

**Neighborhood Notification**  
**Open House Information**  
**Citizen Comments**  
**Affidavit of Posting**  
**Site Sign**  
**Legal Protest**



**AFFIDAVIT OF POSTING  
OFFICE OF THE CITY CLERK**

STATE OF ARIZONA                     )  
  )  
COUNTY OF MARICOPA            )

SS

I, Steve Perone, being first duly sworn, depose and say:

That on Nov. 12, 2014, I posted notification poster(s) for the properties indicated below.

**Site(s) must be posted on or before: November 12, 2014**

Case No.	Description and Location of Project	No. of Signs	Date Posted
9-DR-2014	Reata Ranch Guest Ranch, E RIO VERDE DR. / N 128TH ST ( Corner)	<u>2</u>	<u>11-12-14</u>

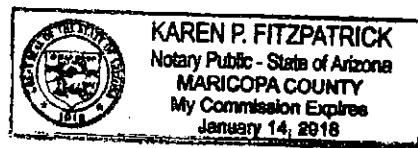
**Date of Development Review Board Public Meeting:** November 20, 2014, AT 1:00 P.M. IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.

  
(Signature)

Acknowledged this 12<sup>th</sup> day of NOVEMBER 2014.

  
(Notary Public)

My commission expires 1/14/18





# PUBLIC HEARING NOTICE

**REQUEST:** Approval of the site plan, building elevations, and landscape plan for the designated resort area of the Reata Ranch Guest Ranch on a 220-acre property.

**CASE#:** 9-DR-2014

**DATE:** November 20, 2014

HEARING DATE SUBJECT TO CHANGE  
PLEASE CHECK OUR WEBSITE FOR LATEST  
INFORMATION

UNLESS OTHERWISE NOTICED, ALL  
PUBLIC MEETINGS ARE HELD AT:

SCOTTSDALE CITY HALL  
1000 N. QUINN RD. #100

YOUR COMMENTS ABOUT THIS REQUEST  
CAN BE MADE PRIOR TO OR AT THE ABOVE  
PUBLIC MEETING



**480-312-7000**

POSTED DATE:

11-12-2014

[www.scottsdaleaz.gov/cityinfo](http://www.scottsdaleaz.gov/cityinfo)



# REATA RANCH

## NEIGHBORHOOD INVOLVEMENT REPORT

### **Project information:**

Request:	Development Review Board Approval for Site Plan, Building Elevations and Preliminary Plat
Existing Zoning:	R-4R ESL
Parcel size:	+/- 220 acres
Location:	South side of Dynamite Boulevard between 128 <sup>th</sup> Street & 136 <sup>th</sup> Street
Owner:	CA Rio Verde Investors, LLC
Applicant:	Land Development Services, LLC Suite 104 7525 East Camelback Road Scottsdale, AZ 85251 (480) 946-5020

### **Request**

This is a request for approval of Site Plan, Building Elevations and a Preliminary Plat on 220-acres located on the south side of Dynamite Boulevard between 128<sup>th</sup> Street and 136<sup>th</sup> Street.

The property was zoned R-4R ESL in February 2011. West and south of the property are several metes and bounds parcels that range in size from about 2.5 to 20-acres, some of which have been developed into single family homes. To the North, across Rio Verde Drive is the McDowell-Sonoran Preserve. To the east are unincorporated Maricopa County and the Scottsdale National property which now goes by the name Wildcat Ridge.

### **Neighborhood Outreach**

A project information letter was sent via first class mail to all property owners within 750-feet of the Property. A copy of the letter is attached in appendix A. There were 2 responses via email to city staff. Copies of these emails are attached in appendix B. There were 9 letters returned by the post office as undeliverable.

# APPENDIX A



# REATA RANCH

## Revitalizing Scottsdale's Western Heritage

### Notice of DRB Hearing

620-PA-2011

Subsequent to the zoning approval in February 2012 for the development of a guest ranch resort residential community, Reata Ranch is now filing applications for Development Review Board approval of the site plan for the equestrian area and guest ranch, a preliminary plat, building elevations for the equestrian and guest ranch buildings, exterior materials and color finishes for the equestrian and guest ranch buildings.

The Development Review Board hearing date has yet to be determined. Questions can be directed to either the applicant or the Scottsdale staff coordinator. Contact information is listed below.

**Applicant:** David Gulino, Land Development Services, LLC; [dgulino@ldservices.net](mailto:dgulino@ldservices.net) (480) 946-5020

**City of Scottsdale Staff Coordinator:** Doris McClay; [dmcclay@scottsdaleaz.gov](mailto:dmcclay@scottsdaleaz.gov) (480) 312-4214.

A copy of the application can be reviewed at the Development Services Department, Planning Division, in Suite 105, 7447 East Indian School Road, Scottsdale, Arizona; or call the city at 480-312-7000. For more information via the internet you may view new cases by clicking on "Recently Submitted Cases" at:  
<http://www.scottsdaleaz.gov/projects>

## APPENDIX B

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January 2014  
620-PA-2012

**From:** David Gulino  
**To:** "David Gulino"  
**Subject:** RE: Reata Ranch  
**Date:** Thursday, February 13, 2014 3:16:02 PM

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**From:** Tom Hebert [<mailto:tom@thehappydoginn.com>]  
**Sent:** Monday, January 20, 2014 8:55 AM  
**To:** [dmcclay@scottsdaleaz.gov](mailto:dmcclay@scottsdaleaz.gov)  
**Cc:** [dgulino@ldservices.net](mailto:dgulino@ldservices.net)  
**Subject:** Reata Ranch  
**Importance:** Low

Ms. McClay,

As we are property owners of land adjacent to Reata Ranch I would like to have a copy of all plans concerning this project. I would like them prior to the hearing date to properly evaluate and submit objections if there are any. I would also like to be included in all communication about RR.

Many Thanks!

Tom Hebert and Ilana West  
9174 E. Conquistadores Dr.  
Scottsdale, 85255

January 2014  
620-PA-2012

From: McClay, Doris  
To: "howard.myers@cox.net"  
Cc: Venker, Steve; doulin@ldservices.net  
Subject: RE: Ranch?  
Date: Tuesday, January 21, 2014 8:12:25 AM  
Attachments: Image001.png  
Image002.png

Hi Howard

The lodge, equestrian facilities and other resort amenities will be located in Tract F on the northeast corner of the property. The site plan and elevations for these buildings hasn't been submitted yet. The approved Master Environmental Design Concept plan (MEDCP) shows the conceptual plan for the Guest Ranch. Here is the link to that case (1-MP-2013):

<https://eservices.scottsdaleaz.gov/eservices/cases/casesheet.aspx?caseid=42091>

Doris McClay  
Planner  
Current Planning  
7447 E. Indian School Road  
Scottsdale, AZ 85251  
Tele: 480-312-4214  
Subscribe to [Scottsdale P & Z Link](#) newsletter

 follow us on Facebook

 **twitter**

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From: howard.myers@cox.net [mailto:howard.myers@cox.net]  
Sent: Friday, January 17, 2014 4:37 PM  
To: McClay, Doris  
Subject: Ranch?

City



Doris, Where is the ranch? I see no barn, corral, lobby, or other amenities associated with the resort. Can you give me an idea on what sections or parcels this is to be located? Are there other plans that show it, not in the online brief?

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# APPENDIX C

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Reata Ranch

Land Development Services, LLC

7525 E. Camelback Rd.  
Suite 104  
Scottsdale, AZ 85251

PHOENIX AZ 852

11 FEB 2013 PM 11 1



FRANTZ ALLEN LEE/REBECCA/ANDERS  
NEIL A/PAT A  
3474 MONTGOMERY LAKE RD  
FLORENCE WI 54121

NIXIE 530 7E 1 00-02/16/13

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

RC: 85251551929 \*2514-06011-11-41

54121837474

Land Development Services, LLC

7525 E. Camelback Rd.  
Suite 104  
Scottsdale, AZ 85251

PHOENIX AZ 852

11 FEB 2013 PM 5 L



KADER IBRAHIM ABDUL  
15550 N FRANK LLOYD WRIGHT BLVD  
STE 1097  
SCOTTSDALE AZ 85260

NIXIE 850 N7E 1 13 00 02/14/13

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

RC: 85251351929 \*1914-01740-11-47

85260204272

January 2014  
620-PA-2012

January 2014  
620-PA-2012

Land Development Services, LLC

7525 E. Camelback Rd.  
Suite 104  
Scottsdale, AZ 85251

PHOENIX AZ 852

11 FEB 2013 PM 2 L

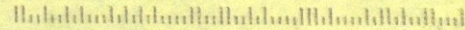


NEAL AND MARGARET KUSNER LIVING  
FAMILY TRUST  
8961 E VENUS DR  
CAREFREE AZ 85377

MIXIE 850 SE 1 00 02/14/13

RETURN TO SENDER  
INSUFFICIENT ADDRESS  
UNABLE TO FORWARD

BC: 85251351929 \*1614-04370-11-42



85377999955  
852513519

Land Development Services, LLC

7525 E. Camelback Rd.  
Suite 104  
Scottsdale, AZ 85251

PHOENIX AZ 852

12 FEB 2013 PM 10 L



 RETURNED TO SENDER  
☐ MOVED, LEFT NO ADDRESS  
☐ FORWARDING ORDER EXPIRED  
☐ ATTEMPTED NOT KNOWN  
☐ UNCLAIMED ☐ REFUSED  
☐ NO SUCH STREET  
☐ NO SUCH NUMBER  
☒ RETURN TO SENDER  
☐ NOT AT THIS ADDRESS

ZAFI THERESA M

00 01

Reata Ranch



January 2014  
620-PA-2012

Land Development Services, LLC

7525 E. Camelback Rd.  
Suite 104  
Scottsdale, AZ 85251

FOX MARCELLA M  
3725 W VILLA THERESA DR  
GLENDALE E AZ 853080000

PHOENIX AZ 852

11 FEB 2013 PM 1 L

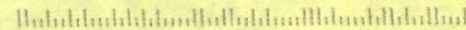


NIXIE 850 SE 1 00 02/15/13

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

85308193525  
8525103519

BC: 85251351929 \*1514-04209-11-42



LAND DEVELOPMENT SERVICES  
7525 E. CAMELBACK ROAD, SUITE 104  
SCOTTSDALE, AZ 85251

PHOENIX AZ 852

11 FEB 2013 PM 2 L



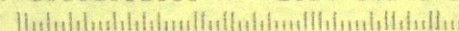
MOSER LESTER J & DELORAS A TR  
STAR RT  
SCOTTSDALE AZ 85255

NIXIE 850 SE 1 00 02/13/13

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

85255351929  
8525103519

BC: 85251351929 \*1614-04242-11-42



Reata Ranch

January 2014  
620-PA-2012

Land Development Services, LLC

7525 E. Camelback Rd.  
Suite 104  
Scottsdale, AZ 85251

PHOENIX AZ 852

11 FEB 2013 PM 4 L

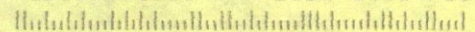


BRUNS DAMON C/FOXLEY HOLLY E  
19700 N 76TH ST NO 2074  
SCOTTSDALE AZ 85255

NIXIE 850 SE 1 00 02/13/13

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 85251351929 \*1814-04464-11-42



8525513519

Land Development Services, LLC

7525 E. Camelback Rd.  
Suite 104  
Scottsdale, AZ 85251

PHOENIX AZ 852

11 FEB 2013 PM 4 L



COCHISE PREMIUM PROPERTIES LLC  
9626 N 37TH ST  
PHOENIX AZ 85028

850 N7E 1 3121 00 02/12/13  
NOTIFY SENDER OF NEW ADDRESS  
: COCHISE PREMIUM PORPERTIES  
8711 E PINNACLE PEAK RD  
SCOTTSDALE AZ 85255-3517

Reata Ranch



January 2014  
620-PA-2012

Land Development Services, LLC

7525 E. Camelback Rd.  
Suite 104  
Scottsdale, AZ 85251

PHOENIX AZ 852

11 FEB 2013 PM 4 L

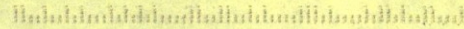


ANDERS PATRICIA A  
3474 MONTGOMERY LAKE RD  
FLORENCE WI 54121

NIXIE 530 7E 1 00 02/16/13

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

SL: 85251351929 -1814-03882-11-42



54121637474<sup>19</sup>

Reata Ranch