

**Correspondence Between
Staff and Applicant**



April 8, 2016

Wendy Riddell
Berry, Riddell & Rosensteel
6750 E Camelback Rd
Scottsdale, AZ 85251

Re:
4-UP-2013
Najafi Ranch aka Rancho Paraiso

Dear Wendy Riddell,

This is to advise you that the case referenced above was approved at the April 5, 2016 City Council meeting. Resolution No.10360 may be obtained from the City Clerk's office or city website @ <https://eservices.scottsdaleaz.gov/eServices/ClerkDocs/Default.aspx>.

Please remove the red hearing sign as soon as possible. If you have any questions, please contact me at 480-312-4211.

Sincerely,

Meredith Tessier
Planner



January 15, 2015

Berry, Riddell & Rosensteel
6750 E Camelback Rd
Scottsdale, AZ 85251

COPY

RE: Najafi Ranch Home
4-UP-2013

Dear Ms. Wendy Riddell:

The Planning and Development Services Department had completed a review of the above referenced application submitted on March 14, 2013; however, there has not been activity on the application since the first review letter was sent to you on April 19, 2013.

For the purpose of our records, please contact me in writing within 30 days of the date of this letter regarding your intentions for this application. Please be advised that if we do not hear from you, this application will be considered closed and will be withdrawn from our active applications. This action will necessitate a new application (with accompanying fees) should you decide to proceed.

Sincerely,

Meredith Tessier
Planner

cc: Case File

From: Curtis, Tim
Sent: Thursday, April 09, 2015 9:36 AM
To: Tessier, Meredith
Cc: Grant, Randy; Fitzpatrick, Karen
Subject: RE: Najafi

OK, we'll wait another 30 days to see what happens.
Tim Curtis

From: Tessier, Meredith
Sent: Thursday, April 09, 2015 9:35 AM
To: Curtis, Tim
Cc: Grant, Randy
Subject: FW: Najafi

Please see Wendy's request for a 30 day extension. Please advise.

Thank you,
Meredith Tessier, Planner
Planning & Development Services
P: 480/312-4211



From: Wendy Riddell [<mailto:WR@brrlawaz.com>]
Sent: Thursday, April 09, 2015 6:27 AM
To: Tessier, Meredith
Subject: RE: Najafi

Hi Meredith,

We have actually been out having meetings with the neighbors. We are making some changes based upon their input. May we ask for another 30 days?

Wendy R. Riddell, Esq.
BERRY RIDDELL & ROSENSTEEL LLC
6750 E. Camelback Road, Suite 100
Scottsdale, Arizona 85251
480-682-3902 direct
602-616-8771 cell
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wr@brrlawaz.com

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From: Tessier, Meredith [<mailto:MTessier@ScottsdaleAz.Gov>]
Sent: Wednesday, April 08, 2015 1:58 PM
To: Wendy Riddell
Subject: RE: Najafi

Hi Wendy-just want to follow up with you and ask the status of the case as the 60 day clock is here.

Thank you,
Meredith Tessier, Planner
Planning & Development Services
P: 480/312-4211



From: Wendy Riddell [<mailto:WR@brrlawaz.com>]
Sent: Thursday, January 22, 2015 9:25 AM
To: Tessier, Meredith
Subject: FW: Najafi

Hi Meredith,

The client has asked if he can have 60 more days to determine if they want to move forward. Will that work?

Wendy R. Riddell, Esq.
BERRY RIDDELL & ROSENSTEEL LLC
6750 E. Camelback Road, Suite 100
Scottsdale, Arizona 85251
480-682-3902 direct
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From: Kimberly Westfall
Sent: Wednesday, January 21, 2015 9:14 AM

To: Wendy Riddell

Subject: Najafi

Kimberly A. Westfall

Legal Assistant

BERRY RIDDELL & ROSENSTEEL LLC

6750 E. Camelback Road, Suite 100

Scottsdale, Arizona 85251

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April 19, 2013

Wendy Riddell
Berry, Riddell & Rosensteel
6750 E Camelback Rd
Scottsdale, AZ 85251

RE: 4-UP-2013
Najafi Ranch Home

Wendy Riddell:

The Community & Economic Development Division has completed the review of the above referenced development application submitted on 03/14/2013. The following **1st Review Comments** represent the review performed on by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Submittal requirements:

1. Please submit an updated 'Request for Site Visits and/or Inspections form with the Property owner/Property owner agent signature.
2. Please submit a revised copy of the Citizen Review Report summary to include details of the most recent public outreach efforts.
3. Please submit a revised narrative that addresses the criteria set forth in Sec. 1.401. Currently, the narrative only addresses Section 1.403 of the Zoning Ordinance.
4. Please provide floor plans and elevations of the ranch house to understand how it will be architecturally compatible with all new structures.

Zoning Ordinance and Scottsdale Revised Code Issues

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

Site Design:

5. Pursuant to Zoning Ordinance Section, 5.200., please revise the site plan to demonstrate how each parcel can comply with the R1-35, Single-family residential district development standards by

identifying setbacks for each structure or consider assembling the 3 lots together to eliminate interior side yard setbacks..

6. Please submit a traffic impact study to demonstrate that the proposed use is not generating more traffic than is normal to a residential area (Zoning Ordinance Section 1.403.O.4).
7. According to the site plan, 2 covered stalls are proposed. Please indicate the location of the covered stalls on a revised site plan and provide elevations.
8. Located within the rear yard setback are structures such as refuse and sawdust enclosed within an 8-foot tall wall. Please revise the site plan to comply with the required R1-35 single-family residential district.

Airport:

9. The property is within the Airport Influence Area, please provide a copy of the signed and completed Airport Vicinity Development Guidelines and Checklist-Short Form with the next submittal (City Code Chapter 5).
10. Please note that the subject site is within Airport noise compatibility study AC-1 area, please provide a signed Avigation Easement along with the required legal descriptions and graphic, and a copy of the Noise Disclosure statement with the next submittal (City Code Chapter 5).

Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Site Design:

11. Please discuss how this ranch is distinguished from a commercial stable by providing an objective analysis and information on industry standards that support the number of proposed stalls.
12. Please submit a hardscape plan and discuss how dust control methodologies have been incorporated into the site. Demonstrate compliance with the DSPM, Section 2-1.809. E. and dust control regulations present in the Maricopa County Air Quality Dept.
13. Please consider reducing dust from areas that will be utilized by motorized vehicles by applying surface gravel or decomposed granite (DSPM Sec. 2-1.809.E.3).

Transportation:

14. Please provide a geotechnical report to identify the existing pavement sections for N. 68th Place and E. Paradise Lane. If necessary, please upgrade the pavement section along the site frontage to meet current City of Scottsdale pavement design for local residential street, minimum requirement of 3" asphalt on 6" ABC (Scottsdale Revised Code 47-36, Street Improvements; DSPM 5-10.100).
15. Please provide a minimum 6-foot wide shoulder along N. 68th Place and E. Paradise Lane site frontages (DSPM Sec. 5-3.107; DSPM Fig. 5.3-19).
16. The site plan indicates a refuse container; please discuss how this operation will handle refuse collection.
17. According to the DSPM sec. 2-1.810, unless otherwise approved by the Transportation Dept, gates and driveway entrances shall be placed at least 25 feet back of the existing planned back of curb of

the adjacent street. Please identify and dimension the distance between the future gate location and back of cur or edge of pavement.

Site Lighting Design:

18. Please submit a revised photometric study to include the entire site. Currently, the calculation summary separates the Arena from the entire Site.
19. On sheet E101, some foot candles are not legible due to the light fixture symbols. Please revise the site plan so light fixtures do not overlap the foot candles.
20. Please update site plan E101 to show foot candles around the perimeter site, currently the foot candles are not shown around the property line.
21. All fixtures shall be IESNA full cutoff, and directed downward. (City of Scottsdale Exterior Lighting Policy).
22. Please note, any pole fixture shall be mounted no higher than sixteen (16) feet (City of Scottsdale Exterior Lighting Policy and DS&PM).
23. No individual lamp shall exceed 250 watts (City of Scottsdale Exterior Lighting Policy).
24. All exterior HID lamps shall be High Pressure Sodium; all other lamp shall have a Kelvin temperature of 3200 or warmer. Please revise light fixture 'B' to comply with this policy (City of Scottsdale Exterior Lighting Policy).
25. All fixtures and associated hardware, including poles, shall be flat black or dark bronze (City of Scottsdale Exterior Lighting Policy).
26. All luminaires shall be recessed or shielded so the light source is not directly visible from property line (DSPM Sec. 2-1.1202.D. & City of Scottsdale Exterior Lighting Policy).
27. Wall mounted luminaires shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall (City of Scottsdale Exterior Lighting Policy).
28. All landscape lighting directed upward shall be black and utilize the extension visor shields to limit the view of the lamp source. Please update fixtures Type D and F to comply with this guideline.
29. All landscape lighting directed upward, shall be aimed away from property line.
30. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line.
31. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed fifty (50) watts.
32. According to the City of Scottsdale Exterior Lighting Policy, Landscaping lighting shall only be utilized to accent plant material.
33. Please revise the photometric summary, the maintained maximum and average maintained horizontal illuminance at grade shall not exceed 1.5 and 6.0, respectively (City of Scottsdale Exterior Lighting Policy, and DS&PM).
34. The initial vertical illuminance at 6-foot above grade, along the entire property line (or 1-foot outside of any block wall exceeding 5-foot in height) shall not exceed 0.3 foot-candles. All exterior luminaires shall be included in this calculation (City of Scottsdale Exterior Lighting Policy, and DS&PM).

35. The pre-curfew lighting design hours shall be defined as dusk to 10:00 PM, and the post-curfew lighting design hours shall be defined as 10:00 PM to dawn. All exterior lights shall be turn off at during the post-curfew with the exception of lights for security purposes (City of Scottsdale Exterior Lighting Policy, and DS&PM).
36. A programmable timer, and photocells shall control the pre- and post-curfew lights; photocells shall be mounted on the north side of the building. The programmable timer may contain a maximum 1-hour manual over ride with an automatic turn off for after hours, and special events use only. (This is to be used in conjunction with the above comment.) (City of Scottsdale Exterior Lighting Policy, and DS&PM)
37. The site lighting plan, sheet e100, indicates several light fixtures, which are noted as 'H', at the site area that is indicated as '72' dia. Euroxciser'. However, the site plan does not indicate any structure above the '72' dia. Euroxciser'. Please clarify how light fixture 'H' will be supported.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Site:

38. On a revised site plan, please identify and dimension all three parcels and dimension all existing easements such as; Public Utility Easement and Right of way. Consider assembling the lots together to eliminate internal side yard setbacks.
39. Many notes on the site plan are too small, making them difficult to read. Please refer to the Commercial Development Review Board Submittal Requirements, also known as the Commercial, Industrial, and Multi-Family Plan & Report Requirements, and revise the site plan notes so that they are no smaller than the minimum font size that is required. There will be comments regarding the revised site plan after it has been received and reviewed by staff.
40. Please revise the site plan so that it includes notes that correspond to the fence, gate, wall, and bollard elevations that are shown on sheet a102.
41. Please note, at time of final plans the owner shall submit verification that the existing walls located within right of way have been removed.
42. Please identify and dimension the height of the proposed gate located between the horse barn and the eastern property line

Landscape Design:

43. On a revised landscape plan, please distinguish existing and proposed landscaping.
44. According to the Design Standards and Policy Manual, Section 2-1.1000, trees and boulders should not be placed within a Public Utility Easement (PUE). Please identify and dimension the existing 8-foot wide PUE located along the eastern property line and demonstrate compliance by removing the proposed trees outside of the easement. Trees, saguaros or in-line walls should be placed at least 7 feet back from any underground public water line, sewer line or power conduit line.

45. Please identify and dimension Sight Visibility Triangles (SVT) on a revised landscape plan. The maximum height of any shrubs, plants, boulders, walls within a SVT shall not exceed 18 inches. Any trees placed within the SVT shall have a canopy that is kept at 8 feet above the curb height and maximum mature trunk diameter of 8 inches (DSPM 2-1.1001.5).
46. Placement of trees and shrubs shall comply with the DSPM standards, please provide a physical separation such as concrete curbing or steel edging between public and private landscaping/irrigation systems (Sec. 8-1.203).
47. Please demonstrate compliance with landscape clearance by providing a detail that shows travel way width and clearance height (DSPM Sec. 8-1.203, Fig. 8.1-2).
48. To comply with the DSPM Sec. 8-1.204, please provide tree quantities. The minimum size is 15 gallons with 50% percent to be provided as mature trees or larger as defined in Article III of the Zoning Ordinance.
49. Please revise the preliminary landscape plan so that the plant symbols which are shown on the plan are also shown on the plant schedule. Please refer to the provisions of Zoning Ordinance Section 10.200 and the Commercial DRB Submittal Requirements, also known as the Commercial, Industrial, and Multi-Family Plan & Report Requirements. There will be comments regarding the preliminary landscape plan after it has been received and reviewed by staff.
50. Please note, landscaping that is located within the city right of way shall be maintained by the adjacent property owner. Maintenance responsibility includes but not limited to: pruning, weeding, removing dead plants etc. (DSPM Section. 8-1.201).
51. Please include a specie symbol for all plants shown within the plant schedule.
52. Based on the mature size of the proposed plants, the planting density and layout should be modified so that it is representative of the mature size of the proposed species, relative to the planting area. Please modify the plant layout in order to avoid overcrowding of plants, and so that there will be no need to trim excessively or shear the plants, resulting in sustainable landscape improvements. Please refer to Zoning Ordinance Section 10.501 A.

Lighting:

53. On sheet E 101, please provide a separate symbol for each proposed type of lighting. Currently, 'A' through 'C' is the same symbol.
54. Please remove all site lighting proposed within the City right of way.

Fire:

55. An additional hydrant will be required to protect the property (IFC Appendix C).
56. The horse barn will require a separate fire line service for the sprinkler system (COS I&A 8.1.5).
57. A remote fire department connection will be required near N. 68th St. (IFC 912).
58. Fire access system (knox box/switch) will be required for gates (IFC 503.6).
59. Renovations/additions to existing residence exceeding 25% value of existing home will require installation of fire sprinkler system (IFC 903.2.15).
60. The covered hunter/jumper arena must comply as an open equestrian arena for riding only to be exempted from fire sprinklers (IFC 903.2).

Water:

61. The existing on-site well shall comply with ADWR and MCESD requirements.

62. Please note, additional water development fees will be due based on the area of the north lot.

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

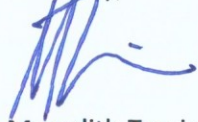
PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURN TO THE APPLICANT.

The Community & Economic Development Division has had this application in review for 19 Staff Review Days since the application was determined to be administratively complete.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-4211 or at mtessier@ScottsdaleAZ.gov.

Sincerely,



Meredith Tessier
Planner

c.c. F. Francis Najafi, Pivitol Group
Mike Coopman

**ATTACHMENT A
Resubmittal Checklist**

Case Number: 4-UP-2013

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

- One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- One original: Signed Prop. 207 Waiver Request
- One original: Letter of Authorization-actual owner of record
- One copy: Revised Narrative for Project and Operation Plan
- One copy: Commitment for Title Insurance
- One copy: Traffic Impact Study

Context Aerial with the proposed Site Plan superimposed

Color 2 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Site Plan:

 5 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Elevations:

Color 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"
B/W 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Wall Elevation(s):

Color 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Landscape Plan:

Color 2 24" x 36" 1 11" x 17" 1 8 ½" x 11"
B/W 2 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Lighting Site Plan(s):

 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Photometric Analysis Plan(s):

 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Manufacturer Cut Sheets of All Proposed Lighting:

 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"