



Current Planning Services (480) 312-7000 Website: www.ScottsdaleAZ.gov
Fax (480) 312-7088

Applicant/Firm Name: JAMES & CATHERINE HEITEL
 Contact Name: JOHN BERRY, ESQ, c/o BILLY GILBERT
 Address: 4800 NTH SCOTTSDALE ROAD #6000
 City: SCOTTSDALE AZ 85251
 Phone: 480 429 3000 FAX 480 429 3100
 Email: JOHN.V.BERRY@MEN.COM
 Property Owner: JAMES & CATHERINE HEITEL
 Address: 8485 E DIXIE LN DL
 City: SCOTTSDALE
 Phone: 480 563-5924 FAX 480 563-5332
 Email: JT HEITEL@MINDSPRINGS.COM

Compliance Order Issued? No? Yes? By Whom _____

Is this property owned by the State Land Department? No? Yes?

Please check the appropriate box below for your request:

Land Divisions

Property Division/Property Assemblage - for the division or the combination of property.

Board of Adjustment

- Appeal- a request for an appeal of an administrative decision.
- Variance- a request for a variance from the zoning ordinance.

Development Review Board

- Development Review - a request to develop a commercial, or residential parcel.
- Preliminary Plat - a request to develop a subdivision.

Water Features? No? Yes?

If using water features, you must contact Water Resources at 480-312-5659 regarding requirements for water features.

Planning Commission/City Council

- Abandonment - a request for the City to release its interest in public right-of-way, roadway easement and alleys.
- General Plan Amendment - a request to change the general plan from current land use designations to another designation.
- Municipal Use Master Site Plan - a request for all city projects over 1 acre.
- Rezoning - a request to rezone from current zoning district to another district.
- Use Permit - a request for a use listed as "conditionally permitted" in the zoning district.
- Other - to be filled in by city staff.

Target date to begin construction: _____

Applicant Signature _____

Date 8/12/04

PRE-APP PACKET COMPLETE

AUG 13 2004

RECV'D BY: _____

Worship
KIRA
ESC TO
UP criteria
TMA?
- verify Comm. stable
vs. Cm Ranch
8/18
Friday Aug 20 10 AM
Tuesday Aug 31
COA



Project Name: HEITEL RANCH PERMIT

Location/Address: 8485 E DIXIE LETA DR
 Please verify with the City of Scottsdale Records department that the address of this property is the City of Scottsdale legally assigned address.

Parcel Number: 216-70-003M Q.S. - 52-48

Current Zoning: R1-190 ESL FO

Net lot size: 271,379 SF 6.23 AC

Gross lot size*: 271,379 SF 6.23 AC (*fill in if proposing Residential)

Building Height: N/A

Describe Your Request:

Please provide a descriptive narrative of the site layout in detail. This should include circulation, parking and design, drainage, architecture, and proposed land use in detail. What improvements and uses currently exist on the property? Explain how your proposal is compatible with the surrounding area. Are there any unusual characteristics that may restrict or affect your development? Please provide as much detail as possible in your narrative.

Project Narrative:

We are applying to the City of Scottsdale for a Ranch Permit which is a permitted conditional use in our current residential zone. This would allow my wife's dressage trainer to work on our property.

Currently we own 11 horses and have a 12 stall enclosed barn, turn outs and riding arenas so most improvements we already have on the property, so the typical daily activity would be similar to that which currently goes on at our property. We have lived on this property since late 1989 with the same barns, turn outs and arenas so the proposed use is as the current use, extremely compatible with the neighborhood and the equestrian nature of the area. It is important to note we are not going to remove any of our lush vegetation or NAOS areas.

The nature of the dressage trainer's activities is very low key with horse training generally done individually. With the permit we will apply additional dust control (probably using the Arena Rx product purchased from a current City dust control supplier) and not allow any outside speakers, or outdoor arena lights. Traffic impacts should go unnoticed and no outdoor lighting will naturally limit hours of operation.