212-08-126	HAPPY VALLEY RANCH HOMEOWNERS ASSOC	26546 ALMA SCHOOL RD STE 100	SCOTTSDALE	AZ	85255
212-08-309	HARDER KENNETH RICHARD/FRANCES JULIANN TR	26360 N 82ND ST	SCOTTSDALE	AZ	85255
212-08-359	HARMAN DENNIS RAY/RUTH ANN TR	8044 E TETHER TR	SCOTTSDALE	AZ	85255
212-22-033A	HARPER JERRY T/LYNN M TR	26899 N 79TH ST	SCOTTSDALE	AZ	85262
212-22-052A	HAUGHTON JOHN W	26855 N 77TH ST	SCOTTSDALE	AZ	85255
212-07-107	HAUPERT LEYLA K	7712 E LA JUNTA RD	SCOTTSDALE	AZ	85255
216-71-113	HAYES ROBERT P/MARY ANN	9307 E HIDDEN GREEN DR	SCOTTSDALE	AZ	85262

216-85-008B	HCH INVESTMENTS LLC	2760 SW 312TH PL	FEDERAL WAY	WA	98023
212-08-357	HEATHER HOUSE LLC	8008 E TETHER TRL	SCOTTSDALE	AZ	85255
212-08-361	HEDGES CRAIG A/THEO C	8080 E TETHER DR	SCOTTSDALE	AZ	85255
217-04-185	HELLER ALAN L/ABBE D	5665 OAKWOOD CIR	LONG GROVE	IL	60047
212-07-002K	HELM FAMILY TRUST	7950 E LA JUNTA RD	SCOTTSDALE	AZ	85255-279
212-08-365	HERMOSA HEIGHTS HOMEOWNERS ASSOCIATION INC	26234 N PASO TRL	SCOTTSDALE	AZ	85255
212-06-330	HERZ JEFFREY R/JUDY B	7375 E LA JUNTA RD	SCOTTSDALE	AZ	85255
216-85-038	HIGGINS STEPHEN T/NATALIE C TR	27833 N 91ST ST	SCOTTSDALE	AZ	85262
212-22-058	HILLER LEN/MARGARET I	4432 E MONTECITO AVE	PHOENIX	AZ	85018
212-21-031	HINDS TAMARA L	7916 E OBERLIN WY	SCOTTSDALE	AZ	85266
212-10-046	HOKANSON DAVID/MARTHA L	26633 N 71ST PL	SCOTTSDALE	AZ	85262
212-08-377	HOLLANDER KEVIN W/STEFANIE M	8056 E LARIAT LN	SCOTTSDALE	AZ	85255
212-08-394	HOLLINGER ROBERT W/DIANE R	8732 E LARIAT LN	SCOTTSDALE	AZ	85255
216-69-158	HOLMASON RICHARD M/JULIE E	19708 N GILLIHAND RD	PORTLAND	OR	97231
212-06-339	HOLMES SCOTT M/RUTH M	7278 E LA JUNTA RD	SCOTTSDALE	AZ	85255
212-07-106	HORWIN LOUIS/JULIANA TR	7670 E LA JUNTA RD	SCOTTSDALE	AZ	85255
212-22-024B	HUNSBERGER RICHARD A	8711 E PINNACLE PEAK RD BOX 6492	SCOTTSDALE	AZ	85255-000
212-06-165	HYLTON TRUST	7544 E DESERT VISTA RD	SCOTTSDALE	AZ	85255
212-22-040	J & T THOMAS FAMILY TRUST	26655 N 79TH ST	SCOTTSDALE	AZ	85266
216-71-115	JACK DAVID B/GAYLE C	11908 BROOKGLEN DR	SANDY	UT	84092
216-85-008F	JAMES AND LOIS MCGINNIS 1997 TRUST	27222 N 92ND ST	SCOTTSDALE	AZ	85262
212-23-098	JAMES R AND CONNIE L DOLAN TRUST	26851 N 73RD ST	SCOTTSDALE	AZ	85266
212-08-378	JEFFRIES SEAN M/CHRISTINE R	8038 E LARIAT LN	SCOTTSDALE	AZ	85255
212-08-270	JEREMY FRIEND CRAWLEY TRUST	6720 N SCOTTSDALE RD STE 111	SCOTTSDALE	AZ	85253
216-71-129	JIM & SUE SWANTKO TRUST	9337 E DALE LN	SCOTTSDALE	AZ	85262
212-22-043	JOCELYN LOWNES TRUST	26640 N 78TH ST	SCOTTSDALE	AZ	85266
216-71-144	JOCHIM THOMAS/LEAH	20915 NE 140TH CIR	WOODINVILLE	WA	98077
212-06-015	JOHN GORDON AND SUNN HE WESTERFIELD FAMILY TR	7244 E WHISPERING WIND DR	SCOTTSDALE	AZ	85256
212-08-271	JOHNSON DAVID D/LENI E	PO BOX 4186	SCOTTSDALE	AZ	85261
212-22-054	JOHNSON FAMILY REVOCABLE TRUST	7701 EAST WOOD DR	SCOTTSDALE	AZ	85260
212-23-133	JOHNSON JUSTIN/TREANA	7435 E MONTERRA WY	SCOTTSDALE	AZ	85266
212-22-045F	JOHNSON KEVIN/JENNY	26780 N 79TH ST	SCOTTSDALE	AZ	85262
212-08-280	JOHNSON MARK W/KAREN A	8320 E LARIAT LN	SCOTTSDALE	AZ	85255
212-23-142	JOMAX/MONTERRA COMMUNITY ASSOCIATION	760 S STAPLEY DR	MESA	AZ	85204
212-22-042	JOYCE BACZYNSKI FAMILY TRUST	2041 E MALIBU DR	TEMPE	AZ	85282
212-21-024	K MCCAFFREY LLC PROFIT SHARING PLAN	28182 N HAYDEN RD	SCOTTSDALE	AZ	85266
216-85-006B	KACKLEY JERRY A/LISA SHOVER	27197 N 90TH ST	SCOTTSDALE	AZ	85255
216-70-013	KALE HOWARD F JR/SANDRA	8142 E GRAY RD	SCOTTSDALE	AZ	85260

212-08-388	KAMASINSKI LEO JUNIOR/PITT JEFFREY B	8738 E ROWELL RD	SCOTTSDALE	AZ	85255
212-06-167	KANKASH FARSHAD/KHALEGHI MAHSA	7556 E DESERT VISTA RD	SCOTTSDALE	AZ	85255
212-06-106	KASKEL ANN	7546 E CHRISTMAS CHOLLA DR	SCOTTSDALE	AZ	85255
216-71-184	KATZOWSKY ISABELLA I	28367 N 92ND PL	SCOTTSDALE	AZ	85262
217-04-186	KELLEHER THOMAS/LINDA J	745 HEATHERWAY	ANN ARBOR	MI	48104
216-70-014	KELLEY JOHN J/LINDA S	10487 E RISING SUN DR	SCOTTSDALE	AZ	85262
216-69-128A	KELLEY PATRICK W/MCDONELL DONELL	PO BOX 7031	PHOENIX	AZ	85011
212-06-340	KELLEY SHAUN P/GINA M	7302 E LA JUNTA RD	SCOTTSDALE	AZ	85255
212-06-149	KELLY EUGENE D TR	7519 E CHRISTMAS CHOLLA DR	SCOTTSDALE	AZ	85255
217-04-467	KELSO TIM	8879 E ROWEL RD	SCOTTSDALE	AZ	85255
216-85-029	KEZIRIAN GUY/MARY K TR	28071 N 90TH WY	SCOTTSDALE	AZ	85255
212-23-111	KILPATRICK DONALD H/BARBARA L TR	26835 N 73RD WY	SCOTTSDALE	AZ	85255
212-06-334	KIM WON S/JI H	7279 E LA JUNTA RD	SCOTTSDALE	AZ	85255
216-85-032	KLOTZ VICTOR S/CHRISTIE K	P O BOX 86	HOLCOMB	KS	67851
212-08-401	KNESS FAMILY 2010 REVOCABLE TRUST	2919 CIELO VISTA CT	MINDEN	NV	89423
216-71-112	KNODEL WILLIAM F/ANN C	9319 E HIDDEN GREEN DR	SCOTTSDALE	AZ	85262
212-08-402	KOBASEW NICOLAS J	8059 E REMUDA DR	SCOTTSDALE	AZ	85255
217-04-476	KOLASNY EUGENE/JAN	8530 FARS COVE	BURR RIDGE	IL	60527
212-07-002C	KORT JAMES S/SMEETS WILHELMINA J TR	7910 E LA JUNTA RD	SCOTTSDALE	AZ	85255
216-71-142	KOVACICH JOHN	9349 E MONUMENT DR	SCOTTSDALE	AZ	85262
212-06-069	KRAUSE LAURA SUE	PO BOX 26585	SCOTTSDALE	AZ	85255
212-08-255	KREMER WILLIAM J/AMY P	26555 N 86TH ST	SCOTTSDALE	AZ	85255
212-23-127	KREMSER DAVID A/SANDRA A/SEGER MARGARET M	7543 E MONTERRA WY	SCOTTSDALE	AZ	85255
212-06-062	KROOT HEATHER J	24864 N 74TH PL	SCOTTSDALE	AZ	85255
212-22-031	KUHLMAN SHARON/MARK F	7986 E REDBIRD RD	SCOTTSDALE	AZ	85262
212-22-049	KUNKEL JEFFREY F/MARY L	PO BOX 27843	SCOTTSDALE	AZ	85255
212-08-370A	L&E AMOROSO FAMILY LIVING TRUST/ETAL	27632 N 45TH WY	CAVE CREEK	AZ	85331
212-06-148	LAMB MICHAEL W	7531 E CHRISTMAS CHOLLA DR	SCOTTSDALE	AZ	85255
212-23-006	LANG ROBIN/BARBARA	152 PARK DR	WHITECOURT	AB	T7S 1T4
212-08-396	LAPKIN MITCHELL L	8769 E ROWELL RD	SCOTTSDALE	AZ	85255
212-10-048	LARRY B HERRON AND BETTY ANN HERRON FAMILY TR	26619 N 71ST PL	SCOTTSDALE	AZ	85266
212-21-022	LATHAM WILLIAM T/KAREN K	1847 7 RD	MACK	CO	81525
212-07-011D	LEAVITT PHILIP H/BETTY M	7920 E CHAMA RD	SCOTTSDALE	AZ	85255-279
212-08-367	LEINWEBER MARK MCCLOUD/LINDA AVERY TR	8007 E SADDLEHORN RD	SCOTTSDALE	AZ	85255
212-08-264	LEONARD WELLINGTON T/MICHELE TR	26575 N WRANGLER RD	SCOTTSDALE	AZ	85255
212-23-115	LEVY MICHAEL/JAMIE	7430 E MONTERRA WY	SCOTTSDALE	AZ	85262
212-22-056	LIGHTNER MARTIN R/MONIQUE R	26420 N 82ND ST	SCOTTSDALE	AZ	85255
217-04-477	LISTFIELD JAMES/PATRICE	26409 N 89TH ST	SCOTTSDALE	AZ	85255

212-07-139	LONG RONALD R	7719 E LA JUNTA RD	SCOTTSDALE	AZ	85255
212-21-025	LONGWORTH GERALD R	7915 E DYNAMITE BLVD	SCOTTSDALE	AZ	85255
212-23-137	LOPEZ JAIME/FIALLOS MARIA	7568 E CAVEDALE DR	SCOTTSDALE	AZ	85255
212-07-142	LORINE CHRISTOPHER/POLINSKY LAURIE H	24748 N 77TH ST	SCOTTSDALE	AZ	85255
212-06-333	LOTUS TRUST	PO BOX 28381	SCOTTSDALE	AZ	85255
212-08-403	LYNNHOME LLC	10305 E CALLE DE LAS BRISAS	SCOTTSDALE	AZ	85255
216-70-009A	LYONS MARK K/BETHANN B	10686 LAUREL LN	SCOTTSDALE	AZ	85259
212-08-089	MACEDO HUMBERTO F/LILIANA D	8046 E SADDLEHORN RD	SCOTTSDALE	AZ	85255
212-08-420	MACLEOD KAREN M	16794 W BROOKHAVEN CT	SURPRISE	AZ	85387
212-23-116	MAHAN W MARK/DARLENE TR	7448 MONTERRA WY	SCOTTSDALE	AZ	85262
212-08-269	MAHR FAMILY TRUST	4033 SUNSET LN	OXNARD	CA	93035
212-07-011A	MAJEED BASHAR/STIPHO-MAJEED SUHAIR	7500 E DEER VALLEY UNIT 97	SCOTTSDALE	AZ	85255-486
212-06-075	MALKI AFREM/LEMAN	24963 N 74TH PL	SCOTTSDALE	AZ	85255
212-07-138	MANDEL GARY/GERALYN	7663 E LA JUNTA RD	SCOTTSDALE	AZ	85255
212-08-380	MANGALAPALLI HARI R/LORI S	8015 E LARIAT LN	SCOTTSDALE	AZ	85255
212-08-370B	MANSAR MANSAR J/JINIVER	1110 E POTTER DR	PHOENIX	AZ	85024
212-08-281	MANSON MICHAEL H/CAMERON D TR	8350 E LARIAT LN	SCOTTSDALE	AZ	85255
212-08-391	MARINO FRANK V/KARINA	8795 E ROWEL RD	SCOTTSDALE	AZ	85255
216-71-172	MARIO LUCIE	28628 N 92ND PL	SCOTTSDALE	AZ	86262
212-06-155	MARKLOW DEBORAH	7483 E CHRISTMAS CHOLLA DR	SCOTTSDALE	AZ	85255
212-22-037A	MARKOVIC DRAGANA	26777 N 79TH ST	SCOTTSDALE	AZ	85255
212-08-298	MAROULAKOS HARRY G/MARILYN	26420 N WRANGLER RD	SCOTTSDALE	AZ	85255
212-22-059	MARTIN DEAN A	26789 N MILLER RD	SCOTTSDALE	AZ	85266
212-06-327	MARTINELL TIMOTHY E/KATHLEEN M	7374 E LA JUNTA RD	SCOTTSDALE	AZ	85255
212-08-250	MASCHHAUPT ERIC/BRANDY	26585 N 86TH WY	SCOTTSDALE	AZ	85255
216-71-186	MASON JAMES R	1406 S DELAWARE ST	SAN MATEO	CA	94402
216-70-007M	MASTRO TRUST	8560 E VIA DONA RD	SCOTTSDALE	AZ	85262
212-07-112	MATTI FIRAS	24811 N 77TH ST	SCOTTSDALE	AZ	85255
212-08-384	MAXSON BRYCE/ALANA	8087 E LARIAT LN	SCOTTSDALE	AZ	85255
212-23-132	MCABEE RICHARD/MARGARET S	7453 E MONTERRA WY	SCOTTSDALE	AZ	85262
212-21-026	MCCAFFREY KEVIN P/KRISTINE L	28182 N HAYDEN RD	SCOTTSDALE	AZ	85266
212-08-356	MCCOLLUM JULIE LYNN	26205 N PASEO TRL	SCOTTSDALE	AZ	85255
212-21-029	MCDONALD JAMES ROBERT	4910 N 44TH ST #17	PHOENIX	AZ	85018
212-08-405	MCDOWELL SONORAN LAND CONSERVANCY	16435 N SCOTTSDALE RD STE 110	SCOTTSDALE	AZ	85254
212-08-376	MCGIVERN THOMAS D/BILLIE J	26450 N PASO TRL	SCOTTSDALE	AZ	85255
212-08-386	MCINTIER FAMILY TRUST	10027 N 55TH PL	SCOTTSDALE	AZ	85253
212-06-162	MCKEE BRIAN A/CELENDER AMIE M	7526 E DESERT VISTA RD	SCOTTSDALE	AZ	85255
212-06-022	MCSPADDEN SANDI	7316 E WHISPERING WIND DR	SCOTTSDALE	AZ	85255

212-23-129	MEHAN MICHAEL P/SARAH J TR	7507 E MONTERRA WY	SCOTTSDALE	AZ	85266
212-10-045	MELTON BRANDE/SETH	15255 N FRANK LLOYD WRIGHT NO 2126	SCOTTSDALE	AZ	85260
212-07-010	MENNA PETER T/KELLY E	7950 E CHAMA RD	SCOTTSDALE	AZ	85255
216-85-048	MERIT CROSSING HOMEOWNERS ASSOC INC	760 S STAPLEY DR	MESA	AZ	85204
212-23-114	MERWITZER ROBERT A/BELLE W TR	7412 E MONTERRA WY	SCOTTSDALE	AZ	85262
212-07-134	MESCHES JEREMY/CORINNE	24739 N 76TH PL	SCOTTSDALE	AZ	85255
212-06-152	MESCHES JEREMY/CORINNE M	7501 E CHRISTMAS CHOLLA DR	SCOTTSDALE	AZ	85255
212-07-002D	MESTMAN GARY/MARICE P TR	7999 E LA JUNTA RD	SCOTTSDALE	AZ	85255
212-06-098	METROPOLITAN FINANCIAL II LLC	4500 N 32ND ST STE 200	PHOENIX	AZ	85018
212-22-046	MEYER EDWARD J/MARY LOU TR	7885 E REDBIRD RD	SCOTTSDALE	AZ	85255
216-71-133	MIKE AND MARILYN CARROLL FAMILY TRUST	9358 E DALE LN	SCOTTSDALE	AZ	85262
212-23-007	MIKHAIL DANNY/NOELA	PO BOX 27573	SCOTTSDALE	AZ	85255
212-03-355	MILLER DAMON/ANGELA	8104 E LA JUNTA RD	SCOTTSDALE	AZ	85255
216-71-182	MILLER DONALD J/MICHELLE A	28340 N 92ND PL	SCOTTSDALE	AZ	85262
212-21-040	MILLER LIVING TRUST	831 E STEPHENS DR	TEMPE	AZ	85283
212-08-261	MINGL STEVEN W/LEANNE DOUGHTY	8530 E LARIAT LN	SCOTTSDALE	AZ	85255
212-21-038	MIYAGAWA K-K J/HAE-KYUNG L	7715 E EUCLID AVE	MESA	AZ	85208
216-85-003A	MLADICK RICHARD M	10634 E RAINTREE DR	SCOTTSDALE	AZ	85255
216-71-180	MONOSCALCO LAURA C TR	28412 N 92ND PL	SCOTTSDALE	AZ	85262
212-08-345	MORALES ARTHUR L/KATHY M	26345 N PASO TR	SCOTTSDALE	AZ	85255
212-22-062	MOSER GEORGE/GIZELLA TR	4125 E RANCHO TIERRA DR	CAVE CREEK	AZ	85331-000(
212-06-332	MOTLEY JOAN Y	7327 E LA JUNTA RD	SCOTTSDALE	AZ	85255
212-08-354	MOYER SAMUEL H/DEBRA L	26233 N PASO TRAIL	SCOTTSDALE	AZ	85255
216-85-013C	MOZAK DENNIS/LAURIE	5855 E QUAIL TRACK DR	SCOTTSDALE	AZ	85266
212-08-080	MURAWSKI MARK D	25404 NORTH BRONCO TRAIL	SCOTTSDALE	AZ	85255
212-08-379	MURBACH OTHILIA	8020 E LARIAT LN	SCOTTSDALE	AZ	85255
212-08-246	NARDUZZI SHARON M/NARDUZZI JAMES E	26435 N WRANGLER RD	SCOTTSDALE	AZ	85255
212-06-341	NAZARENO NESTOR N/MARIA ALMA	7326 E LA JUNTA RD	SCOTTSDALE	AZ	85255
212-06-113	NEELY DEBORAH	24817 N 75TH WY	SCOTTSDALE	AZ	85255
212-08-257	NELSON RHUNO J/LINDA A TR	26590 N 86TH ST	SCOTTSDALE	AZ	85255
216-70-001N	NELSON TRUST	31448 N GRANITE REEF RD	SCOTTSDALE	AZ	85262
212-08-305	NEUMEYER DONALD G/GHORASHI AZAM	26540 N 82ND ST	SCOTTSDALE	AZ	85255
212-08-084	NHC ENTERPRISES LIMITED PARTNERSHIP	25402 N BRONCO TRL	SCOTTSDALE	AZ	85255
212-22-041	NICK J POLYDOROS AND PAMELA G POLYDOROS TRUST	26672 N 79TH ST	SCOTTSDALE	AZ	85266
212-06-110	NICKELL CAMERON D	24853 N 75TH WY	SCOTTSDALE	AZ	85255
212-21-036	NIMITZ 79	121 - 36TH ST UNIT A	NEWPORT BEACH	CA	92663
212-08-091	NORDSTROM MICHAEL E/LORA A	8107 E SADDLE HORN RD	SCOTTSDALE	AZ	85255
216-70-007H	NORTH CORPORATE PROPERTIES LLC	7575 JEFFERSON HWY UNIT 178	BATON ROUGE	LA	70806

212-06-150	NOTARO ANDREA B/LIKAJ KLITON	7513 E CHRISTMAS CHOLLA DR	SCOTTSDALE	AZ	85255
212-22-060	NOVAK PAUL/CONSTANCE W TR	26780 N 77TH ST	SCOTTSDALE	AZ	85262
212-07-002J	NOVICKI DONALD/BARBARA	7930 E LA JUNTA RD	SCOTTSDALE	AZ	85255
212-08-299	NOWLIN RICHARD C/ANNE A TR	8417 E ROWELL RD	SCOTTSDALE	AZ	85255
216-85-033	NUESSLE FAMILY TRUST	28009 N 90TH WY	SCOTTSDALE	AZ	85262
212-07-141	OCONNELL GEORGE A/ROSELYN R TR	7747 E LAJUNTA RD	SCOTTSDALE	AZ	85255
212-08-233	OCONNOR RODERICK J III/CHRISTINE H TR	8727 E LARIAT LN	SCOTTSDALE	AZ	85255
212-08-285	ODONNELL HENRY ANTHONY	4001 PRADO DEL TRIGO	CALABASS	CA	91302
212-06-060	OHEARN WILLIAM MICHAEL/ANNETTE	7397 E DESERT VISTA RD	SCOTTSDALE	AZ	85255
216-71-116	OHRLING MARC L/JANETTE L	8212 NW 16TH AVE	VANCOUVER	WA	98665
212-07-100	OKANE MICHAEL ARTHUR THOMAS/KRISTA NADINE	238 DISCOVERY RIDGE TERRACE SW	CALGARY	AB	T3H5T6
212-06-335	OLSON ELLEN T TR	7255 E LA JUNTA RD	SCOTTSDALE	AZ	85255
212-22-034	ONE PINE RANCH LC	PO BOX 752	SARATOGA	WY	82331
212-08-088	ONEILL CLIFFORD G/ANNA	P O BOX 5714	SCOTTSDALE	AZ	85261
212-23-099	OUDMAN TIMOTHY L/HEATHER A	26819 N 73RD ST	SCOTTSDALE	AZ	85266
217-04-475	OWEN SUSAN J/RICHARD M	930 HAYNE RD	HILLSBOROUGH	CA	94010
212-08-302	PACHECO ALLEN P/DIANE E	8327 E ROWEL RD	SCOTTSDALE	AZ	85255
212-06-096	PADDISON MICHAEL J	7486 E CHRISTMAS CHOLLA DR	SCOTTSDALE	AZ	85255
212-08-368G	PALMIOTTO ANTHONY/CONCETTA C TR	8711 E PINNACLE PEAK RD PMB 131	SCOTTSDALE	AZ	85255-351
212-08-267	PARKER JOHN L/ALBERTA BAIR	8587 E ROWEL RD	SCOTTSDALE	AZ	85255-000
212-03-352	PARKER WOODROE S/PATRICIA L	14008 100TH AVE NE	BOTHELL	WA	98011
212-06-151	PATALINO DAVID R	35C WINDY HILL	BALLSTON	NY	12019
212-08-363	PATRICIA A SHEPARD TRUST	26220 N PASO TRL	SCOTTSDALE	AZ	85255
212-06-066	PATRICK AND STACY BERTINELLI FAMILY TRUST	24952 N 74TH PL	SCOTTSDALE	AZ	85255
216-71-187	PATTON MARK A/KAREN L	28439 N 92ND PL	SCOTTSDALE	AZ	85262
212-23-008	PENG DENNIS/SHEN CHIHNI TR	26846 N 73RD ST	SCOTTSDALE	AZ	85266
212-08-234	PEPE MARY ANN	8697 E LARIAT LN	SCOTTSDALE	AZ	85255
212-22-053	PEREZ JOEY C/MATSUNO KRISTEN	1017 BIENVENEDA AVE	PACIFIC PALISADES	CA	90272
212-06-093	PETERS HEIDI C	7468 E CHRISTMAS CHOLLA DR	SCOTTSDALE	AZ	85255
212-08-310	PETERSEN DAVID A	26340 N 82ND ST	SCOTTSDALE	AZ	85255
212-03-316	PETRUZZELLA SALVATORE/ROSEMARY	8002 E WHISPERING WIND DR	SCOTTSDALE	AZ	85255
217-04-187	PHYLLIS E COLBY ILLINOIS QTIP MARITAL TRUST	2031 SHERIDAN RD	BUFFALO GROVE	IL	60089
212-21-027A	PIERCE JAMES R SR/BARBARA J TR	28002 N HAYDEN RD	SCOTTSDALE	AZ	85262
216-70-006V	PIMA REALTY INC	301 NORTH MAIN STREET	NEW CITY	NY	10956
217-04-488	PINNACLE PEAK PLACE HOMEOWNERS ASSOCIATION	17207 N PERIMETER DR STE 200	SCOTTSDALE	AZ	85255
212-06-077	PINNACLE PEAK RESERVE HOMEOWNERS ASSOCIATION	8765 W KELTON LN BLDG A1 STE 102	PEORIA	AZ	85382
212-03-353	PLEMONS PECK JULIE	8028 E LA JUNTA RD	SCOTTSDALE	AZ	85255
212-08-385	POINT LOMA INVESTOR INC	726 N TAMARISH	CHANDLER	AZ	85224

212-08-262	POSITANO DOMINIC F/SANDRA TR	8500 E LARIAT LN	SCOTTSDALE	AZ	85255
212-23-003	POTEET KIRK L	5518 E AVALON	PHOENIX	AZ	85018
217-04-248	POTTKER TAMARA/DENNEY DOUGLAS R TR	10040 E HAPPY VALLEY RD UNIT 399	SCOTTSDALE	AZ	85255
217-04-463	PPP DEVELOPMENT LLC	17207 N PERIMETER DR 200	SCOTTSDALE	AZ	85255
216-71-001W	PPVN DEVELOPERS LP	8711 E PINNACLE PEAK RD UNIT D100	SCOTTSDALE	AZ	85255-351
212-08-268	PROCTOR RICHARD L S/MILLER MELISSA A	8570 E ROWEL RD	SCOTTSDALE	AZ	85255
216-71-132	PROKOP RODNEY A/DEBORAH	9346 E DALE LN	SCOTTSDALE	AZ	85262
212-23-113	PROSKE JOHN T/GEORGETTE E TR	26771 N 73RD WAY	SCOTTSDALE	AZ	85262
212-08-248	PROVERBS 31 29 LLC	26505 N 86TH WY	SCOTTSDALE	AZ	85255
212-23-119	PUBLIK JOSEPH/MARIA	7502 E MONTERRA WAY	SCOTTSDALE	AZ	85266
217-04-468	QUINN ROBERT J	4127 E PULLMAN RD	CAVE CREEK	AZ	85331
212-22-055A	QUINN TED M	776 JOMAS RD	SCOTTSDALE	AZ	85262
212-06-338	QUINNEY JEFFREY M	7254 E LA JUNTA RD	SCOTTSDALE	AZ	85255
217-04-471	RAD DAVAR/ANSARI SHAYA	4528 BELLVIEW AVE UNIT 203	KANSAS CITY	MO	64111
212-08-410	RAMIREZ FRANK P/DIANA C	8014 E SADDLEHORN RD	SCOTTSDALE	AZ	85255
212-08-249	RAMOHALLI GAUTHAM/APARNA	26545 N 86TH WAY	SCOTTSDALE	AZ	85255-000
212-08-406	RAWHIDE ESTATES COMMUNITY ASSOCIATION	8048 E REMUDA DR	SCOTTSDALE	AZ	85255
212-08-068	REEL RICHARD/LEANNE M	85 S WASHINGTON ST STE 200	SEATTLE	WA	98104
216-85-040	REVOCABLE LIVING TRUST	27929 N 91ST ST	SCOTTSDALE	AZ	85262
212-08-306	RICE COLIN M	26500 N 82ND ST	SCOTTSDALE	AZ	85255
212-22-028	RICHARD DAVID T/ANN L TR	27201 N 79TH ST	SCOTTSDALE	AZ	85255
212-08-093	RICKERSON ED/SUZANNE	25018 N PASO TR	SCOTTSDALE	AZ	85255
212-07-099	RIVERS JENNIFER/JOHN L IV	24746 N 76TH PL	SCOTTSDALE	AZ	85255
212-22-025	RIVKIN JOSEPH R	7951 E PINNACLE VISTA DR	SCOTTSDALE	AZ	85266
212-06-145	ROACH RONALD W/SUSAN E	27641 N 74TH ST	SCOTTSDALE	AZ	85266
212-08-387	ROBERT KURT A	8038 E LARIAT LN	SCOTTSDALE	AZ	85255
212-08-087	ROBERTS LIVING TRUST	8118 E SADDLE HORN RD	SCOTTSDALE	AZ	85255
212-08-085	ROBERTSON THOMAS ARCH TR	25380 N RANCH GATE RD	SCOTTSDALE	AZ	85255
217-04-249	ROBINSON RICHARD M/NANCY R	10040 E HAPPY VALLEY RD LOT 400	SCOTTSDALE	AZ	85255
212-08-081A	ROBLE ROBERT F/JULIE R	25248 N BRANCO TRAIL	SCOTTSDALE	AZ	85255
216-85-030	ROSENBLEDT DANIEL J	10 SANTA GINA CT	HILLSBORUGH	CA	94010
216-85-045	ROSKOS/FJELD FAMILY TRUST	28139 N 92ND PL	SCOTTSDALE	AZ	85262
216-71-183	ROWHANI FAMILY TRUST	28316 N 92ND PL	SCOTTSDALE	AZ	85262
212-21-034	RUDMAN PARTNERSHIP	4700 FIRST CITY CENTER 1700 PACIFIC AVE	DALLAS	TX	75201-467
212-08-256	SAENZ TONY/MAUREEN	26595 N 86TH ST	SCOTTSDALE	AZ	85255-000
212-08-245	SALTER CYNTHIA D/PETER	26475 N WRANGLER RD	SCOTTSDALE	AZ	85255
212-08-311	SAMAL NIGAMANANDA/ASHMEET K	26300 W 82ND ST	SCOTTSDALE	AZ	85255
212-03-350	SANDLER HARLEIGH/BARBARA TR	PO BOX 25010	SCOTTSDALE	AZ	85255-010

212-08-279	SANDY KARPEN AND SHARON KARPEN JOINT LIVING T	8290 E LARIAT LN	SCOTTSDALE	AZ	85255
212-06-342	SANTUARIO HOMEOWNERS ASSOCIATION	7440 N 16TH ST STE 300	PHOENIX	AZ	85020
216-85-003E	SCHABER EDWARD L/ KAYLENE J TR	9020 E JOMAX RD	SCOTTSDALE	AZ	85262
212-21-044	SCHECK ADRIENNE C	7887 E NIMITZ RD	SCOTTSDALE	AZ	85266
212-08-346	SCHMIDT STEPHEN P/BARBARA J	26385 N PASO TRAIL	SCOTTSDALE	AZ	85255
212-06-040	SCHMITT SAM H/TRACY E TR	7360 E DESERT VISTA RD	SCOTTSDALE	AZ	85255
212-06-104	SCHNEIDER ROBERT/APRIL	143 NORMANDY CT	ABERDEEN	NJ	7747
212-08-308	SCHNIRCH DAVID/DESIREE	26380 N 82ND ST	SCOTTSDALE	AZ	85255
216-71-130	SCHULMAN ROBERT L/SHERRYE J	9325 E DALE LN	SCOTTSDALE	AZ	85262
212-06-109	SCHULTZ ROBERT D/MICHELLE M	7564 E CHRISTMAS CHOLLA DR	SCOTTSDALE	AZ	85255
212-23-102	SCHUSTER JOHN J/LINDA S	26830 N 73RD WAY	SCOTTSDALE	AZ	85255
212-06-100	SCIACERO 7510 LLC	7621 VIA DEL REPOSO	SCOTTSDALE	AZ	85258
212-06-101	SCIACERO 7516 LLC	7621 VIA DEL REPOSO	SCOTTSDALE	AZ	85258
212-06-103	SCIARCERO 7528 LLC	7621 VIA DEL REPOSO	SCOTTSDALE	AZ	85258
216-71-143	SCOTT HOUSTON LIVING TRUST/HOUSTON ROBIN RAE	3004 S MARKET ST NO 3009	GILBERT	AZ	85295
216-85-039	SECURE VENTURES LLC	26782 N 73RD ST	SCOTTSDALE	AZ	85266
212-08-392	SEDILLO RICHARD JR	3469 E PARADISE DR	PHOENIX	AZ	85028
212-23-002	SEIGER MARVIN/MARILYN TR	26787 N 73RD ST	SCOTTSDALE	AZ	85255
212-07-109	SEXTON MARK EDWARD/JEANETTE ANN LANDGREN	7740 E LA JUNTA RD	SCOTTSDALE	AZ	85255
212-23-128	SHAFIEZADEH HOUMAN/SYLVIA	7525 E MONTERRA WAY	SCOTTSDALE	AZ	85255
217-04-183	SHARON B MATHES REVOCABLE TRUST	309 S GREEN ST	CHICAGO	IL	60607
212-08-393	SHEPHERD JAMES A/DOLORES B	8762 E LARIAT LN	SCOTTSDALE	AZ	85255
212-08-083	SHORE PHYLLIS LEIPHART TR	25237 N BRONCO TRL	SCOTTSDALE	AZ	85255
212-23-134	SILLS MICHAEL GARY	7417 E MONTERRA WY	SCOTTSDALE	AZ	85255
212-03-348	SIPPEL MICHAEL J/SHARON L	8101 E LA JUNTA RD	SCOTTSDALE	AZ	85255
212-06-331	SLAWSON DANIEL M/ROBERTS SLAWSON LAURIE A	7351 E LA JUNTA RD	SCOTTSDALE	AZ	85255
212-08-266	SMERSKY MARK/REIGLE JULIE A	8557 E ROWEL RD	SCOTTSDALE	AZ	85255
212-08-278	SMITH B DOUGLAS/CORA ANN TR	8260 E LARIAT LN	SCOTTSDALE	AZ	85255
212-08-304	SMITH CHARLES W & M MARGOT CO-TR	26465 N 82ND ST	SCOTTSDALE	AZ	85255
212-23-100	SMITH DALE D/SALLY J TR	PO BOX 26S40	SCOTTSDALE	AZ	85255
212-07-102	SMITH GARRETT/KRISTINA	7614 E LA JUNTA	SCOTTSDALE	AZ	85255
212-08-260	SMITH NANCY ZOE TR	8560 E LARIAT LN	SCOTTSDALE	AZ	85255
212-06-105	SMITH SCOTT A/ANDREA C	24325 N 75TH WY	SCOTTSDALE	AZ	85255
212-23-118	SNYDER ROBERT B	7484 E MONTESSA WY	SCOTTSDALE	AZ	85266
212-06-073	SOBOL HENRYK CHRISTOPHER	24947 N 72TH PL	SCOTTSDALE	AZ	85255
212-06-016	SOTIRI CHRISTINE S	7252 E WHISPERING WIND DR	SCOTTSDALE	AZ	85255
216-71-177	SOUTHARD RONALD D/GAYL M	28484 N 92ND PL	SCOTTSDALE	AZ	85262
212-06-020	SPACKMAN TRACY C	7284 E WHISPERING WIND DR	SCOTTSDALE	AZ	85255

216-85-010	SPETRINO RICHARD A	3491 WOODRIDGE	CLEVELAND	OH	44121
216-71-175	SSJ REAL ESTATE LLC	28580 N 92ND PL	SCOTTSDALE	AZ	85262
212-08-273	STAMMEN MILDRED A TR	6497 FAIRWAY CT	GREENVILLE	OH	45331
212-08-251	STEPHENS DOUGLAS W/AUDREY J TR	26590 N 96TH WAY	SCOTTSDALE	AZ	85255-000
212-08-252	STEVENS EUGENE E/EVA H	26550 N 86TH WAY	SCOTTSDALE	AZ	85255
212-08-258	STEVENS MARK JOSEPH	26550 N 86TH ST	SCOTTSDALE	AZ	85255
212-07-111	STEVISON KAREN L TR	24825 N 77TH ST	SCOTTSDALE	AZ	85255
216-71-181	STILL CURTIS L/MEGAN L	28388 N 92ND PL	SCOTTSDALE	AZ	85262
212-08-369A	STOIAN CONSTANTIN/IULIANA	8038 E HAPPY VALLEY RD	SCOTTSDALE	AZ	85255
217-04-472	STUTRUD CAROL A	3330 SUTTON LN	COMMERCE TOWNSHI	MI	48390
216-71-178	SUESCUN CARLOS A/VERONIQUE	28460 N 92ND PL	SCOTTSDALE	AZ	85262
216-85-036	SUTTON RAYMOND L JR/HAYDEN JOHN B TR	6635 N 66TH PL	PARADISE VALLEY	AZ	85253
212-06-076	SVAGE PAUL W/NANCY J	24971 N 74TH PL	SCOTTSDALE	AZ	85255
212-23-109	SWINDLER WAYNE N/TAMARA L	26899 N 73RD WAY	SCOTTSDALE	AZ	85255
212-23-131	TARANTINI LUIGI/ANTOINETTE TR	7471 E MONTERRA WAY	SCOTTSDALE	AZ	85255
212-06-102	TARPEY BRENDAN J/BRAGLIA-TARPEY AMY M	75522 E CHRISTMAN CHOLLA DR	SCOTTSDALE	AZ	85255
217-04-466	TAXIN ROBERT M	26420 NORTH 89TH ST	SCOTTSDALE	AZ	85255
212-08-404	TAYLOR JON K/KIMBERLY A	8068 E REMUDA DR	SCOTTSDALE	AZ	85255
212-08-078	TED FAMILY INVESTMENT PARTNERSHIP	25436 N RANCH GATE RD	SCOTTSDALE	AZ	85255
212-08-375	THIBAULT FAMILY TRUST	8074 E LARIAT LN	SCOTTSDALE	AZ	85255
216-71-131	THIESSEN JEFFREY W/GLORIA R	12031 N CAVE CREEK RD	PHOENIX	AZ	85020
212-07-140	THOMAS MICHAEL	7733 E LA JUNTA RD	SCOTTSDALE	AZ	85255
212-08-235	THOUMSIN C PIERRE/DEBRA D	8667 E LARIAT LN	SCOTTSDALE	AZ	85255
212-06-147	TOPPEL HOLLIE R	7543 E CHRISTMAS CHOLLA DR	SCOTTSDALE	AZ	85255-273
212-07-136	TREUDE GARTH KYLE/DAWN MARIE	7635 E LA JUNTA RD	SCOTTSDALE	AZ	85255
212-08-232	TRINCHITELLA JAMES J/MARGARET M	8757 E LARIAT LN	SCOTTSDALE	AZ	85255-000
216-71-160	TROON NORTH ASSOCIATION	9000 E PIMA CTR PKWY 300	SCOTTSDALE	AZ	85258
216-69-130	TROVILLION JUDY L	28383 N 79 ST	SCOTTSDALE	AZ	85262
212-08-277	TRUSCIO DEANNA/RICHEY MATT	8280 E ROWEL RD	SCOTTSDALE	AZ	85255
212-06-336	TURNER CARRIE M TR	7231 E LA JUNTA RD	SCOTTSDALE	AZ	85255
212-22-039	U S A	201 N CENTRAL AVE	PHOENIX	AZ	85004
212-06-014	VALADE DAVID B/THERESA E	7236 E WHISPERING WIND DR	SCOTTSDALE	AZ	85255
216-85-017G	VAN HOOK CLAUDE III/GREGORY/CYNTHIA	PO BOX 1316	DELEON SPRINGS	FL	32130
212-08-400	VANDERVORT MAURA	8015 E REMUDA DR	SCOTTSDALE	AZ	85255
212-21-019	VEHLING LALANI LOUISE TR	7850 E ANTIOCH WY	SCOTTSDALE	AZ	85266
212-08-239	VICKHAMMER STEVEN/JOAN CARBAJAL TR	8587 E LARIAT LN	SCOTTSDALE	AZ	85255
217-04-188	VILLA LENTINI LLC	10040 E HAPPY VALLEY RD 403	SCOTTSDALE	AZ	85255
212-23-004	VINK VERLIN/CARRIE TR	7363 E MONTERRA WY	SCOTTSDALE	AZ	85262

212-10-044	VIPOND JOHN	26643 N 71ST PL	SCOTTSDALE	AZ	85262
212-21-041	VISE STEPHEN D/ROXANNE M	8912 E PINNACLE PEAK RD 485	SCOTTSDALE	AZ	85255
212-08-259	VORVOLAKOS DEMETRIOS/SOFIA TR	8590 E LARIAT LN	SCOTTSDALE	AZ	85255
217-04-184	VOSS MARK EDWARD/LISA KOWALESKI	10040 E HAPPY VALLEY RD NO 395	SCOTTSDALE	AZ	85255
212-23-112	VOSTEEN GENE A/FRANCES L	26803 N 73RD WAY	SCOTTSDALE	AZ	85255
212-08-368C	VULTAGGIO FAMILY LIV TRUST	8045 E SADDLE HORN RD	SCOTTSDALE	AZ	85255-21S(
212-06-112	W RYAN ZENK REVOCABLE TRUST	24829 N 75TH WY	SCOTTSDALE	AZ	85255-274:
212-07-110	WALES MICHAEL G/TERESA H	7754 E LA JUNTA RD	SCOTTSDALE	AZ	85255
212-21-039	WARDIN BRUCE E	8436 E VALLEY VISTA DR	SCOTTSDALE	AZ	85250
212-06-094	WEISMAN BRADLEY D/MELISSA S	7474 E CHRISTMAS CHOLLA DR	SCOTTSDALE	AZ	85255
216-71-118	WEISSMAN DEAN J/LORI R	3031 PROMONTORY PEAK DR	COLORADO SPRINGS	CO	80920
212-08-231	WHEATLEY THOMAS/KATHLEEN	8787 E LARIAT LN	SCOTTSDALE	AZ	85255
212-07-104	WHITE7642 LLC	7642 E LA JUNTA RD	SCOTTSDALE	AZ	85255
217-04-247	WILBERT I KOZAK AND MARTHA A KOZAK REV TRUST	10040 E HAPPY VALLEY RD UNIT 398	SCOTTSDALE	AZ	85255
212-06-114	WILKE RICHARD A/MARY I	24769 N 75TH WAY	SCOTTSDALE	AZ	85255
216-85-008D	WILLIS DANIEL CURTIS & DIANNA MARIE	4065 CHALLENGER DR	LAKE HAVASU CITY	AZ	86406
212-08-076	WILLIS DAVID R/JULIE C TR	25624 N RANCH GATE RD	SCOTTSDALE	AZ	85255
212-06-070	WINTER VENTURES LLLP	9333 E HAPPY VALLEY RD	SCOTTSDALE	AZ	85255
216-70-006N	WITTER SANDRA/LOCKTON JOHN S/NICOLE	8510 E DYNAMITE BLVD	SCOTTSDALE	AZ	85262
212-06-111	WOLIVER TERRY L/SUZANNE K TR	24841 N 75TH WY	SCOTTSDALE	AZ	85255
212-23-103	WOOD-RETHWILL JULIANNE C/RETHWILL CRAIG E	3025 LAMPLITE CIR	PORTAGE	MI	49024
216-85-047	WOODRUFF WILLIAM B/LOIS G	28145 N 91ST ST	SCOTTSDALE	AZ	85262
212-23-138	WRIGHT BILL B/JUDITH P	7594 E CAVEDALE DR	SCOTTSDALE	AZ	85262
212-06-153	WYNNE LAWRENCE W/MARY ANN	7495 E CHRISTMAS CHOLLA	SCOTTSDALE	AZ	85255
217-04-469	WYRICK CHARLES E II/GOLDMAN JAMI	8829 E ROWEL RD	SCOTTSDALE	AZ	85255
216-71-185	YOSHIOKA K DAVID/SYLVIA	28391 N 92ND PL	SCOTTSDALE	AZ	85262
212-07-105	YOUNG MARVIN	7656 E LA JUNTA RD	SCOTTSDALE	AZ	85255
212-08-383	YOURK JUDITH M	8069 E LARIAT LN	SCOTTSDALE	AZ	85255
212-08-075	YULE FAMILY TRUST	25636 N RANCH GATE RD	SCOTTSDALE	AZ	85255
212-08-265	YURISH EILEEN M TR	8527 E ROWEL RD	SCOTTSDALE	AZ	85255-000(
212-22-018	ZELLER PATRICIA CATHERINE	2741 E BERYL AVE	PHOENIX	AZ	85028
212-10-043	ZEPP JOSEPH C/JACQUELINE M	6638 E PALM LN	SCOTTSDALE	AZ	85257
216-70-006L	ZERLOTTI MARIO	743 WITTEN RD	PLEASANTON	TX	78064
212-08-381	ZIEMER TERRY L/CANDACE A	8033 E LARIAT LANE	SCOTTSDALE	AZ	85255
212-06-161	ZUKOWSKI EDWARD C/MARGARET	7820 PLEASANTVIEW TRL	MENTOR	OH	44060
	Alan Kaufman	8711 E Pinnacle Peak Road #241	Scottsdale	AZ	85255
	Avanindra/Anuradha Chaturvedi	26885 Chaucer Place	Stevenson Ranch	CA	92381
	Brad Lundmark, Property Manager	7740 N 16th St # 300	Phoenix	AZ	85020

Clif Tait	8302 E Buto Dr	Scottsdale	AZ	85255
Dan Sommer	12005 N 84th Street	Scottsdale	AZ	85260
Darcy Clement	7500 E Deer Valley Lot 67	Scottsdale	AZ	85255
David G. Gulino	7525 E. Camelback Road, Suite 104	Scottsdale	AZ	85251
Dr. Sonnie Kirtley	8507 East Highland Avenue	Scottsdale	AZ	85251-182
Ed Toschik, President	7657 E Mariposa Grande Dr	Scottsdale	AZ	85255
Emily Ryan	PO Box 13116	Phoenix	AZ	85002-311
Fred Unger	7134 E. Stetson Drive; Suite 400	Scottsdale	AZ	85251
Hank Olsen, President	7711 E. Pozos Dr.	Scottsdale	AZ	85255
J. P. Lamer	6945 E Glenrosa Ave	Scottsdale	AZ	85251
Jill Aguirre	8605 E Via Dona Rd	Scottsdale	AZ	85266
Jim Heather	6732 E Sheridan Street	Scottsdale	AZ	85257
Joey Airdo	23043 N. 16th Lane	Phoenix	AZ	85027
John Washington	3518 N Cambers Court	Scottsdale	AZ	85251
Larry Jonas	6707 E. Culver St.	Scottsdale	AZ	85257
Leon Spiro	7814 E Oberlin Way	Scottsdale	AZ	85255
Linda Whitehead	9681 E Chuckwagon Lane	Scottsdale	AZ	85262
Michael Jacks, Secretary	7725 E Camino Del Monte	Scottsdale	AZ	85255
Mike Merrill	8713 E Vernon Avenue	Scottsdale	AZ	85257
Nancy Cantor	5850 N. 83rd Street	Scottsdale	AZ	85250
Patti Smith, Property Manager	7740 N 16th St # 300	Phoenix	AZ	85020
Patty Badenoch	5027 N 71st Place	Scottsdale	AZ	85251
Rodney A. Knight	9414 E San Salvador #225	Scottsdale	AZ	85258
Sarah Ferrara	15000 N. Airport Drive	Scottsdale	AZ	85260
Chris Schaffner	7346 E. Sunnyside Dr.	Scottsdale	AZ	85260
Jim Haxby	7336 E. Sunnyside Dr.	Scottsdale	AZ	85250
Stephanie Bradley	13330 E. Jomax Road	Scottsdale	AZ	85262
Judith Burns	9979 N. 131st Street	Scottsdale	AZ	85259
Annette Petrillo	5136 N. 82nd St	Scottsdale	AZ	85250
Whitney M. Bostic	7720 Gainey Ranch Road	Scottsdale	AZ	85258
Jim Funk	7720 Gainey Ranch Road	Scottsdale	AZ	85258
Bill Crawford	4390 N. Miller Road, Ste. C-107	Scottsdale	AZ	85251
Guy Phillips	7131 E. Cholla St.	Scottsdale	AZ	85254
John Strasser	24055 N. 119th Way	Scottsdale	AZ	85255
Joan Zuckerman	7295 E. Paradise Dr.	Scottsdale	AZ	85260

Arizona State Land Department

North Scottsdale Rezoning
Citizen and Neighborhood Involvement Report

February 2016

Attachment 2. Direct Mail Letter

Janice K. Brewer
Governor

Vanessa P. Hickman
State Land
Commissioner

ARIZONA STATE LAND DEPARTMENT

November 25, 2014

BROUGH DEBRA SETTLE
8912 E PINNACLE PEAK RD PMB 308
SCOTTSDALE, AZ 85255

APN: 216-71-176

Dear Property Owner,

This letter is to inform you of an initiation of a rezoning case on approximately 4,020 acres by the Arizona State Land Department ("ASLD"). The purpose of this rezoning case is to bring zoning entitlements on the subject land into conformance with the City's General Plan pursuant to General Plan Amendment Case Number 4-GP-2002, which will fulfill a commitment between ASLD and the City of Scottsdale to accommodate development on State Trust lands that were not reclassified as Suitable for Conservation. The Land Use Element of the General Plan designates areas to serve as Rural Neighborhoods, Suburban Neighborhoods, Resorts/Tourism, Commercial and Natural Open Space.

Site Location:	Between Scottsdale Rd. and 104th St., and Stagecoach Pass Rd. and Happy Valley Rd.
Case Name:	North Scottsdale State Trust Land Rezoning
Case Number:	999-PA-2014
Applicant Contact:	Mark Edelman, 602-542-6331
City Contact:	Jesus Murillo, 480-312-7849

To view the case info sheet, enter the case number at: https://eservices.scottsdaleaz.gov/eServices/Cases
The case file may also be viewed at Current Planning: 7447 E. Indian School Road, Suite 105, Scottsdale AZ 85251

Please feel free to attend one of the upcoming open house events for further information:
Monday December 8th, 4-7pm Legend Trail Community Center, 34575 N. Legend Trail Parkway
Tuesday December 9th, 5:30-7:30pm Anasazi School Cafeteria, 12121 N. 124th Street
Wednesday December 17th, 4-7pm Florence Ely Nelson Desert Park, 8950 E. Pinnacle Peak Road

Sincerely,

Mark Edelman

Mark Edelman, AICP
Manager
Planning & Engineering Section

North Scottsdale
State Trust Land
Rezoning
Arizona State
Land Department
Exhibit A:
State Trust Land to be Rezoned
State Trust Land
E. Stagecoach Pass Rd.
N. Scottsdale Rd.
N. Hayden Rd.
N. Pima Rd.
E. Dynamite Blvd.
E. Happy Valley Rd.

Arizona State Land Department

North Scottsdale Rezoning
Citizen and Neighborhood Involvement Report

February 2016

Attachment 3. Email Distribution List

Micah Horowitz

From: Ekblaw, Kroy <Kekblaw@scottsdaleaz.gov>
Sent: Monday, December 15, 2014 6:21 PM
To: 'boballard3@gmail.com'; 'lambrose123@gmail.com'; 'katie.atkison@russlyon.com'; 'kim.baker@cox.ent'; 'baroncompany@hotmail.com'; 'argonzaq2@yahoo.com'; 'jim@btvest.com'; 'joybetman@gmail.com'; 'savrdez@gmail.com'; 'savrdez@gmail.com'; 'n2395delta@q.com'; 'tselling@aol.com'; 'Giza@cox.net'; 'jboorse@wellfit.com'; 'jbrennan003@gmail.com'; 'rjb1206@cox.ent'; 'bright95259@aol.com'; 'deb.brostrom@yahoo.com'; 'deb.brostrom@yahoo.com'; 'johnbofcbs@cox.net'; 'brown12431@comcast.net'; 'cmike1700@msn.com'; 'martybutwin@gmail.com'; 'jimcplp@aol.com'; 'racarmo@cox.net'; 'bcastro@phoenixzoo.org'; 'laxter@cox.ent'; 'hawkeyeranch@q.com'; 'hawkeyeranch@q.com'; 'alnan@cox.ent'; 'info34@cox.ent'; "Richard Cochran' (RKCochran@cox.net)'; 'scomacchio@aol.com'; 'lesconklin@gppaaz.org'; 'lesconklin@gppaaz.org'; 'dcorbett55.dc@gmail.com'; 'smilinglotus@cox.ent'; 'suedallmann@aol.com'; 'Kellydamaska@gmail.com'; 'horseyjoe@aol.com'; 'cari@caridandy.com'; 'kdebacco@gmail.com'; 'Pdebacco@gmail.com'; 'HIOSLVR63@AOL.COM'; 'HIOSLVR63@AOL.COM'; 'roger3sierra@hotmail.com'; 'mndibella@gmail.com'; 'azmrbill@hotmail.com'; 'tutuariz123@gmail.com'; 'patducher@cox.net'; 'pebeyer@cox.ent'; 'paeckel0505 @gmail.com'; 'denniseckel@yahoo.com'; 'kedgeton@gmail.com'; 'sugaremail@cox.net'; 'belmore45@aol.com'; 'jte-480@yahoo.com'; 'jte480@yahoo.com'; 'getitsoldaz@yahoo.com'; 'dbfitch@cox.net'; 'mikefrey83@gmail.com'; 'kfrey29 @gmail.com'; 'catherinemfrost@comcast.net'; 'd.gackenbach@att.net'; 'nataliegagnon@gmail.com'; 'tganahl@msn.com'; 'gaylerbh@mac.com'; 'gaylerbh@mac.com'; 'alan.gleghorn@gmail.com'; 'eglueckler@hotmail.com'; 'bettyglynn@aol.com'; 'gourleyj@sbcglobal.net'; 'jbgray9999@yahoo.com'; 'belle.griffiths@sbcglobal.net'; 'dick.hadley@comcast.net'; 'patrickjhaley@hotmail.com'; 'wthalvon@aol.com'; 'fitzhal@aol.com'; 'skhannes@gmail.com'; 'kricharder51@cox.net'; 'paige@airportproperty.com'; 'cheryl_hayden@sbcglobal.net'; 'johnh@thesolutionsforum.com'; 'jack.heinricher@cox.ent'; 'kisferi@aol.com'; 'hough4138@cox.net'; 'jhouse53@aol.com'; 'Hhugel@aol.com'; 'johnhutchison@cox.net'; 'rhutson3@cox.net'; 'gireton@cox.ent'; '67dan@cox.net'; 'mjaninda@hotmail.com'; 'mulloj@outlook.com'; 'amy.jenouri@russlyon.com'; 'tomjones67@gmail.com'; 'deannalj@gmail.com'; 'davej@davej.name'; 'tonyjsr6070 @gmail.com'; 'mkapageridis@gmail.com'; 'klkclk@sbcglobal.net'; 'cheryl.kaplan@sbcglobal.net'; 'k.kellogg@outlook.com'; 'mikek12@msn.com'; 'mikek12 @msn.com'; 'mary1000@surgivision.net'; 'rmkimb@yahoo.com'; 'sshirleyak@yahoo.com'; 'kkobzan@cox.net'; 'dkompier@zoho.com'; 'Christine Kovach (crkovach25@gmail.com)'; 'valpokuker@gmail.com'; 'jwlehrer@msn.com'; 'kleinwebr@gmail.com'; 'lpl.77@hotmail.com'; 'llevy@cox.net'; 'joshlind@me.com'; 'jhlmws@earthlink.net'; 'kathy@kathylittlefield.com'; 'larrylongtwo@aol.com'; 'vraylong2 @aol.com'; 'sue@sydondesign.com'; 'jmstingray647@gmail.com'; 'onepineranch@carbonpower.net'; 'mike.h.manson@gmail.com'; 'cmarsland@cox.net'; 'pjmars@cox.net'; "Monte Matz' (Matz1800@aol.com)'; 'Kristymccafrey@juno.com'; 'rollvendor@gmail.com'; 'Jack McEnroe'; 'tmcshane@remax.net'; 'ram7470@gmail.com'; 'jgmiller@bu.edu'; 'pmitch1190@yahoo.com'; 'lorim123@yahoo.com'; 'jlmollin2002 @yahoo.com'; 'tanyaman55@hotmail.com'; 'dl_mowery@yahoo.com'; 'Howard1'; 'carmeljan@aol.com'; 'jgnichols1967@yahoo.com'; 'walt@nfc-llc.com'; 'patsvette@gmai.com'; 'krisorestad@gmail.com'; 'dickorestad@yahoo.com'; 'garynowen@yahoo.com'; 'copperphillips@cox.net'; 'desiree.pierone06@gmail.com'; 'djpollick@cox.net'; 'azdomp@cox.net'; 'wpotter@uga.edu'; 'pugh2@cox.net';

To:	'nancy.menebhi@gmail.com'; 'rresav@aol.com'; 'j.roberts12@cox.ent'; 'mayshoe@aol.com'; 'rsbltt@yahoo.com'; 'ronrosenblatt@gmail.com'; 'jaysaft@gmail.com'; 'rmsalinger@hotmail.com'; 'rmarleneasamp@cox.ent'; 'trudysauls@cox.net'; 'kaylene1912@live.com'; 'schauchuck@yahoo.com'; 'bria2102760 @maricopa.edu'; 'brucestavseth@gmail.com'; 'gestoefen@gmail.com'; 'sksundeen@yahoo.com'; 'thompsonjp75@gmail.com'; 'carmt@cox.ent'; 'thompsonce@cox.net'; 'rjthompson1@cox.net'; 'Nancy Godfrey (ntgodfrey@msn.com)'; 'totdf1467@netzero.com'; 'philtrojanowski@gmail.com'; 'bulland8@gmail.com'; 'rumfrid@gmail.com'; 'stevewallacehomes@cox.net'; 'bwalsh3@cox.net'; 'ellieglow@yahoo.com'; 'kenjweis@gmail.com'; 'srwz468@gmail.com'; 'myrna.ulland@gmail.com'; 'lkwethers@wethers.net'; 'dwhan@cox.net'; 'wwhittlow@cox.net'; 'noreen.willig@cox.ent'; 'sleeprzz@gmail.com'; 'j-lwolcott@cox.net'; 'betty@cavecreeksoftware.com'; 'swoodwor1@yahoo.com'; 'bw.e@cox.net'; 'ejjz@icloud.com'; 'doriszellner@cox.net'; 'supernoblush@gmail.com'; 'heitel.james@gmail.com'
Cc:	Mark Edelman; Micah Horowitz; Murillo, Jesus
Subject:	Rezoning Open House follow-up
Attachments:	Preserve Rezoning FactSheet 1214.pdf; Preserve Note - from Howard Myers and Jim Heitel.pdf

You are receiving this e-mail based on your signing in and providing an e-mail address while in attendance at one of the Open Houses held last week for the two zoning cases that are being proposed in North Scottsdale. As a reminder, there are two separate cases being proposed:

20-ZN-2014 - proposes to rezone land that has been acquired by the City of Scottsdale for the Preserve, as Conservation Open Space (COS). Currently, this land is zoned for residential use and the rezoning to COS will help insure that the land remains in its natural state for perpetuity.

19-ZN-2014 - proposes to rezone State Trust Land to match the city's General Plan land uses, which were proposed and approved in 2002. (These State Trust lands are located within the Preserve study boundary but which the city does not own)

There will be another Open House this Wednesday, December 17th from 4-7pm at Florence Ely Nelson Desert Park, 8950 E. Pinnacle Peak Road.

We understand a lot of questions were raised at the open house and we wanted to provide you a very brief summary of the key issues from the history leading up to this point and the two cases being proposed. Additionally, we have attached the fact sheet we handed out at the Open Houses and we have also included a summary provided by two citizens, former McDowell Sonoran Preserve Commission Chairmen Howard Myers and current McDowell Sonoran Preserve Commission Chairmen Jim Heitel, which outlines their perspective of the history and current proposals.

The following is a brief summary provided by city of Scottsdale and Az. State Land Department staff:

- ***State Trust lands***
  - *Granted to Arizona by the United States, per provisions for Arizona's statehood in 1912.*
    - *Not public land, held in trust/managed for the sole purpose of generating revenues for the 13 beneficiaries, the largest of which is Arizona's K-12 public schools.*
- ***Scottsdale's desire for conservation***
  - ***1990s,*** *citizen desire in Scottsdale led to a plan to conserve natural open space (Preserve).*
    - *citizens passed two sales taxes to buy land for conservation.*

- ***The API is created to manage competing interests***
  - *Trust lands purpose for maximum return conflicted with citizens' desire to conserve land.*
    - ***1996**, the Arizona Preserve Initiative (API) was enacted into law, allows a process for State Trust land in urban areas to be reclassified "suitable for conservation"*
    - *Per API, "The land value cannot be reduced because of the conservation purpose."*
- ***1998** - Scottsdale requests 16,600 acres of trust land be reclassified as "suitable for conservation"*
  - ***2001** - State Land Commissioner issues an order (Order 078-2001/2002), reclassifying approximately 13,000 acres of the requested 16,600 acres as "suitable for conservation"*
    - *As part of that order, the State Land Commissioner set expectations for the city to work with the ASLD to accommodate an increase in value for the approximately 4,000 acres of adjacent land not reclassified. The commissioner's intent was to maintain the overall value of State Trust land.*
- ***2002** - City Council approves General Plan case 4-GP-2002, established land uses on all 16,600 acres of State Trust land, per State Land Commissioners Order/expectations.*
- ***2009-2012**- Scottsdale requests /ASLD Oks land auctions for approximately 12,800 acres.*
  - *Scottsdale acquires all 12,800 acres of those Trust lands for the Preserve.*
  - *With the API process, Scottsdale received nearly **$75M** in matching Grant dollars from Az. State Parks for use in the purchase of the 12,800 acres of Trust lands.*
- ***2013-14** - Scottsdale seeks an additional 400 acres for acquisition.*
  - *Per the expectations of State land Commissioners reclassification order, ASLD expects the rezoning approval prior to the auctions for the 400 acres of land that Scottsdale is seeking.*

1. ***19-ZN-2014** - ASLD is requesting rezoning on about 4,000 acres of State Trust land.*
   a. *Rezoning conforms to land designations approved by the city council (4-GP-2002).*
      i. *The approved General Plan case identified 6,271 residential units, 75 acres of resort and 40 acres of commercial use.*
      ii. *The proposed rezoning case requests 5,000 residential units, 75 acres of resort and 40 acres of commercial use (a reduction of 1,271 units).*
2. *With city approval of rezoning*
   a. *ASLD will auction two parcels of State Trust land totaling approximately 400 acres.*
   b. *Scottsdale intends to bid on them for the Scottsdale McDowell Sonoran Preserve.*
3. ***20-ZN-2014** – Scottsdale is requesting rezoning of 22,300 acres of existing Preserve land from various residential districts to the "conservation open space" district, which will provide another layer of protection for keeping these Preserve lands in their natural state for perpetuity.*

There will not be any events related to these cases during the upcoming holidays.

Dates for future Planning Commission and City Council Meetings will be set in 2015 and we will advise you of those dates and locations once they are set.

If you are interested, we will be glad to respond to questions and/or attend HOA or other community meetings to present information regarding the proposals in mid-late January.

If you do not want to be on this listing, please reply to the e-mail and note that you would like to be removed. You are also welcome to forward this information to other interested parties.

We appreciate your interest and your attendance at the open houses and will use this email list to advise you of future communications regarding these cases, Thank You

Kroy S. Ekblaw
Preserve Director, City of Scottsdale
480-312-7064
kekblaw@scottsdaleaz.gov

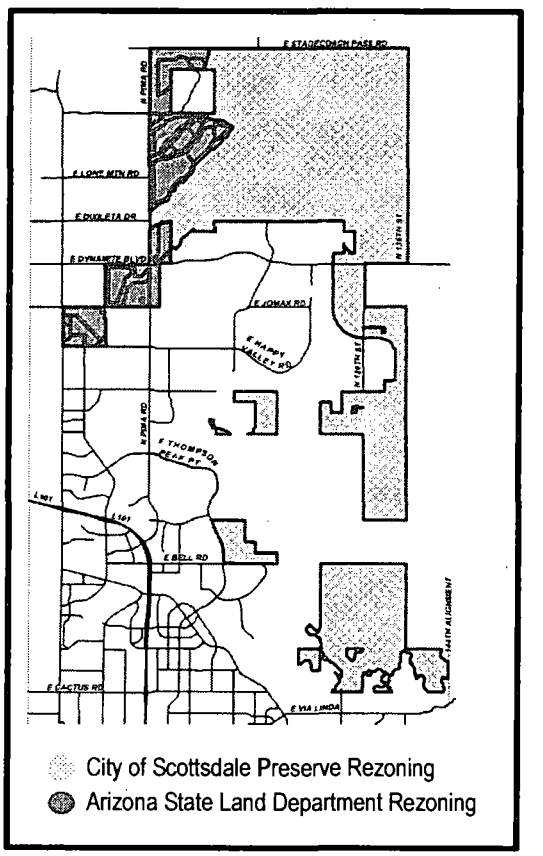
Mark Edelman
Planning & Engineering Manager, ASLD
602-542-6331
medelman@azland.gov

FACT SHEET

Our Future in Progress

State Trust Land and Preserve Rezoning

Proposed Preserve Acquisitions of State Trust Land



What land is being considered for rezoning?

There are currently two rezoning requests being considered, one for city-owned land in Scottsdale's McDowell Sonoran Preserve, and another for adjacent State Trust land not part of the Preserve.

Why does the zoning designation need to change?

The parcels City of Scottsdale is proposing to rezone are already part of Scottsdale's McDowell Sonoran Preserve. Some of the land within the Preserve currently has a residential zoning designation. The City is proposing to change to the zoning designation to Conservation Open Space which will provide another layer of protection for keeping these preserve lands in their natural state for perpetuity.

The state land department is pursuing rezoning for a number of parcels it currently owns adjacent to the preserve from a variety of single family districts to a variety of single family districts, 75 acres of resort and 40 acres of commercial, which is consistent with Scottsdale's approved General Plan. Rezoning State Trust land adjacent to the Preserve will aid in the City's acquisition of another 400 acres for the Preserve, and fulfill longstanding expectations between the City of Scottsdale and Arizona State Land Department regarding the future of State Trust lands in the vicinity of the Preserve.

Why is the change being considered now?

Scottsdale now seeks an additional 400 acres of state land for the Preserve. Per the expectations set forth in a reclassification order by State Land Commissioners which took place in 2001, ASLD is requiring the rezoning case to be approved prior to the auctions for the 400 acres of state trust land that Scottsdale is seeking.

Why does Scottsdale preserve land?

During the growth boom of the 1990s came strong citizen desire to conserve natural open space and protect it from development. Scottsdale is a leading city in that regard, with citizens creating the McDowell Sonoran Land Trust (now the McDowell Sonoran Conservancy) and advocating voter approval of dedicated sales taxes for the city to buy land for conservation. This has resulted in the protection of 30,000-acres for Scottsdale's McDowell Sonoran Preserve.

Has Scottsdale acquired land from the Arizona State Land Department in the past?

From 2009-2012, Scottsdale requested and ASLD authorized land sale auctions for approximately 12,800 acres of trust lands. Scottsdale successfully acquired all 12,800 acres of those trust lands for inclusion in Scottsdale's McDowell Sonoran Preserve.

CITY OF SCOTTSDALE

FACT SHEET

Our Future in Progress

State Trust Land and Preserve Rezoning

Proposed Preserve Acquisitions of State Trust Land

What is "State Trust Land"?

State Trust lands were granted to Arizona by the federal government under the provisions for Arizona's statehood in 1912. The Arizona State Land Department (ASLD) manages approximately 9.2 million acres of State Trust lands within Arizona. State Trust land is not public land, but land that is held in trust and managed for the sole purpose of generating revenues for the 13 State Trust land beneficiaries, the largest of which is Arizona's K-12 public schools.

What is the Arizona Preserve Initiative and why was it created?

At times in Scottsdale and elsewhere in Arizona, ASLD's fiduciary responsibility to manage land for maximum return conflicted with citizens' desire to conserve land and protect it from development. In 1996, the Arizona Preserve Initiative (API) was enacted into law. API lays out a process by which State Trust land in urban areas can be reclassified "suitable for conservation" and subsequently leased or sold at public auction for that purpose. As part of reclassification, the API must maintain the overall value of State Trust land, "The land value cannot be reduced because of the conservation purpose."

How has the API affected land preservation in Scottsdale?

In 1998, the City requested that 16,600 acres of State Trust land be reclassified as "suitable for conservation" per the API. In response, the State Land Commissioner reclassified approximately 13,000 acres of the 16,600 acres requested (Order 078-2001/2002), designating it "suitable for conservation". Additionally, to maintain the overall value of State Trust land, the State Land Commissioner set expectations for the City to work with the ASLD to accommodate an increase in value for approximately 4,000 acres of adjacent State Trust land through a general plan amendment and subsequent rezoning which would be accomplished by the rezoning requests currently under consideration.

What Will Happen Next?

The City Council will consider the request to rezone 22,300 acres of existing preserve land from residential to "conservation open space," which will provide another layer of protection for keeping these preserve lands in their natural state for perpetuity.

To fulfill the expectations established between the City and the State Land Department per the 2001 State Land Commissioner's order, the ASLD is requesting rezoning on about 4,000 acres of State Trust land to maximize its value for eventual sale at auction. This rezoning would conform to land designations approved by the City Council in a joint City/ASLD general plan amendment (4-GP-2002). With City Council approval of this request, the ASLD will place two parcels (totaling about 404 acres) up for auction – it is the City's intent to bid on these and, if successful, make them part of the Scottsdale McDowell Sonoran Preserve.

There has been a lot of confusion about the announcement that land, within the Preserve boundary, is going to be rezoned. There are two separate cases:

1. 20-ZN-2014 which will rezone all the land that has been acquired to date, that is in the Preserve, as Conservation Open Space. This is a good thing as it will limit ANY future use of this land to conservation. Currently, most of it is zoned for residential.

2. 19-ZN-2014 which will rezone the remaining State Trust Land, that is within the Preserve boundary but which the city HAS NOT acquired, to match the uses in the 2002 General Plan, which is the General Plan that is in use now.

This 2nd case is really confusing, and the information that has been put out so far doesn't seem to help much, so current McDowell Sonoran Preserve Commission (MSPC) chairman, Jim Heitel, and I have put together a summary of what this is all about and what the implications are, to help everyone better understand why this is being done and what it means to the future completion of the Preserve. Jim has spend 5 years on the MSPC and I have spent 9 years on it, plus both of us were involved in the 2002 General Plan update that forms the basis for this rezoning.

As noted in this summary, I will follow up by sending you all the two exhibits that are important and provide the details. So if you don't get them, be sure to let me know and we will figure out how to get them to you. Also if you have any questions after reading this, please feel free to send them to me and I will do my best to answer them. There is also a lot of information on the city's web site, just look up the two cases above to see it.

Howard

State Land Rezoning

For those of you who are concerned about the rezoning of state trust land that is in the Preserve Recommended Study Boundary (RSB) or who have attended one of the open houses on this rezoning and still don't understand what is going on, we will try to tell you what it is all about.

The bottom line is that this rezoning is something agreed to by the city back in 2002 when the State Land Commissioner and city worked together to help the city acquire as much of the state Trust land in the RSB as possible, while still satisfying the State Land Department mandate of selling the land for the highest and best use, which basically means to the highest bidder. So this rezoning is just the city fulfilling that agreement, which has allowed the city to acquire all the land they have for the Preserve that was State Trust Land (about 13,000 acres).

Background

Prior to 2002, due to the state approved "Growing Smarter" Arizona Preserve Initiative, the City of Scottsdale asked the State Land Commissioner to reclassify land within the RSB as "Suitable for Conservation". As a result, he did reclassify about 13,000 of the roughly 17,000 acres of State Trust land in the RSB as suitable for conservation, but did not reclassify about 4,000 acres. The reclassification basically said that the land reclassified could be sold for conservation and

not development, which also lowered the assessed value of that land and allowed matching funds from the state's Arizona Preserve Initiative (API) to be used to acquire the land. As a result of this reclassification, the city has bought all of the land reclassified Suitable for Conservation using nearly $80M in state matching funds to help pay for that land; so the city now owns all of the Reclassified land, which when combined with the land already acquired, pushes the Preserve to over 30,000 acres, all bought with money already received and that will be received from the two sales tax increases the public voted on. This is a remarkable achievement by any measure.

The land in question with this rezoning is the 4,000 acres of State Trust Land that was in the RSB, but which was ***not reclassified*** as Suitable for Conservation and which has not been bought by the city as yet. Part of the agreement, reached between the city and the State Land Department in 2002, was:

1. That the city would move housing density off the Reclassified land onto the land not reclassified.

2. That the city would change the General Plan to reflect that (which was already done in 2002).

3. That the city would rezone that land to match the modified General Plan to complete the density transfer. All this was agreed to in exchange for reclassifying the 16,600 acres, of which 13,000 acres are now part of the northern part of the Preserve, as suitable for conservation, thereby lowering the cost to the city to acquire it and virtually eliminating competitors (home builders).

Current Preserve Status

The city currently owns over 30,000 acres of land that is permanently protected and in the Preserve. This is about 80% of all the land that was in the Recommended Study Boundary (RSB) which was the boundary of all the land Scottsdale wanted to include in the Preserve. This includes ALL of the land the State Land Department reclassified as "suitable for conservation". The city has used up most of the money the sales tax increases for the Preserve generated to buy all this land and put in trailheads and trails, so there isn't enough left to buy much of the remaining 4,000 acres. There also is virtually no money left in the API fund, so Scottsdale has also tapped about as much of that fund as it can to help acquire all this land. Additionally the city has already bought ALL of the land reclassified and those API funds were ONLY to be used to acquire reclassified land.

The remaining 4,000 acres will cost a lot because of its location and the "transferred density.

The city council got an action plan, from the McDowell Sonoran Preserve Commission, a number of years ago that defined a plan to get money to buy the rest of the land, however the council has not acted on this plan. The plan was simple and direct. It required conducting a survey at an appropriate time in order to determine the public's desire to complete the Preserve, and if desired, the mechanism to raise the money. If the public did want to complete the Preserve, the most popular mechanism to acquire the funds would be put before the voters. In

order to complete the Preserve, additional funds will be required so the only way to complete it is to implement this plan and secure public support.

Current Application

The current application is to change the zoning on the remaining state land to match the General Plan that was agreed to and approved by the voters in 2002. Unfortunately, General Plan categories do not exactly match a particular zoning classification so the challenge is to pick the correct zoning classification to match both the General Plan category and any agreed to housing density. The number of units agreed to back in 2002 was over 6,000 dwelling units on all the non-reclassified land and the number of units proposed in this rezoning application is only 5,000 so there would be a reduction from the agreed to number of units. There are two exhibits that are important, all the rest really don't show anything. I will send both of them to you separately, in case your e-mail server filters out messages with attachments. If you don't get both of them within a day, and want to see them, e-mail me back and I will find a way to get them to you. The two exhibits are:

1. The land use table that contains the parcel number (letter), acres, number of units agreed to, the zoning classification proposed for each parcel, and the number of units that will be built on that parcel if this application is approved.

2. The parcel map that shows all the land included in this application, the parcel number (letter), the number of acres, and the General Plan category for that parcel.

Between the two you can see exactly what will be built on each parcel, number of units and density.

Questions

Are there any concerns? Yes there are a couple, in particular the move of some commercial and resort from an area up by Legend Trails to Scottsdale Road, something not in the 2002 General Plan, however the exact locations of both the commercial and resort were specified as being determined in the future, so technically this is consistent with the original state intent. Additionally moving the 40 acre commercial site clearly reduces impacts to the existing preserve and may assist in future desires to purchase some of the unclassified lands where that commercial was located. Also, some of the zoning requested does not match the General Plan category for some parcels exactly, but if we can limit the overall number of units to 5,000 instead of over 6,000; or about 7,400 that the requested zoning would allow, then the city, and everyone who lives in north Scottsdale, will benefit knowing that some future zoning attorney will be restricted by a development agreement between the city and the state.

If this land is in the RSB, why rezone it and why can it be developed? While all this land is in the RSB, the city does not own it and does not have enough money left from the two taxes, to buy it, so when the State Land Department puts the land up for sale, the highest bidder will get it. This is what we all agreed to back in 2002. The RSB basically is a boundary that identifies all the land Scottsdale would like to buy to put into the Preserve, but there is no guarantee that will

happen. Of the original 34,000 acres in the RSB, the city has successfully acquired over 30,000 acres leaving just this remaining 4,000 acres that will also be the most expensive because of its location.

Won't rezoning the land increase its value, making it more difficult for the city to buy? The answer is probably yes, but there is a big advantage in having it planned already. State Trust Land is completely different than private land in that if a developer develops a plan for a State Trust Land parcel, he can then buy it and develop according to that plan, regardless of what restrictions the city has. If we let this happen, the densities could be way above the 5,000 units this application will limit the development to; assuming someone other than the city is the successful bidder. So there is some risk either way, but with this rezoning, it will be hard to deviate from the plan adopted with the rezoning.

Conclusion

This rezoning is to complete an agreement made back in 2002 that benefitted Scottsdale's effort to preserve as much land as possible and resulted in Scottsdale being able to buy about 16,600 acres of State Trust Land at very reasonable prices, including 13,000 acres north of the McDowell Mountains. It also allowed Scottsdale to get significant matching funds from the state Arizona Preserve Initiative land acquisition fund to help pay for all that land. Without this agreement, Scottsdale would not have been able to buy all the land for the Preserve it has acquired from the state so it is important to honor the agreement that made this possible.

Approving this rezoning now will limit the number of units that can be built on the remaining 4,000 acres to 5,000 units. This is really a big benefit to everyone living in North Scottsdale because if developers bought this land, without a development plan in place, they could put any number of units on it, dramatically increasing the population and congestion in this area. While the rezoning may raise the cost of the land somewhat, it also provides some assurance of what will be built assuming the city does not have the funds to buy the land when it goes up for auction.

Howard Myers – Former McDowell Sonoran Preserve Commissioner (in 2002) and Chair (to 2012)

Jim Heitel – Current McDowell Sonoran Preserve Commissioner and Chair and former Planning Commissioner in 2002

--
Howard Myers

Home:
Addr: 6631 E. Horned Owl Trail
Scottsdale, AZ 85266-8511
Phone: 480-473-0109
E-mail: howard.myers@cox.net

Arizona State Land Department

North Scottsdale Rezoning
Citizen and Neighborhood Involvement Report

February 2016

Attachment 4. Photographs and Affidavit of Sign Posting

Affidavit of Sign Posting

☒ **Project Under Consideration Sign (White)** ☐ **Public Hearing Notice Sign (Red)**

Case Number: 999-PA-2014

Project Name: North Scottsdale State Trust Land Rezoning

Location: Scotts Rd to 104th St - Stagecoach Pass to Happy Valley

Site Posting Date: 12-01-14

Applicant Name: Arizona State Land Department

Sign Company Name: America's Instant Signs

Phone Number: 602-404-0009

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Applicant Signature

12/1/14
Date

Return completed original signed and notarized affidavit AND pictures to the Current Planning Office no *later than 14 days after your application submittal.* *E-mail copy to your project coordinator.*

Acknowledged before me this the 1 day of December 2014

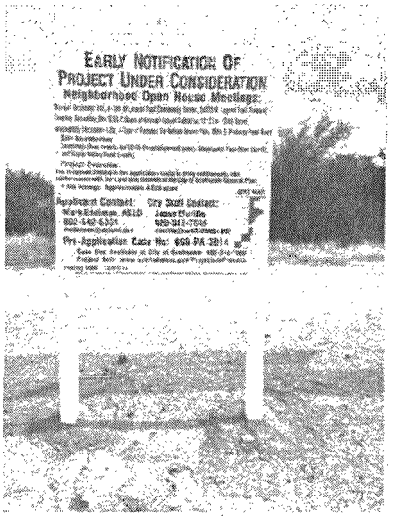
JESSIE MEREDITH
Notary Public - Arizona
Maricopa County
My Comm. Expires Aug 29, 2018

Notary Public

My commission expires: 8-29-2018

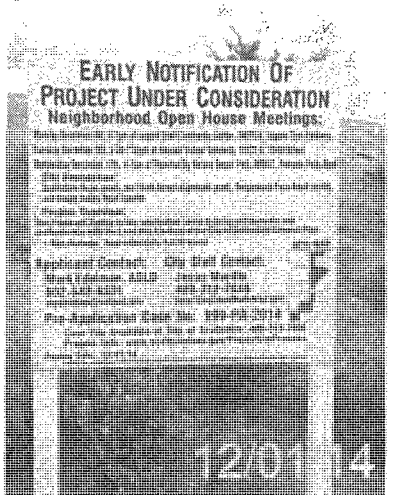
Planning, Neighborhood & Transportation Division
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

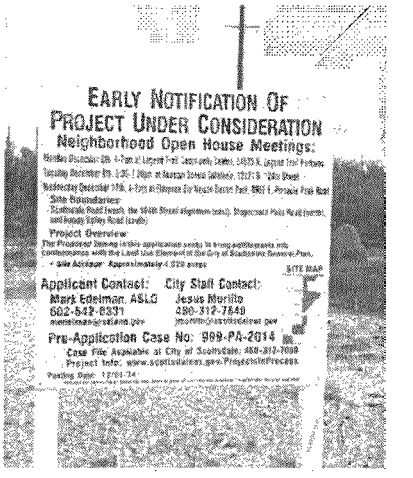
12/01/14

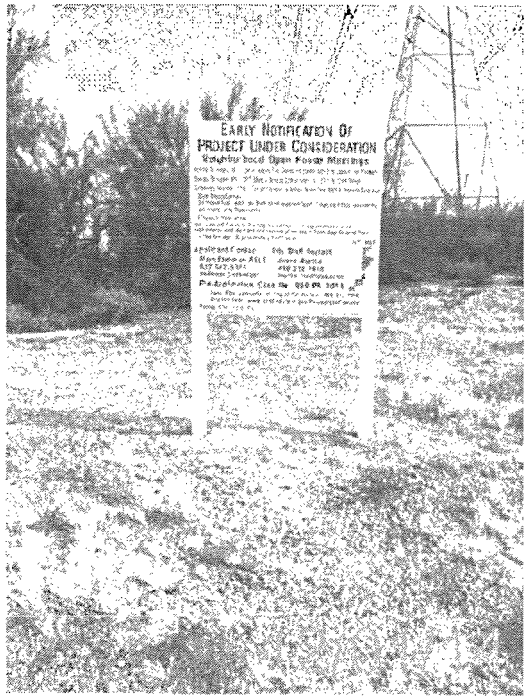

EARLY NOTIFICATION OF
PROJECT UNDER CONSIDERATION
Neighborhood Open House Meetings:
Applicant Contact:
Mark Edelman, ASLD
602-542-6331
City Staff Contact:
Jesus Murillo
480-312-7849
Pre-Application Case No: 999-PA-2014

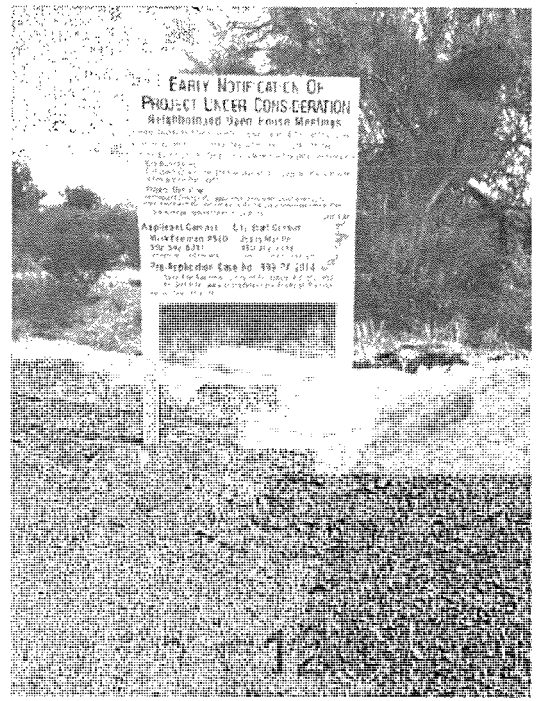
12/01/14

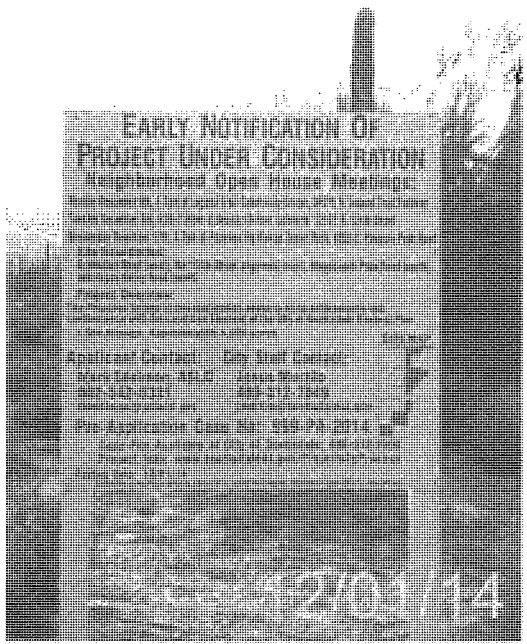
EARLY NOTIFICATION OF
PROJECT UNDER CONSIDERATION
Neighborhood Open House Meetings:
Site Boundaries:
Project Overview:
SITE MAP
Applicant Contact:
Mark Edelman, ASLD
602-542-6331
City Staff Contact:
Jesus Murillo
480-312-7849
Pre-Application Case No: 999-PA-2014
Case File Available at City of Scottsdale: 480-312-7000
Project Info: www.scottsdaleaz.gov/ProjectsInProcess

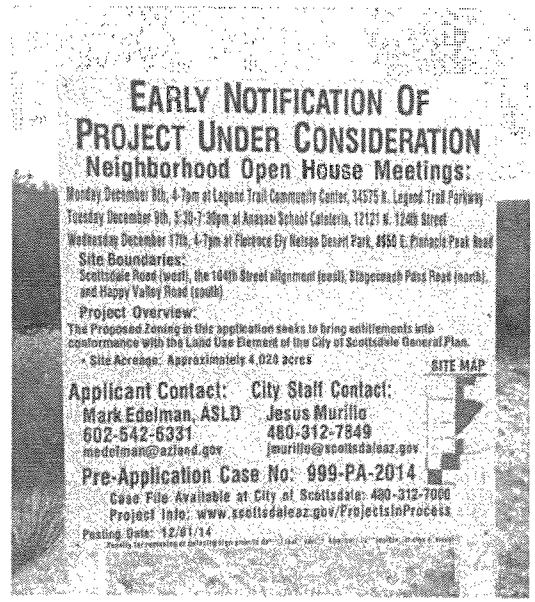

EARLY NOTIFICATION OF
PROJECT UNDER CONSIDERATION
Neighborhood Open House Meetings:
12/01/14


EARLY NOTIFICATION OF
PROJECT UNDER CONSIDERATION
Neighborhood Open House Meetings:
Project Overview:
SITE MAP
Applicant Contact:
Mark Edelman, ASLD
602-542-6331
City Staff Contact:
Jesus Murillo
480-312-7849
Pre-Application Case No: 999-PA-2014
Case File Available at City of Scottsdale: 480-312-7000
Project Info: www.scottsdaleaz.gov/ProjectsInProcess









EARLY NOTIFICATION OF PROJECT UNDER CONSIDERATION

Neighborhood Open House Meetings:

Monday December 8th, 4-7pm at Legend Trail Community Center, 34575 N. Legend Trail Parkway

Tuesday December 9th, 5:30-7:30pm at Anasazi School Cafeteria, 12121 N. 124th Street

Wednesday December 17th, 4-7pm at Florence Ely Nelson Desert Park, 4660 E. Pinnacle Peak Road

Site Boundaries:
Scottsdale Road (west), the 104th Street alignment (east), Stagecoach Pass Road (north), and Happy Valley Road (south)

Project Overview:
The Proposed Zoning in this application seeks to bring entitlements into conformance with the Land Use Element of the City of Scottsdale General Plan.

- Site Acreage: Approximately 4.026 acres

SITE MAP

Applicant Contact:
Mark Edelman, ASLD
602-542-6331
medelman@azland.gov

City Staff Contact:
Jesus Murillo
480-312-7849
jmurillo@scottsdaleaz.gov

Pre-Application Case No: 999-PA-2014
Case File Available at City of Scottsdale: 480-312-7000
Project Info: www.scottsdaleaz.gov/ProjectsInProcess

Posting Date: 12/01/14

Arizona State Land Department

North Scottsdale Rezoning
Citizen and Neighborhood Involvement Report

February 2016

Attachment 5. Open House Sign-in Sheets

State Trust Land and Preserve Rezoning

December 8, 2014 Open House

Case # 19-ZN-2014 & 20-ZN-2014

Sign-In Sheet

NAME	ADDRESS	E-MAIL
Tammy Hinds	7976 E. Oberlin Way	Kisferi@aol.com
Joy Betman	9769 E. Suncrest Rd.	joybetman@gmail.com
JUANITA ENKOJI	26804 N. 79 ST	JTE-480@YAHOO.COM
MIKE KOTSZAN	9903 E Roadrunner Dr.	
WILLIAM WHITLOW	35328 N 94TH ST	wwhitlow@cox.net
Kristi DeBacco	8400 E Dixileta Dr	kdebacco@gmail.com
TOM VALUS	7441 E Bent Tree Dr.	
DAVID BRENOWITZ	34550 N 92ND STREET	
Paige Hagen	34828 N. 92nd Place	paige@airportproperty.com
Jan House	28039 N. 95th St	jhouse53@aol.com
Joseph Thompson	34671 N 95th St.	thompsonjp75@gmail.com

State Trust Land and Preserve Rezoning

December 8, 2014 Open House

Case # 19-ZN-2014 & 20-ZN-2014

Sign-In Sheet

NAME	ADDRESS	E-MAIL
Steve & Robin Woodworth	9908 E. Cavalry Dr.	swoodwor1@yahoo.com
Tom Jones	36299 N. 98th Way	tomjones67@gmail.com
Dick & Karen Hadley	34638 N. 93 Place	dickhadley@cox.net
Dennis & Karen Whan	38006 N. Boulder View	dwhan@cox.net
Dom Positano	9500 E. Lariat Lane	a3domp@cox.net
Kevin McCaffrey	26192 N. Hayden Rd	Rollvendor@gmail.com
Kristy McCaffrey	" "	kristymccaffrey@juno.com
Nancy Cisar	34523 N. 99th St.	info34@cox.net
Alan Cisar	34523 N. 99th St.	alnan@cox.net
Kim Bonvicino	34953 N 99th Way	Gizm@cox.net
Mark Singh		

State Trust Land and Preserve Rezoning

December 8, 2014 Open House

Case # 19-ZN-2014 & 20-ZN-2014

Sign-In Sheet

NAME	ADDRESS	E-MAIL
Joseph Fanelli	34222 N. Segundo Cir	GETITSOLDAZ@YAHOO.COM
Stephen Sundeen	9391 E. Cavalry Dr	SKSundeen@Yahoo.com
PAUL HOUGH	9728E ROADRUNNER	HOUGH4138@COX.NET.
Misty Dibella-Haley	36235 N Peaceful Lane	mndibella@gmail.com
Patrick J Haley	36235 N Peaceful Lane	patrickjhaley@hotmail.com
ROBERT BRUECKMAND	34743 N 99TH WAY	RJB1206@COX.NET
Bob + CAROL SALINGER	35367 N. 94TH ST	RMSALINGER@HOTMAIL.COM
Gary Stoefen	35238 N 92ND PLC	gestoefen@gmail.com
Phil Trojanowski	35338 N. 93rd Way	philtrojanowsk1@gmail.com
Shirley + Tony Kingsbaky	35346 N 94th. Pl.	sshirleyak@yahoo.com
Carmen Thompson	34671 N. 99th Way	carmt@cox.net

State Trust Land and Preserve Rezoning

December 8, 2014 Open House

Case # 19-ZN-2014 & 20-ZN-2014

Sign-In Sheet

NAME	ADDRESS	E-MAIL
Dick Pollick	9956 E. White wing Dr	djpollick@cox.net
Luke Wethens	9543 E Preserve Way	lkwethens@wethens.net
Dottie Bird	7928 E Antioch Way	SAVRdez@gmail.com
TERRY CHALEX	9852 E SEVEN PALMS DR	LAXTER@COX.NET
HELEN AMENTA	9224 E. BROKEN ARROW DR	—
ROBERT ROSEN	9794 E. GRANITE PK TR	—
Ed Resavage	34347 N. 99th st	rresav@aol.com
Wm R. Doyle	9653 E Sidewinder	AZMRBILL@hotmail.com
BERT CASTRO		bcastro@phoenixzoo.org
EARL ZEIG	9914 E. WHITEWING DR.	EJJZ@TCLouds.com
Louis LEVINSON	9222 E Stagecoach Pass	lpl.77@hotmail.com

State Trust Land and Preserve Rezoning

December 8, 2014 Open House

Case # 19-ZN-2014 & 20-ZN-2014

Sign-In Sheet

NAME	ADDRESS	E-MAIL
Howard Myers	6631 E. Horned Owl Tr. 85266	howard.myers@cox.net
PAUL DEBACCO	8400 E DIXILETA DR # 148. SCOTTSDALE	Pdebacco@gmail.com.
LES & GAIL BARON	9514 E. CHUCKWAGON SCOTTS. 85262	BARONCOMPANY@HOTMAIL.COM
LES CONKLIN	27221 N 71ST PL SCOTTS 85266	lesconklin@gilbaz.org
Alan Gleghorn	9785 E Sumercrest Rd Scottsdale 85262	alan.gleghorn@gmail.com
Karen Hannes	13624 E. Brookhart Way Scottsdale 85262	skhannes@gmail.com
Noreen Willig	10823 E. Elba Way 85262	noreen.willig@cox.net
STEVE WALLACE	7678 E. VISAO DRIVE	stevewallacehomes@cox.net
Ed Glueckler		egluecklerehotmail.com
DEBORAH BLAKE	27614 N. Hayden Rd	N2395Delta@AOL.com

State Trust Land and Preserve Rezoning

December 8, 2014 Open House

Case # 19-ZN-2014 & 20-ZN-2014

Sign-In Sheet

NAME	ADDRESS	E-MAIL
Myrna Wells-Ulland	9686 E. Preserve Way S'Dale	myrna.ulland@gmail.com
HERBERT HUGEL	9303 E CAVALRY DR	Hhugel@aol.com
ROGER DETTER	9759 E. GRANITE PEAK TRAIL	ROGER3SIERRA@HOTMAIL.COM
BRUCE STAVSETH	9323 E SANDY VISTA DR	brucestavseth@gmail.com
Mike Frey	9952 E. Seven Palms DR	mikefrey83@gmail.com
Jim RIRIK	9216 E Broken Arrow	supernoblush@hotmail.com
BILL WRIGHT	7594 E Cavedale Drive	bwie@cox.net
JOHN HUTCHISON	9726 E Cavalry Drive	johnhutchison@cox.net
Bob Wilson	9686 E Peregrine Pl	sleepr22@gmail.com
JACK HEINRICHER	9394 E. WAGON CIRCLE	JACK.HEINRICHER@COX.NET
Bob Allard	5042 E Desert Vista	Boballard3@gmail.com

State Trust Land and Preserve Rezoning

December 8, 2014 Open House

Case # 19-ZN-2014 & 20-ZN-2014

Sign-In Sheet

NAME	ADDRESS	E-MAIL
Judd + Lynda Roberts	8118 E. Saddle Horn Rd Scotts, AZ 85255	J.Robertsl2@cox.net
Michael Kennedy	34694 N. 92nd Place	mikeK12@msn.com
James Gray	34229 W. 92nd Way	jbgray9999@yahoo.com
William Potter	30600 N. Pima #99	wpotter@uga.edu
Dennis Corbett	35060 N 86th WAY	dcorbett55.dc@gmail.com
Adrienne Gayler	34620 N. 99th wy	GaylerBH@mac.com
Brent Gayler	"	"
Jean Brennan	9790 E. Cavalry Dr	jbrennan003@gmail
Martin Butwin	34764 N 99 way	martinbutwin@gmail.com
Bob + Liz Miller	34242 Boulder View Dr	nam7470@gmail.com
Gertrude Sauls	34305 N. 99th St.	TRUDYSAULS@COX.NET

State Trust Land and Preserve Rezoning

December 8, 2014 Open House

Case # 19-ZN-2014 & 20-ZN-2014

Sign-In Sheet

NAME	ADDRESS	E-MAIL
JOHN WOLCOTT	9455 E CAVALRY DR.	J-LWOLCOTT@COX.NET
Linda Rose/Jim Rose	9740 E Suncrest Rd	mayshoe@AOL.com
Sandy/Giulio Comacchio	8658 E Arroyo Seco RD	scomacchio@aol.com
RAY PHILAN	9559 E. CAVALRY DR	Scottsdale, AZ 82
JOHN J. BROWN	8567 E. LARIAT LN	JOHNBOFCBS@cox.net ~~Scott~~
Jan Lindquist	35316 N. 93rd Way	jhlmws@earthlink.net
Robert Ulland	9686 E Preserve Way	bulland8@gmail.com
Desiree Pierone	9050 E Redbird Rd	desiree.pierone.do@gmail
Lori Mollin	36219 N Peaceful Ln	lorim123@yahoo.com
Jack Mollin	36219 N Peaceful Lane	JL Mollin 2002@yahoo.com
JAMES & VICTORIA MAAS	34574 N 92 PL SCOTTSDALE	Jmstingray647@gmail.com

State Trust Land and Preserve Rezoning

December 8, 2014 Open House

Case # 19-ZN-2014 & 20-ZN-2014

Sign-In Sheet

NAME	ADDRESS	E-MAIL
Phil Bird	7928 E Antioch Way	SAVRDEZ@Gmail.com
DEANNA JONES	36299 N 98th WAY	DEANNALJ@GMAIL.COM
Jillayne Kirk	9216 E. Broken Arrow	
Jim Kirk	"	
Sue Dallmann	9753 E Preserve Wy	suedallmann@aol.com
Reed Dallmann	" " "	hugereed@aol.com
Belle Griffiths	34008 N. SEGUNDO CIRCLE	BELLE.GRIFFINS@SBCGLOBAL.NET
Ed & Kaylene Mohaber	9020 E Jomay Rd	Kaylene1912@live.com
Amy Jenoni	35377 N. 92nd Wy	amy.jenoni@usslyx.com
Brian Schoffel	34033 N. Segundo Circle	bri2102768@mail.com
Catherine & William Halvorson	34034 N. 99th Place	fitzhal@aol.com

State Trust Land and Preserve Rezoning

December 8, 2014 Open House

Case # 19-ZN-2014 & 20-ZN-2014

Sign-In Sheet

NAME	ADDRESS	E-MAIL
PAT ECKEL	9716 E ROADRUNNER DR	PAECKEL0505@GMAIL.COM
DENNIS ECKEL	9716 E. ROADRUNNER DR. SCOTTSDALE AZ	denniseckel@yahoo.com
Jack R. Pugh	9827 E Whitewing Dr 85262	pugh2@cox.net
Gary Owen	9298 E. Whitewing Dr.	garyowen@yahoo.com
Robert & Nancy Hutson	9302 E. Stagecoach Pass	rhutson3@cox.net
Gaye & Chuck Schau	9780 E PRESERVE WAY	SCHAUCHUCK@YAHOO.COM
Carol Marsland	34281 N 99th St	cmarsland@cox.net
KATHY EDGETON	9389 E WAGON CIRCLE	Kedgeton@gmail.com
KATHRYN Frey	9952 E. Seven Palms Dr.	kfrey29@gmail.com
ALLEN KAPLAN	9729 E. PRESERVE WAY	ALKCLK@SBCGLOBAL.NET
Walt + Karin Kellogg	9963 E Peregrine PL	kkellogg@outlook.com

State Trust Land and Preserve Rezoning

December 8, 2014 Open House

Case # 19-ZN-2014 & 20-ZN-2014

Sign-In Sheet

NAME	ADDRESS	E-MAIL
Peter Marsland	34281 N 99th ST Scottsdale Az 85262	pjmars@cox.net
Denise + Mike Kennedy	34694 N. 92nd Pl	MikeK12@msn.com
JOAN FUDALA	8249 E. MOHAWK LN 85255	
Debbie JACKSON	9774 E. Cavalry Dr.	
JOYCE McGARVY	9414 E SANDY VISTA	
Don Jenkins	9722 E. Suncrest 85262	mullot@outlook.com
Katie Leinweber	8007 E. Saddle Horn Rd 85255	kleinweber@gmail.com
JOHN ENKOJI	26804 N. 97 ST, SCOT 85266	JTE480@YAHOO.COM
KAREN KOBZAN	9903 E. Roadrunner Dr 85262	KKOBZAN@COX.NET
Monte Mata	9244 E Vista Dr 85262	matz1800@AOL.com
RICHARD Kimball	7425 E Bent Tree Dr Sc.	rmkimb@yahoo.com

State Trust Land and Preserve Rezoning

December 8, 2014 Open House

Case # 19-ZN-2014 & 20-ZN-2014

Sign-In Sheet

NAME	ADDRESS	E-MAIL
Linda Ambrose	28700 N. Hayden Rd. 85266	lambrose123@gmail.com
Indy Gourley + Roy	9318 E. Stagecoach Rd.	gourleyj@sbcglobal.net
Marc Montenegro	9705 E. Sunset Rd	targaman55@Hotmail.com
ART + JEANETTE NATHANSON	9474 E. CAVALRY DR	CARMELJAN@AOL.COM
STEVEN WEITZMAN	9828 E. Preserve Way	srw2468@GMAIL.COM
JODI Rosenblatt	35375 N 98 ST	RSBLTT@yahoo.com
Kim BAKER	9438 E SANDY VISTA DR	Kim.BAKER@COXNET
GARY IRELTON	" DITTO	GIRELTON@COXNET
CAROL BROWN	9447 E CAVALRY	brown1243@comcast.net
Ron Rosenblatt	35375 N. 98 ST	RONROSENBLATT@Gmail.com
DAVID M. JONES	PO BOX 26438, SCOTTSDALE, AZ 85255-0123	davej@dave j-NAME

State Trust Land and Preserve Rezoning

December 8, 2014 Open House

Case # 19-ZN-2014 & 20-ZN-2014

Sign-In Sheet

NAME	ADDRESS	E-MAIL
FRED + DORIS Zellner	34427 N. 99th Way SCOTTSDALE AZ 85262	DORISZELLNER@COX.NET
Diane Kompier	34599 N. 99th Way 85262	dkompier@zoho.com
Carol Thompson	35386-N 95th St 85262	THOMPSONCE@COX.NET
Kristin Orestad	9836 E Roadrunner Dr	Krisorestad@gmail.com
Walter Nightingale	9679 E Preserve Way	walt@NFC-LLC.COM
RICHARD ORESTAD	9836 E. ROADRUNNER DR	DICKORESTAD@YAHOO.COM
Kelly Damaska	10857 E Addy Way, Scott 85262	Kellydamaska@gmail.com
Tim McShane	27547 N 65th Scotts 85266	tmcshane@remax.net
Mick + Linda Hughes	9596 E Roadrunner	
GENE + JOYCE KEATING	36345 N. BOULDER VIEW	
Jane & Mike Braun	31602 N. Pima Rd.	cmike1700@msn.com

State Trust Land and Preserve Rezoning

December 8, 2014 Open House

Case # 19-ZN-2014 & 20-ZN-2014

Sign-In Sheet

NAME	ADDRESS	E-MAIL
Bill + Sugar Eick	35331 N. 92nd Pl	Sugaremail@cox.net
Tim + Vickie Ganahl	9697 E Preserve Way	tganahl@msn.com
William + Barbara Elmore	9607 E Preserve Way	belmore45@AOL.com
John Brostrom	35350 N 94th St	deb.brostrom@yahoo.com
JAY SAFTchick	9758 E. CAVALRY DR	JAYSAFT@GMAIL.COM
Copper Phillips	7451 E. Via Dona Rd	copperphillips@cox.net
SHIRLEY & MEL SCROCHER 9740 E. GRANITE PEAK TRL.		
Jeff Miller	9658 E Chuckwagon Ln	jgmiller@hu.edu
Dorothy M. Renich	35128 N 92nd Pl.	nancy.menetti@gmail.com
Katie Atkison	34305 N. Scottsdale Rd	katie.atkison@russlyn.com
JIM CAMPBELL	9303 E. VISTA DR.	JIMCPLP@AOL.COM

State Trust Land and Preserve Rezoning

December 8, 2014 Open House

Case # 19-ZN-2014 & 20-ZN-2014

Sign-In Sheet

NAME	ADDRESS	E-MAIL
Josh Lind	34457 N Legend Trail Pkwy	joshlind@me.com
Nancy Thompson Godfrey	9222 E. Vista Dr. Scottsdale Desert Ranch	ntgodfrey@msn.com
JOHN McENDRE	7705 E. VISTA BONITA DRIVE, SCOTTSDALE, AZ	johnmcendre@earthlink.net
Mike & Janet Nichols	9518 E. Preserve Way 85262	jgnichols1967@yahoo.com
Carol & Paul Ebeyer	9777 E. Granite Peak Tr. 85262	pebeyer@cox.net
Cheryl Kaplan	9729 E Preserve Way	cheryl_kaplan(a)sbcglobal.net
Betty Woods	9657 E Peregrine Pl	Betty@CaveCreekSoftware.com
Julie Boorse	9311 E. Whitewing Dr. Scottsdale AZ 85262	tselling@aol.com jboorse@wellnt.com
Nina Bloom-Selling	9756 E Gold Bluff Rd	Scotts. 85262
SUE & TOM LYDON	9626 E. CAVALRY	SUE@LYDONDESIGN.COM tslydon@aol.com
John & Cathy MacPherson	26900 N. Hayden Rd Scottsdale, AZ 85266	onepineranch@carbonpower.net

State Trust Land and Preserve Rezoning

December 8, 2014 Open House

Case # 19-ZN-2014 & 20-ZN-2014

Sign-In Sheet

NAME	ADDRESS	E-MAIL
Ellie & Joel Wasserman	9964 E. Seven Palms Dr. 85267	elliegloW@yahoo.com
Carol CARMOSINO	9769 E. PRESERVE WAY	RACARMO@COX.NET
ROSS CARMOSINO	" " "	" "
April Newell	34219 N 71st Way	
WM HALVORSEN	34030 N 99th Pl	wthalvor@aol.com
Deb Brostrom	35350 N 94th St.	deb.brostrom@yahoo.com
Natalie Gagnon	9705 E. Summit Ln.	nataliegagnon@gmail.com
Kenneth Weis	9303 E. White Wing Dr.	kenjweis@gmail.com
David Fitch	36675 N. Northview Ln	dbfitch@cox.net
Dennis Mitchell	9375 E Cavalry Dr	pmitch1190@yahoo.com
Bonnie & Bill Walsh	30600 N Pima Rd #79	bwalsh3@cox.net

State Trust Land and Preserve Rezoning

December 8, 2014 Open House

Case # 19-ZN-2014 & 20-ZN-2014

Sign-In Sheet

NAME	ADDRESS	E-MAIL
Cheryl Hayden	35353 N. 92nd Place, Scottsdale, AZ	cheryl-hayden@sbcglobal.net
DANIEL JANINDA	9632 E SUPERSTITION LN	5567 DAN@COX.NET
Meg Janinda	9632 E Superstition LN 85260	mjaninda@hotmail.com
Dave & Catherine Frost	1315 Alma Ave. #461 Walnut Creek CA 94596	catherinemfrost@comcast.net

State Trust Land and Preserve Rezoning

December 8, 2014 Open House

Case # 19-ZN-2014 & 20-ZN-2014

Sign-In Sheet

NAME	ADDRESS	E-MAIL
ROBERT + ROSE SAMPIERI	29334 N. 108th Pl. Scottsdale	Rmarlenasamp@cox.net
NANCY & LEN LEVY	9772 E. GOLD BLUFF RD.	LLEVY@COX.NET
Cami Manson	8350 E. Lariat Lane	mike.h.manson@gmail.com ~~MIKE.MANSON~~
Patrick OBrien	34645 N. Desert Ridge	patsvette@Gmail.Com
	8367 Eden Hills	
	28071 N. 91st Way Scottsdale	85262 Mjm1000@SurgiVision.net
ROBERT THOMPSON	35386 N. 95TH ST	RJTHOMPSON1@COX.NET
RONALD KUKER	2625 WHITE PINE CIR VALPARAISO IN 46383	valpokuker@gmail.com
Betty Glynn	9691 E Vantage Point Rd Scottsdale	bettyglynn@aol.com
Cari Dandy	23027 N. 94th St. Scottsdale 85255	cari@caridandy.com

State Trust Land and Preserve Rezoning

December 9, 2014 Open House

Case # 19-ZN-2014 & 20-ZN-2014

Sign-In Sheet

NAME	ADDRESS	E-MAIL
Jack Chase	26815 N 79th ST	www HawkeyeRanch.com
Cheryl DuBois	11787 No. 135th Pl	Tularing123@gmail
Rick Cochran	12042 N. 134th Pl	RKCochran@cox.net
Chac Deepere	12654 E Paradise Dr	W10SLVR63@aol.com
J.C. Carter	26955 N. 35th WAY 85266	
L. Swintek	14379 E. Charter Oak Dr	
Douglas Todd	35342 N. 95th St	Toddf1467@Netzero.com
Les Conklin	27221 N 71st Pl	Lesconklin@gmail.com
Kathy Littlefield	8926 E. Sheena Dr.	Kathy@KathyLittlefield.com
Richard Bright	12616 E. Jenan Dr. Scdale	Bright85259@Aol.com
John Heinrich	✓ ✓ ✓ ✓	johnh@thesolutionsforum.com

State Trust Land and Preserve Rezoning

December 9, 2014 Open House

Case # 19-ZN-2014 & 20-ZN-2014

Sign-In Sheet

NAME	ADDRESS	E-MAIL
Carol Chase	26815 N 79th St	HawKegcoach@a.com
Tom Prosser	26771 N 73 WAY	
Maria Kagayandis	11743 N 125th A.	mikapaegendi@gmail.com
Larry Lonke	12528 E. Lupine Ave	larry longtwo@aol.com
Patricia Ducher	12067 N 127th Way	patducher@cox.net
Ken Harder	26360 N 82nd St	Krichardes5@cox.net
Mark Dahl	13835 E Coyote Road	smilinglotus@cox.net
Roy DeOpere	12654 E. Paradise Dr.	Hiosluz63@AOL.com
Tony Sullivan	12111 N 127 Way	TonyJSR6070@gmail.com
Joe D'Amico	9875 E Seven Palms Dr	horseyjoe@AOL.com
Christine Kovach	9525 N. 136th St. 85259	crkovach25@gmail.com

State Trust Land and Preserve Rezoning

December 9, 2014 Open House

Case # 19-ZN-2014 & 20-ZN-2014

Sign-In Sheet

NAME	ADDRESS	E-MAIL
Dennis Mowery	12606 E Paradise Dr.	dl_mowery@yahoo.com
RHODA BARRETT	12758 E PARADISE DR.	argonza02@yahoo.com
Virginia Ray Long	12528 E. Lupine Av	vraylong2@aol.com
J Bottoi	23642 N. CHURCH RD.	JIM@BTVEST.com
D. Gackenbach	12240 E. 128th Pl.	d.gackenbach@att.net
R. Umfrid	12542 N. 128th Pl.	ramfrid@gmail.com
Jeff Lehrer	12149 N. 123rd Way	jwlehrer@msn.com

State Trust Land and Preserve Rezoning

December 17, 2014 Open House

Case # 19-ZN-2014 & 20-ZN-2014

Sign-In Sheet

NAME	ADDRESS	E-MAIL
PAUL STAKER	20262 N 102ND PL 85255	pstaker@sbcglobal.net
ROSS SMITH	9140 E. JENAN, SCOTTSDALE 85260	azlandsmith@yahoo.com
RICK DURKEE	7579 E. MONTERRA WAY Scottsdale 85262	CANDYDURKEE@YAHOO.COM
Elizabeth Ogden	27802 N 94th St Scottsdale	sonoranliz@aol.com
JANE GUILD	33052 N. 71st Street Scottsdale 85266	janeguild@mac.com
Michelle Collins	26833 N. 78th St. Scottsdale	mcty@mullenaux.com
RIC HUNSBEGER	8711 E. PINNACLE PEAK RD.	
Dave Schaefer	9479 E. Cavalry Dr.	dtschaefer@orionfirst.com
MARK SMOSKY	8557 E Rowel	MOSMERSKY@COX.NET
Rita Gosnell	25425 N Bronco Tr 255	gosnellatir@yahoo.com
Rocco Christofano	8627 E. Cactus Wren Cir 85266	rocnwan@cox.net

State Trust Land and Preserve Rezoning

December 17, 2014 Open House

Case # 19-ZN-2014 & 20-ZN-2014

Sign-In Sheet

NAME	ADDRESS	E-MAIL
Mary Ellen Rakocy	35368 N. 94th Pl	MERakocy@yahoo.com
Jean Jim Gragnano	26227 N 43rd Pl	jtgragnano@netscape.net
Todd Masten	31313 N. 144th St	info@lovelyoutfitters.com
Mike Hankey	8425 E. Hackamore	MJHankey@msn.com
Rod/Chris O'Connor	8727 E Lariat Lane	rodtucson@cox.net
Regina Black	30547 N 75th St.	lblack322@gmail.com
[illegible]	25550 N. 82nd St	Doug.Reed@hotmail.com
Rod O'Connor	8727 E. Lariat Lane	RODTUCSON@cox.net
Suzanne Grantham	9041 E Red Bird	Sc Az 85262
Woody Grantham	" " "	suzannatellier@yahoo.com
Joe Nychay	9448 E. Whitewing	Joenychay@cox.net

State Trust Land and Preserve Rezoning

December 17, 2014 Open House

Case # 19-ZN-2014 & 20-ZN-2014

Sign-In Sheet

NAME	ADDRESS	E-MAIL
GREG KOZLOWSKI	7469 E. RED BIRD RD	azgreg22@gmail.com
DW BARRICK	7542 E. CAVEDALE DR 85266 85266	
BILL WRIGHT	7594 E CAVEDALE DR	
Mary Schloz	10050 E. Sonoran Vista Cl.	
STAN SCHLOZ	10050 E SONORAN VISTA CIR 85255	SMSCHLOZ@MSN.COM
BOB SCHECHTER	6738 E MOCKINGBIRD LN	
RANDY SCHILLING	30600 N. PIMA RD #14 85266	R_SCHILLING@EARTHLINK.NET
TONY PALMIOTTO	8009 E. SADDLE HORN 85255	palmiotto2@cox.net
BARRY BINGHAM	8300 E. DIXILETA DR LOT 271 85266	BMBINNC@AOL.COM
Rob Collins	26833 N. 78th St. 85266	rcollins@paradisevalleycc.com
Hedy Nelson	8340 E Rowel Rd 85255	hedy.nelson@colonyamericanhomes.com

State Trust Land and Preserve Rezoning

December 17, 2014 Open House

Case # 19-ZN-2014 & 20-ZN-2014

Sign-In Sheet

NAME	ADDRESS	E-MAIL
Bill + Linda Orr	9805 E Seven Palms Dr	gorr556@aol.com
RICH REEL	25428 N. BRONCO TR.	RHREEL@HOT.COM
EILEEN MASTROGIOVANNI	8019 E. McLELLAN SCOTTSDALE	eileenmastro@yahoo.com
ROBERT BOCKELKEN	22968 N. 91ST PLACE, SCOTTSDALE, AZ	RCBOCK@MAC.COM
Dolores Shepherd	8762 E. LARIAT LN Scottsdale	Shepherdretired@aol.com
Mary-Lynn Allen	8171 E Thorntree Dr. Scotts	
JAN HAHN	8400 E. DIXENITA DR 176 SCOTTS	PEACHIE13JEN@GMAIL.COM
TERRY FREIBERG	9104 E Calle de Valle	
JAN FREIBERG	9104 E CALLE DE VALLE	
JOHN EMIG	9626 E VANTAGE PT RD SCOTTSDALE AZ 85262	jcemig@yahoo.com
Al + Diane Pacheco	8327 E Rowel Road 85255	Redoux53AP@Yahoo.com

State Trust Land and Preserve Rezoning

December 17, 2014 Open House

Case # 19-ZN-2014 & 20-ZN-2014

Sign-In Sheet

NAME	ADDRESS	E-MAIL
George CONSTANTINOU	25610 N Ranch Gate Rd, Scottsdale,	gconstant@Hotmail.com
Judy Dunham	7474 E. Redbird Rd. Scottsdale	JADUNHAM@COX.NET
Ronald W. Diedrichs	17570 E. Poinsettia Dr Scottsdale	DIEDRICHS2@Q.Com
Terry & Stan Patricola	10751 E. Florenn Way Scottsdale	tpatricola@gmail.com
Kurt Niemann	35302 N. 98th St Scottsdale Legend Trail	kurt.niemann@honeywell.com
DAVID TALBERT	7168 E CRIMSON SKY TRL 85266	
Bob Cappel	33600 N. 79th Way 85266	R-CAPPEL1@msn.com
EDWARD RAPPAPORT	7458 E. RUSSET SKY RD 85266	rappaport@cox.Net
Richard Mushorn	25227 N. ROPING	RMushorn@Gmail.com
Joseph Kamunsky	8300 E. Dixileta Dr.	lockborjoe@gmail.com
Richard L. HORNE	8300 E. Dixileta Dr. #129 Scottsdale, AZ 85266	HORNE8945@aol.com

State Trust Land and Preserve Rezoning

December 17, 2014 Open House

Case # 19-ZN-2014 & 20-ZN-2014

Sign-In Sheet

NAME	ADDRESS	E-MAIL
John & Cathy MacPherson	26900 N Hayden Rd Scottsdale 85266	onepineranch@carbonpaves.net
Rosalea McKenzie	2202 N. 94th St	
R L Miller	17025 N. Scts Rd 85254	
David & Julie Willis	25624 N. Ranch Gate Rd	willis.dave1@gmail.com
Amy Foley	27014 N. 92nd St	AmyJFoley@aol.com
CHARLES J WOLFF	8300 E DIXILETA DR #253	CASADECOBOS@COX.NET
DAVID HAY	7209 EMERALD DRIVE #46 SC 85250	david@haylandgroup.com
Jerome Allan LANDAU	28700 N. Hayden Rd 85266	JAL@LandauLaw.org
CHRISTIE BUZIAK	11263 E Greythorn Dr 85262	cbates@buziak.com

State Trust Land and Preserve Rezoning

December 17, 2014 Open House

Case # 19-ZN-2014 & 20-ZN-2014

Sign-In Sheet

NAME	ADDRESS	E-MAIL
Jack Horan	9753 E Sunrest Rd Scotts	jwhoran@cox.net
Wilson & Lisa Allen	7878 E. Nimitz Rd. Scotts	WWALL5@hotmail.com

State Trust Land and Preserve Rezoning

December 17, 2014 Open House

Case # 19-ZN-2014 & 20-ZN-2014

Sign-In Sheet

NAME	ADDRESS	E-MAIL
Henry Wall	30600 N Pima Rd Unit 9	Wallhmaz@cox.net
JOY & CON ENGLEHORN	25229 N ROPING RD	
JIM BATTY	CHURCH RD	JIM@BTVEST.COM

Arizona State Land Department

North Scottsdale Rezoning
Citizen and Neighborhood Involvement Report

February 2016

Attachment 6. Open House Comment Cards

State Trust Land Rezoning

Case # 19-ZN-2014

Difficult to imagine even more buildings in N. Scottsdale that would ruin (in my opinion) the beautiful open space.

email address rocnwan@cox.net

Open House Comment Card December 2014

State Trust Land Rezoning

Case # 19-ZN-2014

I just want to make sure that lands zoned for one house per acre or larger are not changed to higher densities.

We have seen a lot of disregard for the original plans for our desert parcel, between roads north of Pinnacle Peak and east the last 12 to 15 years, such as condos on Pima Rd at Las Colinas, Pinnacle Peak Country Club and more recently, Pima south of Jomsky at Pinnacle Place.

We recently voted "IN" people who understand our concerns for preserving the beauty and special character of these (northern) lands. We hope that Council will not approve environment by allowing higher density than currently planned.

Open House Comment Card December 2014

Dolores Shepherd 480-515-2765
ShepherdRetired@aol.com

State Trust Land Rezoning

Case # 19-ZN-2014

I am very concerned that the areas in T8, V8, S7, X8, U8, Q6 and P6 will eventually be allowed to be rezoned to much higher densities than are shown on the handout map given to us this evening and last updated 11/19/2014. As an example the zoning recommended for LONE MOUNTAIN north + E of Rifno are R1-7 for a significant portion of this land.

The noise on PIMA + JOMAX is very loud as people going South in AM + North in the P.M. treat this as a raceway.

Please do not desecrate the gracious semi rural area we have lived in for over 17 years.

Open House Comment Card December 2014

Rod O'Connor 480 515 9166
RODTUCSON @ COX.NET

12/9

City of Scottsdale Preserve Rezoning

Case # 20-ZN-2014

I HAVE CONCERN with putting in a RESORT on the properties (K-4). I don't believe this is an appropriate area for such development. This should be closer to main roads to mitigate TRAFFIC and other issues. I would not be in favor of a resort anywhere in this REZONING

Open House Comment Card December 2014

Joe D'Amico
horseyjoe @ AOL.com
9875 E. Seven Springs Dr

PROTECT OUR DESERT.

DORIS ZELLNER & COX. MST

State Trust Land Rezoning

Case # 19-ZN-2014

We voted YES for a tax increase to purchase + protect the preserve. We expect that to be honored.

☆ 100 FT SETBACK

Pls do not allow homes along Legend Trail Pky. from PIMA to Legend Trail. That is gorgeous desert + must be preserved.

ALSO you must PROTECT OUR ACCESS to the hiking trail which is on Legend Trail Pky, just below the gate to preserve land. That leads thru gorgeous desert to BADWATER RANCH.

Open House Comment Card December 2014

Why would protecting Parcel 1 at Dynamite under electric wires be more important than Parcel 1A?

State Trust Land Rezoning

Case # 19-ZN-2014

I attended the informational meeting at the Legend Trail HOA on 12/8/14. Please keep me on the communication list re: your proposed rezoning of the 4000 acres of ASLD Trust land.

Myrna Wells-Ulland

myrna.ulland@gmail.com

Open House Comment Card December 2014

State Trust Land Rezoning

Case # 19-ZN-2014

KEEP ME INFORMED. THANKS

PROTECTOURPRESERVE@GMAIL.COM

Open House Comment Card December 2014

City of Scottsdale Preserve Rezoning

Case # 20-ZN-2014

Must have scenic corridor setbacks from Pima Road to Legend Trail Parkway as far as the point of development

AND from Stagecoach all along Legend Trail Parkway to point of development.

Catherine Halvorsen

fitzhal@aol.com

Open House Comment Card December 2014

City of Scottsdale Preserve Rezoning

Case # 20-ZN-2014

* When will it be disclosed who is behind the rezoning for development – who will benefit?
* Why was the case number misstated on the letter sent out to citizens earlier?
* When will road widen begin?

Judson Roberts
J.Roberts12@Cox.net

Open House Comment Card December 2014

City of Scottsdale Preserve Rezoning

Case # 20-ZN-2014

I LIVE IN SINCUIDADOS, A COMMUNITY WITH ALMOST 30 YEARS OF HISTORY, WITH 305 PLOTTED 1+ ACRE LOTS. OUR COMMUNITY HAS WORKED DILIGENTLY TO MAINTAIN NAOS AND ESLO MANDATES.

IF THE CITY'S INTENTION IS TO PLAT OUT 1/4 - 1/3 ACRE LOTS, ANY THOUGHT OF NAOS/ESLO ENFORCEMENT WILL BE OUT THE WINDOW.

WITHSTANDING THE ABOVE MY CONCERN WOULD BE TRAFFIC WHICH IS BAD ENOUGH NOW, AND NON CONFORMING DEVELOPMENT

Open House Comment Card December 2014

Barry M Bowman
8300 E. Dixieta, Lot 271
BMBinNC@AOL.com

City of Scottsdale Preserve Rezoning

Case # 20-ZN-2014

The areas listed below need to be decreased for rezoning + the lands increased in green belts. They include $B_1 - C_1$, E_2, A_1 + part of F_2.
Taking part of these areas to increase the green belt will enhance Legend Trail inhabitants with the desert we have been promised. We do not need so many new homes when currently there are many for sale + empty homes.

Open House Comment Card December 2014

Alan + Nancy Cisin (over)

info34@cox.net (e mail)

34523 N. 99th St.
Scottsdale 85262

Thank you.

City of Scottsdale Preserve Rezoning

Case # 20-ZN-2014

Since this has already been approved for housing We would like for the houses on Stagecoach and pima an Legend Trail parkway to be LOW Density — Not changed to High density. Ultimately would have wanted it to Stay Preserve!

Open House Comment Card December 2014

State Trust Land Rezoning

Case # 19-ZN-2014

Please schedule additional open house or allow session for Happy Valley Ranch I HOA

Open House Comment Card December 2014

City of Scottsdale Preserve Rezoning

Case # 20-ZN-2014

WE ARE IN FAVOR OF MOVING The floating Commercial Zone To New proposed SITE.

Open House Comment Card December 2014

City of Scottsdale Preserve Rezoning

Case # 20-ZN-2014

We Live At 9041 E. Redbird Rd. in Section 31
Our Concerns Are ZONING in our Area Which is 1house per 5 Acres. We WANT This To Apply Area S-7 instead of The 1house per 3 AC. As You have it written on Your MAPS, Also Flooding has become A MAJOR problem in the Section 31 As the City of Scottsdale Changed the Water Flood Flow As they Added 95th St North of TOMAX.

Open House Comment Card December 2014

CLICK HERE TO SKIP TO ITEM 21 PART 2