

**McClay, Doris**

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**From:** Wauwie, Kira  
**Sent:** Thursday, October 21, 2004 10:39 AM  
**To:** McClay, Doris  
**Subject:** FW: Heitel Ranch Permit  
**Importance:** High

For the report attachments under community involvement...

-----Original Message-----

**From:** Sonoran@aol.com [mailto:Sonoran@aol.com]  
**Sent:** Thursday, October 21, 2004 10:32 AM  
**To:** kwauwie@ScottsdaleAZ.gov  
**Subject:** Heitel Ranch Permit

For the Public Record

Dear Kira:

The Coalition has evaluated the Heitel application for a ranch permit and want to go on record that we will not oppose it. We are very concerned about the effect that use permits have on the surrounding neighborhood. Our investigations determined that the majority of the surrounding neighbors do not oppose the Heitel request and that they find the use compatible with the character of the area.

Bob Vairo, President  
Coalition of Pinnacle Peak, Inc.

10/21/2004

**BEUS GILBERT**  
PLLC

ATTORNEYS AT LAW

4800 NORTH SCOTTSDALE ROAD  
SUITE 6000  
SCOTTSDALE, ARIZONA 85251-7630  
(480) 429-3000  
FAX (480) 429-3100

JOSEPH D. GOFORTH  
PLANNING CONSULTANT  
DIRECT (480) 429-3065

EMAIL: JGOFORTH@BEUSGILBERT.COM

44071-001

10 September 2004

**VIA CERTIFIED MAIL**

Mr. John Gordon, Superintendent  
Cave Creek Unified School District 93  
P.O. Box 426  
Cave Creek, AZ 85331

Re: Heitel Ranch Use Permit

Dear Mr. Gordon:

The purpose of this letter is to inform you that an application has or will be submitted to the City of Scottsdale requesting approval of a conditional use permit to allow a commercial ranch in the R1-190 zoning district.

The subject property is located at 8485 E. Dixileta Road and is currently improved with a single-family residence, guest house, horse stables, corrals, a pasture and other improvements incidental to the breeding and training of horses.

As you are aware, the City of Scottsdale requires that the School District be notified of land use issues within the boundaries of the Unified School District and accordingly, this letter is intended to provide you with contact information in the event that you or the district has an interest in this case. This particular land use action has no demonstrative effect on the School District, as approval by the City of Scottsdale of the use permit will allow our client to operate a dressage training operation on his property. Approval of this request will not add additional students into the District, nor can we foresee it taxing any of the District's resources.

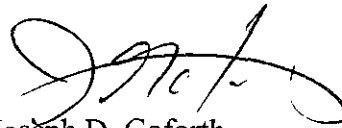
John D. Gordon Superintendent  
Cave Creek Unified School District 93  
10 September 2004  
Page 2

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Should you wish to be continually informed about the status of this application as we proceed through the City's public hearing process, please contact me directly as I am always happy to share information about the land use actions that we handle for our clients.

Very truly yours,

BEUS GILBERT PLLC

A handwritten signature in black ink, appearing to read 'J. Goforth', with a large, sweeping flourish extending from the end of the signature.

Joseph D. Goforth

JDG/wsb

cc: Jim Heitel  
Kira Wauwie

HARCO PROPERTIES

9-20-04

4207 E. PALO VERDE DRIVE  
PHOENIX, ARIZONA 85018  
(602) 840-6643

Re: Zoning Case 27-Up-2004  
Heitel Ranch  
8485 E. Dixaleton Dr.

Kira Wauwie  
Scottsdale planning and zoning  
7447 E. Indian School Rd  
Suite #105  
Scottsdale, AZ 85252

Dear Ms Wauwie:

I am the property owner of parcel # 216-70-0036 which is very close to the above described property requesting a conditional use permit for a Ranch. This is to advise you that I believe this proposed use would seriously impact my property not only decreasing my properties value but also the quite lifestyle that has drawn me to this special area. I would strongly urge you to deny this applicants proposed use.

Summary  
Gordon J. Hince  
Harco Properties

**BEUS GILBERT**  
PLLC

ATTORNEYS AT LAW

4800 NORTH SCOTTSDALE ROAD  
SUITE 6000  
SCOTTSDALE, ARIZONA 85251-7630  
(480) 429-3000  
FAX (480) 429-3100

JOSEPH D. GOFORTH  
PLANNING CONSULTANT  
DIRECT (480) 429-3065

EMAIL: JGOFORTH@BEUSGILBERT.COM

44071-001

2 September 2004

Ms. Kira Wauwie  
City of Scottsdale  
7447 E. Indian School Rd  
Scottsdale, AZ 85251

Re: Heitel Ranch Use Permit Neighborhood Meeting

Dear Kira:

The purpose of this letter is to provide the documentation pursuant to the "neighborhood involvement" requirements for the matter referenced above.

On Wednesday, September 1<sup>st</sup>, between the times of 1:00 and 2:00 p.m., an open house meeting was conducted at the La Mirada Desert Park facility to provide interested parties an opportunity to review our preliminary and as yet unfilled use permit application for the Heitel ranch.

In addition to posting the property with a sign declaring, "Early Notification of Project Under Consideration," we conducted our neighborhood meeting, and I am optimistic that this request is, for the moment well received in the neighborhood, as no one attended the meeting. While we interpret the absence of attendees at our meeting as positive indication that this request is both appropriate for the area and consistent with the expectations of area residents, we will continue our neighborhood outreach to assure that all interested parties be made fully aware of the breadth of this application.

If you have any questions or comments, please contact me directly.

Very truly yours,

BEUS GILBERT PLLC

*Joseph D. Goforth /wsb*  
Joseph D. Goforth

JDG/wsb

cc: Jim Heitel

27-LIP-04  
9.3.04



ANOTHER INFORMAL  
NOTICE BY HOA  
8/29/04

Dear Selected Neighbors,  
[Lots: 133-140, 162-166, 177, 178, and 293-296]

As a Sincuidados Board Member, I have been in communication with Jim Heitel. Jim and his wife live at 8485 East Dixileta Drive, on the south side of Dixileta, directly across from Sincuidados lot #137.

Jim is applying to the City of Scottsdale for a Ranch Permit (449-PA-2004), an allowed Conditional Use in their zoning area. The property is posted with a notice of a Public Meeting to discuss his application for the Ranch Permit, and you may have received a notice by mail. The Public Meeting is scheduled for September 1<sup>st</sup>, 1pm to 2pm at the La Mirada Desert Park, 8950 East Pinnacle Peak Road. If you have any questions about the Heitel Ranch Permit application, I urge you to attend the Public Meeting. The meeting time may be inconvenient for many, so Jim has told me he will meet privately with any Sincuidados resident who cannot attend the scheduled Public Meeting.

#### **Conditional Use Ranch Permit Background**

This would allow a private trainer to give individual and small group horse riding lessons on their equestrian property. Jim and I discussed the following topics that may be of concern to Sincuidados neighbors, and he indicates:

- They currently own 11 horses, have a 12 stall barn and other facilities on their property.
- They will change any of their lush vegetation or NAOS areas as part of this Ranch Permit.
- The Ranch Permit is specifically limits residential facilities to individual and small group training.
- The typical daily activity would be similar to that which currently goes on at their property.
- The nature of dressage riding and training is very low key and does not cause disruptive neighborhood impacts from noise and dust.
- Jim committed to controlling any dust (using special EPA approved compounds), not allowing any outside speakers systems, and prohibiting outdoor arena lights,
- The nature of the training is generally individual so traffic impacts should go unnoticed and with no outdoor lighting, training will naturally be limited to daylight hours.

I was impressed by Jim's candor, his commitment to work with neighbors in advance, and his stated commitment to have a residentially compatible equestrian operation.

Should you have any concerns or questions, please attend the scheduled Public Meeting in September 1<sup>st</sup>, or contact Jim for a private briefing if you cannot attend the meeting. Jim may be reached at 480 563 5924 (office) or 602 301 3150 (mobile). Also, please don't hesitate to call me to share your thoughts on this matter; 480 488 5470 (home), or 480 216 8160 (cell).

Regards,

Doug Newton  
for the Sincuidados Board of Directors

INFORMAL EMAIL  
TO NEIGHBORS

August 24, 2004

Sorry I have been real busy with work so I have not had the chance to let you know what I was contemplating in regards to my house. I have been trying to process a ranch permit, which as you know is a permitted conditional use in our current residential zone. This would allow my wife's dressage trainer to work on our property. The nature of the dressage trainer's activities is very low key and unobtrusive, so this use will be consistent with the activity already on our ranch property and the neighborhood.

I have already spent some time discussing my plans with the Sincuidados neighborhood directly across the street from me and thru their Board have sent informal notices of my plans to adjacent neighbors. There is no concern as of yet that the Board or myself have heard. They will be discussing this issue at their meeting tonight and will expand their notice to their homeowners. I have volunteered to meet with their residents if they find there is any interest for such.

Most improvements needed for this use, we already have on the property, and we are not going to remove any of our lush vegetation or NAOS areas. Because the Ranch Permit is specifically intended to limit residential facilities to individual training and training of small groups, the typical daily activity would be similar to that which currently goes on at our property. Traffic impacts should go unnoticed and I intend on specifying that no outdoor arena lighting will be allowed, as with any outdoor speakers. With the permit we will apply additional dust control (probably using the Arena Rx product) provided by the same City dust control company supplying another product used on our City interior dirt roads.

The only anticipated improvements that would come are ones we have been considering anyhow. I will probably add a 4 stall mare motel set up west of the current barn where I have planted some trees as buffers and where I will add a few more trees to make it even more obscure. Additionally we would probably add a covered arena behind our barn in an area I am able to dig down approximately 3' below existing grade so that the maximum building height above grade should be around 15-17'. It will be situated so that it will be almost obscured from the street and neighbors. I have a number of trees along that entire perimeter now and will add some more to also buffer the appearance. The arena would be designed to have a nearly flat (6" slope in 12") roof.

We will be sending out the required formal notices and asking that the DPOA & COPP consider this permit request and if they have not objection indicate so in some letter of non objection. Don't hesitate to call if you have any questions or suggestions, I may be reached at 480 563 5924 (office) or 602 301 3150 (mobile). I have also asked Tony Nelssen to help me navigate thru this process so don't hesitate on calling him as well (480-585-3840).

Of course if you or anyone you know would like either of us to explain what we are doing in more detail, please don't hesitate to call.

SENT BY EMAIL TO COPP, DPOA, DEAN, ZICKERMAN, KETTLE  
ACEO, LAS PIEDRAS BOARD

Scan Mon 8/23/04

Formal Notice by BILLY GILBERT

MCILWEE MICHAEL P/BARBARA  
8400 E DIXILETA #140  
SCOTTSDALE, AZ 85262

SHIPLEY EDWARD L/DARREL D  
30600 N PIMA RD  
SCOTTSDALE, AZ 85262

THURWATER WILLIAM A  
8400 E DIXILETA DR #133  
SCOTTSDALE, AZ 85262

ADKIMS THOMAS A/ANGEL S  
8400 E DIXILETA DR  
SCOTTSDALE, AZ 85262

WESALA WAYNE D/PAMELA K TR  
8300 E DIXILETA DR #250  
SCOTTSDALE, AZ 85262

LOWY DONNA C  
8300 E DIXILETA UNIT 248

SCHONEBERGER BERT J/LINDA  
L TR  
PO BOX 5990  
CAREFREE, AZ 85377

HANSON RICHARD P/ROBERTA E  
8400 E DIXILETA DR #134  
SCOTTSDALE, AZ 85262

LAMALFA ANTHONY A JR/PHYLLIS  
8449 DIXILETA DR  
SCOTTSDALE, AZ 85262

HEITEL JAMES T/CATHERINE H  
8485 E DIXILETA  
SCOTTSDALE, AZ 85262

STRAMAGLIO  
MICHAELT/MAUREEN A  
8300 E DIXILETA RD #294  
SCOTTSDALE, AZ 85262

ANDERSON LLOYD E/CONSTANCE  
16627 HARNEY ST  
OMAHA, NE 681182709

SINCUIDADOS HOMEOWNERS  
ASSOCIATION  
2400 E ARIZONA BILTMORE CIR  
STE 1300  
PHOENIX, AZ 85016

LOY R STEVE/LINDA R  
30600 N PIMA RD #164  
SCOTTSDALE, AZ 85262

ANKEN LLC  
9 BRAY HALLOW CT  
FREEHOLD, NJ 07728

HARCO PROPERTIES LLC  
4207 E PALO VERDE DR  
PHOENIX, AZ 85018

HAMMACK KATHERINE  
5425 E BLANCHE  
SCOTTSDALE, AZ 85262

COOK WAYNE A/MARJORIE S TR  
30600 N PIMA #135  
SCOTTSDALE, AZ 85262

FOOT CREEK CORPORATION OF  
ARIZONA  
8711 E PINNACLE PEAK RD STE  
141  
SCOTTSDALE, AZ 85255

PLISKIN DAVID/GOLDSTEIN  
DEBORAH  
8400 E DIXILETA DR  
SCOTTSDALE, AZ 85262

DARAGONA FRANCESCO  
S/CLAUDIE F S TR  
10634 E CHOLLA LN  
SCOTTSDALE, AZ 85259

KRYCH DENNIS J/ROBIN M  
7417 E MARY SHARON DR  
SCOTTSDALE, AZ 85262

GORRIN GERALD B/SHIRLEY M  
11909 N 80<sup>TH</sup> PL  
SCOTTSDALE, AZ 85260

KNAPP MICHAEL F/REGINA  
8300 E DIXILETA DR #295  
SCOTTSDALE, AZ 85262

WITTMAN TODD/DENISE  
6526 E CRESTED SAGUARO LN  
SCOTTSDALE, AZ 85262

MOORE RICHARD A  
3153 CAMBRIA CT  
AURORA, IL 60504

GENDREAU INVESTMENTS  
ENTERPRISES LLC  
10710 E MARY KATHERINE DR  
SCOTTSDALE, AZ 85259

DAVIS LINDA S DEAN TR  
PO BOX 1733  
CAVE CREEK, AZ 85327

HIDDEN HORSE RANCH LLC  
29607 N HAYDEN RD  
SCOTTSDALE, AZ 85262

ZUCKERMAN GORDON R/JULIA  
A/JOHN'S S TR ETAL  
7677 E PRINCESS BLVD  
SCOTTSDALE, AZ 85255



ALBAS CAROL L TR  
7060 E STAGECOACH PASS  
CAREFREE, AZ 85377

WISEMAN RAY D/JOY A  
29392 N 84<sup>TH</sup> ST  
SCOTTSDALE, AZ 85262

CONSTANTINE TOMMY  
PO BOX 26870  
SCOTTSDALE, AZ 852550131

COALITION AT PINNACLE PEAK  
10040 E HAPPY VALLEY RD #451  
SCOTTSDALE, AZ 85255

BOB VAIRO  
COALITION AT PINNACLE PEAK  
10040 E. HAPPY VALLEY RD.  
SUITE #451  
SCOTTSDALE, AZ 85255



INFORMAL NOTICE  
BY HOA  
7/28/04

Dear Neighbors,

(McIlwee, #140, Hammack, #138, Adkins, # 137, Loy, #164, and Bridgewater, # 163)

As a Sincuidados Board Member, I received a call from Jim Heitel. Jim and his wife live at 8485 East Dixileta Drive, directly across from Sincuidados lot #137.

Jim is anticipating applying to the City of Scottsdale for a Ranch Permit which he indicates is a permitted conditional use in the current residential zone. This would allow Jim's wife's dressage trainer to give private horse riding lessons on their equestrian property. He called as a courtesy, and to give advance notice to relevant Sincuidados neighbors prior to proceeding. It's important to Jim to brief interested neighbors on his plans and to get their input so he can address any concerns that may arise prior to applying for this Ranch Permit.

Jim and I discussed the following topics that may be of concern to Sincuidados neighbors, and he indicates:

- They currently own 11 horses and have an existing 12 stall barn and other facilities already on their property.
- They are not going to change any of their lush vegetation or NAOS areas.
- The Ranch Permit is specifically intended to limit residential facilities to individual training and training of small groups.
- The typical daily activity would be similar to that which currently goes on at their property.
- The nature of dressage riding and training is very low key and does not cause disruptive neighborhood impacts from noise and dust.
- Jim indicates he is committed to controlling any dust (using special EPA approved compounds), not allowing any outside speakers, and prohibiting outdoor arena lights,
- The nature of the training is generally individually given so traffic impacts should go unnoticed and no outdoor lighting will naturally limit hours of operation,

I was impressed by Jim's candor, his commitment to work with neighbors in advance, and his stated commitment to have at his home a residentially compatible equestrian operation.

Jim would like to discuss the plans for the Ranch Permit with the most adjacent neighbors in Sincuidados. He will contact each of you by phone to provide you with additional background information, and an opportunity for you to personally discuss this with him. Should you have any concerns, please avail yourselves of Jim's offer when he calls. Jim may be reached at 480 563 5924 (office) or 602 301 3150 (mobile). Also, please don't hesitate to call me to share your thoughts on this matter; 480 488 5470 (home), or 480 216 860 (cell).

Regards,

Doug Newton  
for the Sincuidados Board of Directors

8/4 - MESSAGES Phone:  
McIlwee 4882204  
Hammack 5756681  
ADKINS 5951121  
8/4 LOY - spoke on phone  
5759726 Glad NO OUTDOOR  
LIGHTS  
8/4 BRIDGEWATER 6616935  
Wondered ABOUT  
TRAFFIC

Re: Heitel Ranch Permit  
8485 E. Dixileta Drive  
449-PA-2004

This is to confirm that the Project Under Consideration sign was installed on the above property on Monday August 23, 2004. A copy of a photograph of the sign is attached hereto.

  
James T. Heitel

August 23, 2004

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of September, 2004 by  
JAMES T. HEITEL.

My Commission Expires:

3-15/08

  
NOTARY PUBLIC





## Facsimile Transmittal

To: Susan Demmitt Fax: 480-429-3100  
From: Kira Wannic Date: 9-27-04  
Re: Habitat Ranch Pages: 2 (including cover)  
CC:

☐ Urgent ☒ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Notes:

HARCO PROPERTIES

9-20-04

4207 E. PALO VERDE DRIVE  
PHOENIX, ARIZONA 85018  
(602) 840-6643

Re: Zoning Case 27-Up-2004  
Heitel Ranch  
8435 E. Dixaleton Dr.

Kira Wauwie  
Scottsdale planning and zoning  
7447 E. Indian School Rd  
Suite #105  
Scottsdale, AZ 85252

Dear Ms Wauwie:

I am the property owner of parcel # 216-70-0036 which is very close to the above described property requesting a conditional use permit for a Ranch. This is to advise you that I believe this proposed use would seriously ~~impact~~ my property not only decreasing my properties value but also the quite lifestyle that has drawn me to this special area. I would strongly urge you to deny this applicants proposed use.

Sammy  
Gordon S. Hince  
Harco Properties

## Wauwie, Kira

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**From:** Jim Heitel [jtheitel@mindspring.com]  
**Sent:** Monday, September 27, 2004 7:13 AM  
**To:** 'Wauwie, Kira'  
**Cc:** John Berry; Susan E. Demmitt; Tony Nelssen  
**Subject:** RE: Heitel Ranch

Kira:

Thanks for the email and the following would be my thoughts on the questions you have posed. I have asked Tony and John to follow up with you on coordinating and hopefully scheduling as I am going to be particularly occupied with urgent personal matters regarding my parents.

If I could please implore one more time, my wife, her trainer and the horses she is responsible for would greatly appreciate any consideration of staff regarding placing this matter on what appears to be a very short October 13th PC agenda. With the posting deadline I suppose we need to make that decision very soon.

Again we have had no opposition from the neighborhood, only a documented phone call from one property owner (not homeowner) who told Beus Gilbert's office that he was going to oppose my ranch application because I joined with the entire neighborhood in the past opposing a heliport and high speed race track in our residential area. If you do receive any opposition at this point this property owner's comments should make the intentions of those quite clear.

Thank you for your understanding and consideration and recognition that while I am processing this application, the use is for my wife, her trainer and her discipline of riding.

Here are my comments on your inquiry:

Existing Building Height: Approximately 30-feet (EXISTING RESIDENCE IS THE TALLEST BUILDING ON SITE NOW OR IN FUTURE AT A HEIGHT OF 23 FEET ABOVE GRADE.

Statements about the use:

"\* The ranch use will not generate noise, smoke, odor, dust, vibration,

or illumination beyond that of an allowed residential use because the City does not limit the number of horses any individual residential property could have (AND THE APPLICANT HAS VOLUNTEERED TO PROHIBIT OPEN AIR LIGHTING AND LOUDSPEAKERS WHICH ARE CURRENTLY ALLOWED ON THE RESIDENTIAL PROPERTY .

\* The ranch use is conditioned to control dust and odor that could result from the ranch operations. The unpaved areas will be dust controlled with either a dust palliative or other means to minimize dust clouds. The odor from the ranch operations will be controlled through enforcement of the applicant's plans for manure removal.

\* The applicant does not propose any arena lights (OR LOUD SPEAKERS) for the open-air

arena. The lights proposed for the structured arena will be all cut off to minimize any impact of the lights, and conditions are incorporated for design review of the lighting impacts AND FURTHERMORE THE EXISTING AREA FOR THE STRUCTURED (COVERED) ARENA WAS PURPOSELY BUILT TO APPROXIMATELY 3 FEET BELOW EXISTING GRADE TO FURTHER MINIMIZE DISTRUBANCES."

"\* The approximately 50 vehicles (THE NET PROJECTED INCREASED VEHICLES WILL BE BETWEEN 3-6 PER DAY OR 6-12 TRIPS PER DAY. IF HOMEOWNER AND EXISTING USES ARE INCLUDED THE PROJECTION FOR TRIPS PER DAY WAS A TOTAL OF 14-30 TRIPS.) (need to confirm number from file

contents) coming to/from this site will be distributed throughout the day. No new traffic control devices are needed for this low volume of traffic.

\* The site already has horses, which requires delivery of fodder, equipment, and veterinary or farrier services. The proposed ranch will make use of those already in place services, and this will not add to the existing traffic volume."

James T. Heitel  
7702 E. Doubletree Ranch Road, Ste. 300  
Scottsdale, AZ. 85258  
480-563-5924 (office)  
602-301-3150

-----Original Message-----

From: Wauwie, Kira [mailto:KWauwie@scottsdaleaz.gov]  
Sent: Friday, September 24, 2004 5:58 PM  
To: 'jtheitel@mindspring.com'  
Subject: Heitel Ranch...

Jim,  
Could you confirm that the following is correct? I'm writing the staff report and these are some of the report components. There are some references to proposed conditions but what I need you to confirm are the facts/data/information, not the conditions. We will talk about the conditions later.  
Thank you.  
Kira

Existing Building Height: Approximately 30-feet

Statements about the use:

"\* The ranch use will not generate noise, smoke, odor, dust, vibration, or illumination beyond that of an allowed residential use because the City does not limit the number of horses any individual residential property could have.

\* The ranch use is conditioned to control dust and odor that could result from the ranch operations. The unpaved areas will be dust controlled with either a dust palliative or other means to minimize dust clouds. The odor from the ranch operations will be controlled through enforcement of the applicant's plans for manure removal.

\* The applicant does not propose any arena lights for the open-air

arena. The lights proposed for the structured arena will be all cut off to minimize any impact of the lights, and conditions are incorporated for design review of the lighting impacts."

"\* The approximately 50 vehicles (need to confirm number from file contents) coming to/from this site will be distributed throughout the day.

No new traffic control devices are needed for this low volume of traffic.

\* The site already has horses, which requires delivery of fodder, equipment, and veterinary or farrier services. The proposed ranch will make use of those already in place services, and this will not add to the existing traffic volume."





September 16, 2004

JAMES HEITEL  
8485 E DIXILETA RD  
SCOTTSDALE, AZ 85262

RE: 27-UP-2004  
Heitel Ranch

Jim,

We have finished our preliminary review of your site plan and elevations. Please review and address these items, submit the corrections, and I will review with consideration to place this request on an agenda for hearing.

**MISSING SUBMITTAL REQUIREMENTS:**

**THE FOLLOWING INFORMATION IS NEEDED IN ORDER TO PLACE THIS REQUEST ON AN AGENDA.**

- Please submit any remaining **community input** information as additional comments are received from neighbors or HOAs. This will be incorporated into your file and staff reports to the Planning Commission and City Council.
- We have the **traffic** information that was submitted and it just needs a little bit of refinement. Be assured that it appears that traffic will not be a significant issue with this application. However, additional information is needed regarding trip generation:
  1. Provide additional narrative/table describing the number of vehicles coming to and from the site that actually enter and leave the site on a daily basis:
    - a. Separate the data into approximating the a.m. and p.m. trip periods.
    - b. Provide the number of horses to be boarded as well as number of horses currently on site.
    - c. Explain how many employees are on site at any given time -- this may be minimum and maximum and per a.m. and p.m. hours.
    - d. Provide the number of students that will be training on the property and the days of week/times of day.

It appears that the daily trip generation will be about 50; the above data will help staff confirm this approximation.
- Submit an **elevation** concept of the proposed arena/barn structure.

**THE FOLLOWING ITEMS WILL LIKELY BE STIPULATIONS AS PART OF THE STAFF RECOMMENDATION TO THE PLANNING COMMISSION AND CITY COUNCIL.**

1. Development Review Board approval is required for all structures.
2. Add screening/native landscape buffers along proposed parking on Dixileta and eastern property line.
3. Lot coverage worksheet to show compliance with Foothills Overlay coverage restrictions of 45% or less.

If you have any questions, or need further assistance please contact me at: 480-312-7061.

Sincerely,  
Kira Wauwie



## CURRENT PLANNING

One Civic Center Plaza  
7447 E. Indian School Rd, Suite 105  
Scottsdale, AZ 85251

### FAX COVER SHEET

Fax: (480) 312-7088

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☐ URGENT    ☒ FOR REVIEW    ☐ PLEASE COMMENT    ☐ PLEASE REPLY    ☐ PLEASE RECYCLE

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TO:

John Berry

FROM:

Doris McClay

---

FAX NUMBER:

480-429-3100

DATE:

October 1, 2004

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COMPANY:

Beus Gilbert

TOTAL NO. OF PAGES INCLUDING COVER:

4

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PHONE NUMBER:

480-429-3000

RE:

Heitel Ranch 27-UP-2004

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#### NOTES/COMMENTS:

I have included the affidavit form. Please send me the photo of the sign and the original signed affidavit. Thanks



October 1, 2004

John Berry  
Beus Gilbert P L L C  
4800 N Scottsdale Rd Ste #6000  
Scottsdale, AZ 85251

Re: **449-PA-2004**

Applicant:

The City of Scottsdale's Current Planning Division has reviewed your development application and determined that your submittal was complete. Your check has been cashed and your application has been assigned case number **27-UP-2004**.

Enclosed is a copy of the legal notice for your public hearing case. **Please read the notice carefully for accuracy. If there is an error, please contact your Project Coordinator.** If errors are not corrected immediately, the case will need to be continued in order to meet advertising requirements specified in state statutes and local ordinances. **Your Project Coordinator is Kira Wauwie, 480-312-7061.**

With the application submittal list, your coordinator has informed you of your case's site posting requirements. Your site must be posted at least twenty days prior to the first public hearing date. The posting must be removed within thirty days following the final disposition of your development application. **An affidavit of posting and photo of the sign must be provided before your case can be presented at a public hearing.**

City staff will review your submittal in detail. Upon completion of this review, you will receive a staff report, which discusses your proposal and includes pertinent development stipulations. That report will be available for your review approximately one week prior to the date of your public hearing. **Your hearing date for Planning Commission has been tentatively set for October 27, 2004.** You will be notified when the City Council date has been determined.

If you have any questions or concerns, contact the Project Coordinator handling your case or the Community Development front desk at 480-312-7000.

Thank you.

A handwritten signature in black ink, appearing to read "Doris McClay", is written over the typed name.

Doris McClay  
Coordination Specialist

Enclosure

## DRAFT LEGAL NOTICE LANGUAGE:

**Project Name:** Heitel Ranch

**Project Description:** Request a conditional use permit for a Ranch on a 6.2 +/- acre parcel located at 8485 E Dixileta Drive with Single Family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-190 ESL FO) zoning.

**\*\*Please use the above Project Description language as the "Request" on your sign, as illustrated below:**

	City of Scottsdale <b>Public Notice</b>
<b>ZONING/PUBLIC HEARINGS</b>	
City Hall 3939 N. Drinkwater Boulevard <a href="http://www.Scottsdaleaz.gov/projects/Project">www.Scottsdaleaz.gov/projects/Project</a> in Process	
<b>PLANNING COMMISSION:</b>	<b>5:00 P.M., 10-27-04</b>
<b>CITY COUNCIL:</b>	<b>5:00 P.M., TBD</b>
<b>REQUEST:</b> a conditional use permit for a Ranch on a 6.2 +/- acre parcel with Single Family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-190 ESL FO) zoning	
<b>LOCATION:</b> 8485 E Dixileta Drive	
<b>Case Number:</b>	<b>27-UP-2004</b>
<b>Applicant/Contact:</b>	<b>John Berry</b>
<b>Phone Number:</b>	<b>480-429-3000</b>
Case File Available at City of Scottsdale 480-312-7000	
Posting Date: Penalty for removing or defacing sign prior to date of last hearing	