



Pre-Application Questionnaire

Project Narrative

Date: _____

Project No.: 600 - PA - 2005

Coordinator: _____

Cost Center (COS Projects Only): _____

Provide a detailed descriptive narrative of the site layout.

- Describe the site circulation, parking and design, drainage, architecture, and proposed land use.
- 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?

A.S.A.P.

Target Date to Begin Construction: _____

Please type or print narrative in the space below. Provide as much detail as possible; use a separate sheet if necessary.

This approx. eight acre property which has in recent years been operated as a very small buffalo ranch is proposed for sub-division into twenty-three, single family residential lots of approx. ten thousand square feet each. There is currently a single house, barn and small garage/implement shed on the property.

The new community will be gated at it's access on Sweetwater St. and the interior circulation shall be by means of a single loop street with homes on both sides

The houses in the community are anticipated to range in size from 3500 sf. to 4500 sf. Each will have at least a two-car garage while most will likely have three. There is ample visitor parking both in the houses' driveways and on the street.

Rainwater run-off shall be collected and retained on site within one or two depressed natural retention areas, the exact capacity and design of which shall be calculated and certified professionally following the pre-application meeting.

The site has been the subject of extensive review and deliberation by the Scottsdale Planning and Zoning Commission and Scottsdale City Council during the past several years. The suitability of this proposed use and it's compatibility with the surrounding, more densely zoned neighborhoods, has been approved in principal by both bodies.

We do not believe there are any unusual characteristics associated with this property which would restrict or affect our proposed development adversely. In fact, we are confident it will enhance the quality of the neighborhood significantly.

Planning and Development Services Department

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



Pre-Application Questionnaire

6neg

Date: _____

Project No.: 602 PA - 2005

Coordinator: _____

Cost Center (COS Projects Only): _____

Project Name: BUFFALO RANCH

Location: 12855 N. 94TH ST. Zip Code: 85260

Current Zoning: R1-10 PRD Parcel Number(s): 217.24.033 Quarter Section: _____

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

Property Details:

Single-Family Residential Multi-Family Residential Commercial Industrial

Gross Lot Size: 436,601.8 Sq Ft / 10.023 AC Building Height: N/A

Net Lot Size: 372,960.7 Sq Ft / 8.562 AC Current Use: _____

Compliance Order Issued? No Yes By whom? _____

For what reason? _____

Grab by SHAWW Dec 30th WEAK SITE

Case Type:

- Preliminary Plat* Development Review Master Sign Program
- General Plan Amendment Rezoning Use Permit
- Variance Zoning Interpretation Appeal Interpretation
- Text Amendment Abandonment Staff Approval
- ESLO Wash Modification ESLO Hardship Exemption Don't Know/Exploring Options
- Other: _____

*Planning water features? No Yes Call Water Resources at 480-312-5659 for additional requirements.

Owner Contact: COLLIN L. THORSTENSON

Applicant Contact: WILLIAM J. PATTERSON

Company: N/A

Company: ODYSSEY HOMES, LLC

Phone: 602 283 3256 Fax: _____

Phone: 480 219 8756 Fax: 480 773 6700

E-mail: _____

E-mail: billp@odysseyhomes.com

Address: 12855 N. 94TH ST. SCOTTSDALE, AZ., 85260

Address: 8130 E CACTUS ROAD Suite 500 SCOTTSDALE, AZ., 85260

Applicant Signature

Date

Planning and Development Services Department

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Team Meeting Thursday 9:00-10:00 AM

Meeting Mon 12-9-05 1:00-2:00 PM

602-PA-2005