

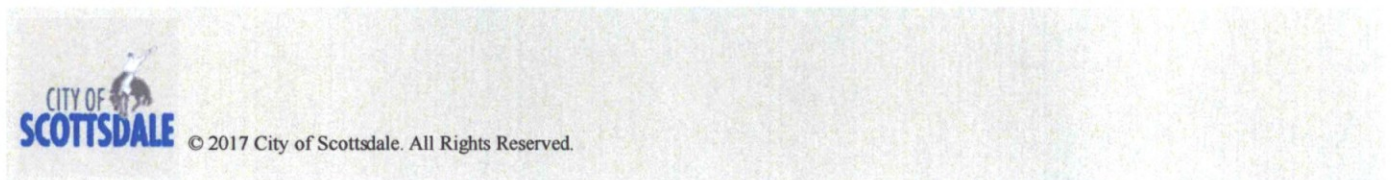
Neighborhood Notifications
Open House Information
Citizen Comments
Affidavit of Posting
Site Signs
Legal Protest

Barnes, Jeff

From: susan@susanwheeler.com
Sent: Friday, March 24, 2017 7:25 PM
To: Barnes, Jeff
Subject: 2-UP-20-17



Jeff Barnes, I support this Ranch Use Permit strongly !!! Scottsdale having a horse heritage needs horse ranches so children can learn to ride they can board their horses or ride the ranch's horses and take riding lessons. This is very important in keeping the Western Heritage alive and well in Scottsdale. I have visited this ranch and it is perfect for children and adults who want riding lessons or want to board their horses. We have a wonderful horse park near by with Lit Arenas -- sent by Susan Wheeler (case# 2-UP-2017)

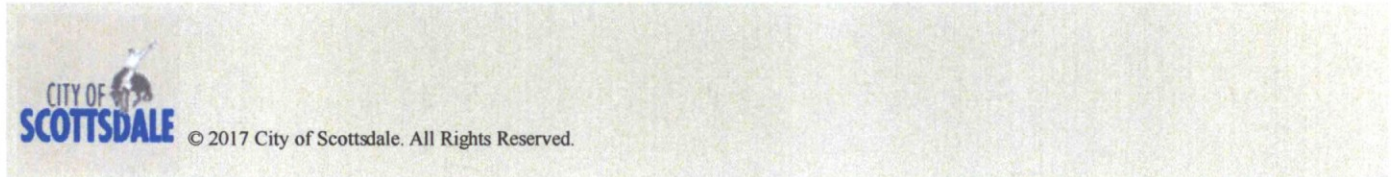


Barnes, Jeff

From: pmurko@cox.net
Sent: Wednesday, March 29, 2017 8:08 PM
To: Barnes, Jeff
Subject: Rancho Pacifico - Ranch Conditional Use Permit - 2-UP-2017



The request for a conditional use permit for the ranch is in line with the use of properties in this area. There should be no objections. However, this is not my neighborhood and I certainly would rather have the neighbors agree with the use of the property. Kind of like you should have done before you decided it was OK to put in an assisted living center right in the middle of a residential neighborhood. This is a commercial use. For E. Clinton Ave you totally disregarded the R1-35 zoning. -- sent by Paul Murkowicz (case# 2-UP-2017)



To: Planning Council of Scottsdale Arizona

From: Concerned Home Owners that will be affected by the Proposed CUP submitted for Rancho Pacifico, 9840-9838 N 110th St, Scottsdale, AZ 85259.

RE: Project No: 989-PA-2015

Date: June 21, 2017

Request: Please review attached draft document that was cooperatively composed with input from surrounding home-owners. We would like to know how the Planning Dept. will be addressing our concerns.

Point of Contact: Philip and Nancy Kiernan, 9860 N 110th St. Scottsdale, AZ 85259, 480-860-2551, azkiernan@aol.com

CC:

Jeff Barnes, Zoning Administrator

Tim Curtis, AICP, Current Planning Director

Raun Keagy, Neighborhood Resources Director

Randy Grant, Director Planning and Development Services

DRAFT FOR REVIEW

Project No: 989-PA-2015

Regarding the CUP narrative submitted for Rancho Pacifico, located at 9840-9838 N.110th St. Scottsdale, AZ 85259, the neighboring residential homes that share a common border with the facility wish to seek a solution that both allows the applicant to pursue a ranch permit while at the same time, protects and preserves the established rights to quality of life, property values and safety of the residential homes that border the facility.

This application will require careful planning and consideration from the City of Scottsdale and the applicant. Regardless of the historical precedent promoted within the applicant's narrative, the fact is the density of neighborhood residential homes along 110th Street has evolved and as of today, are now zoned R1-43 and are majority non-equestrian homes. Additionally, the applicant shares borders with tightly condensed residential homes that will be impacted by this CUP and wish to preserve its residential character, home values and quality of life.

As noted in the applicant's narrative, there is a documented history of code violation cases and complaints on file within the City of Scottsdale's records department related to the operation. This too is of serious concern. However, we have put forth solutions that may help the applicant proceed with obtaining a CUP while guaranteeing ongoing compliance is met.

Therefore, to support the approval of this CUP, we are submitting solutions and stipulations that would allow the applicant to amicably coexist with the interests of its surrounding neighbors acknowledged. The following stipulations are being submitted that if agreed upon, will garner support for the applicant's business to proceed with majority neighboring home owner's approval.

- 1) This CUP allows the applicant to operate a horse ranch at 9840-9838 N.110th St. Scottsdale, AZ 85259 subject to compliance and valid for a period of one year at which time the applicant may file an application to renew this CUP.
- 2) This CUP shall automatically terminate if applicant relocates, ceases or changes uses, subleases or sells the property.
- 3) This CUP will be subject to an annual review by the City of Scottsdale to ensure that the applicant is in full compliance with the operating stipulations governing the CUP.
- 4) The applicant shall provide notice to property owners within 300 feet at least 30 days prior to the City's review inviting neighboring residents to provide comments or concerns to the City for consideration as part of the City's case review the annual CUP renewal process.
- 5) The residences located at 9840 and 9838 will be used only by the resident. They are zoned R1-43 Single-Family Residential Zoning District, *which has a stated purpose*

to promote and preserve residential development and has the principle land use of single family dwellings and uses incidental or accessory thereto. Accordingly, all residential structures shall be used as the tenant's personal residence. As long as this CUP is approved and active, these residential structures shall not be used for any business purpose. This CUP is subject to revocation if the residential structures are used in any manner other than for single family residential purposes.

- 6) To avoid continued instances of public *nuisance* as defined in Sec.18-5 (1), (4), and health concerns, manure will not be composted and spread into open areas as an economical means of disposal or used as substitute footing for riding areas.
- 7) All riding surfaces must use Arena RX, a commonly used and effective synthetic footing solution to contain airborne dust particles and proven to eliminate human and horse health risks.
- 8) All manure will be collected and paddocks hand cleaned a minimum of once daily and disposed of in air tight containers and removed from our community on a weekly basis for proper disposal. This will guarantee odors are kept to an absolute minimum and flies, insects, rodents or any *infestation* as defined in Sec.18-2. (a) 17 are strictly controlled and consistent with City code.
- 9) Applicant agrees to control the spread and incubation of insects with an overhead fly system installed and programmed to operate automatically on a 24-hour clock set to spray for 45 seconds every 1-2 hours. There shall be 24 nozzles or applicable amount located on top of the horse stalls and in breezeways. The commonly used Pyranha 55 gallon, SprayMaster contains the product for insect control and will be monitored by the applicant for accurate levels, supply and pressure.
- 10) All feed shall be stored in heavy duty pest resistant metal bins.
- 11) No breeding of horses, selling of livestock, or horse rescue programs shall be permitted.
- 12) Any manure or droppings from horses originating from the applicant's operation along the public residential streets of 110th, 108th, E. Turquoise and 111th. will be the responsibility of the applicant to remove immediately.
- 13) Applicant agrees to preserve the peace, quiet and residential nature of the homes bordering the facility and in the immediate vicinity with hours of operation between 9am-5pm weekdays only. No operations shall disturb the peace and quiet of the neighborhood before, during or after these operation times.
- 14) The applicant's business ingress and egress shall be relocated to the South part of the property or moved a minimum of 25' away from the residential property lines along the applicant's Northern border.
- 15) All non-residential buildings to include paddocks, riding areas, vehicle/trailer storage, etc. will conform to current R1-43 setback specifications and shall remain a minimum 25' away from any residential property line regardless of historical precedent. "Comparative Facility Analysis" shall not be used to determine what setbacks will be considered acceptable. Any proposed structure must be accompanied with a comprehensive plan to completely shield it from external view by way of trees and landscaping.
- 16) Any new non-residential structure built shall not exceed 1 story in elevation or 12' in

- height and must be consistent with the surrounding residential neighborhood.
- 17) Heavy equipment operation shall not cause vibrations, create dust or be audible as defined in excess of 60db or as to create a nuisance to surrounding residential homes.
 - 18) There will be no PA systems or other such broadcast devices allowed to emit loud *music or audible noise that extends to surrounding residential homes.*
 - 19) A maximum of one (1) event per year shall be allowed, subject to the following conditions: Applicant shall provide prior notification of the event to nearby property owners within 300 feet and all property owners along the 110th Street at least 30 days prior to the event. Notification letters must include a description of the event, starting and ending times for the event, and the name and contact phone number of the person who will be available before, during, and after the event. The City of Scottsdale Special Event Committee shall review and approve or disapprove the site plan, event logistics, and parking management plan, which shall be submitted to the City 30 days prior to the event via the Special Event Application process.
 - 20) All lighting systems must comply with all applicable City codes (i.e. shielded, directed downward with no light trespass greater than 0.1 candle power, etc.) and shall not create a nuisance to any surrounding residential homes.
 - 21) Any and all vehicles must enter, drive and be parked upon a *dust free surface* as defined in Sec.18-2. (a) 12 and construction of surfaces must be a condition of the CUP approval.
 - 22) As consistent with other CUPs, the applicant must conduct a neighborhood traffic impact study with an accredited firm and present its findings to the community and City Planning Department in advance of the CUP substantive review.
 - 23) Any and all infrastructure, buildings and plans must be permitted and approved by City of Scottsdale building engineer before CUP approval. A continuance shall not be granted for any structure built of more than 200sf that has been erected since the inception date of this application.
 - 24) Failure to comply with the solutions and stipulations set forth within an approved CUP will result in immediate termination of the CUP.

Planning and Development copy:

Jeff Barnes, Zoning Administrator: barns@scottsdaleaz.gov

Tim Curtis, AICP, Current Planning Director: tcurtis@scottsdaleaz.gov

Raun Keagy, Neighborhood Resources Director: rkeagy@scottsdaleaz.gov

Randy Grant, Director Planning and Development Services: rgrant@scottsdaleaz.gov

Philip & Nancy Kiernan
9860 N 110th St
Scottsdale, AZ 85259

CERTIFIED MAIL



7015 3010 0001 2738 5171

PHOENIX
AZ 852
28 JUN 17
PM

CPU



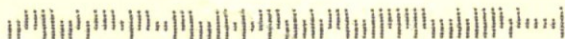
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Orig: 85258
06/28/17
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R2305P150300
06 25

RETURN RECEIPT
REQUESTED

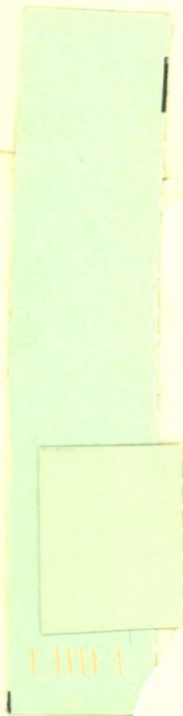
Planning and Development
Tim Curtis
AICP Current Planning Director
7747 E. Indian School Rd
Suite 100
Scottsdale AZ 85251

RETURN RECEIPT
REQUESTED

85251-405547



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS





Neighborhood Notification Checklist

AB, BA, UP, DR, HE, HP, MUMSP, PP

Neighborhood notification is necessary for all Conditional Use Permits, including Municipal Use Master Site Permits, Abandonments, Development Review Board, Board of Adjustment, and Hardship Exemption cases. You are required to return this form with checked items completed, and your Neighborhood notification Report with your application submittal.

If you have questions on these requirements, please contact Planning & Development Services at 480-312-2328.

This application is for a:

- | | |
|--|---|
| <input type="checkbox"/> Abandon of ROW/GLO | <input type="checkbox"/> Development Review Board |
| <input type="checkbox"/> Board of Adjustment | <input type="checkbox"/> Hardship Exemption |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Municipal Use Master Site Plan |
| <input type="checkbox"/> Historic Preservation Commission | |

If you are submitting an application for Re-Zoning, Zoning Ordinance Text Amendments, Zoning Stipulation Amendments, Council Approved Amended Standards, and City Council Site Plan Approval this is not the correct checklist; please obtain a copy of the Citizen Review Checklist from your project coordinator. If you are applying for a General Plan Amendment, please obtain a copy of the Neighborhood Involvement Checklist from your project coordinator.

Complete the following marked items **prior to** submitting your application

Step 1: Neighborhood Notification

<p>Provide information by:</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1st Class Letter or Postcard <input type="checkbox"/> In Person <input type="checkbox"/> Phone call <input type="checkbox"/> Certified Mail <input type="checkbox"/> Door Hangers/Flyers 	<p>To:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Property owners and HOAs within 750' (*required for all WCF) <input type="checkbox"/> Adjacent property owners/ tenants/HOAs <input type="checkbox"/> School District(s) <input type="checkbox"/> Interested Party list (provided by Project Coordinator) <input type="checkbox"/> Tenants, employees, and students (*required for all WCF)
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* WCF requirements for Notification shall be completed a minimum of 15 days prior to the application submittal.

Project Notification shall include the following information:

- Project request and description
- Location
- Size (e.g. Number of Acres of project, Square Footage of Lot)
- Zoning
- Site Plan
- Applicant and City contact names and phone numbers
- Any scheduled open house(s) - including time, date, and location

Step 2: Project Under Consideration

- Post sign 10 calendar days prior to your Open House Meeting. (See Sign posting requirements)
- Post sign 15 calendar days prior to your formal application submittal. (See WFC requirements)

Planning and Development Services

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



Neighborhood Notification Checklist

AB, BA, UP, DR, HE, HP, MUMSP, PP

Step 3: Hold An Open House Meeting

You are required to hold a minimum of 1 Open House Meeting(s).

Provide open house date, time, and location to Project Coordinator **at least** 14 calendar days prior to the meeting. E-mail open house information to project coordinator and to: planninginfo@scottsdaleaz.gov.

Step 4: Complete a Neighborhood Notification Report

Provide all of the checked items, in a report, with your submittal

- You are required to submit a Neighborhood Notification Report with your application.
- Submit either the original, or a copy of this marked Neighborhood Notification Packet.
- Document your Project Notification efforts as follows:
 - Provide a list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOA's).
 - Provide a map showing where notified neighbors are located.
 - Provide the dates contacted, and the number of times contacted.
 - Indicate how they were contacted (e.g. letter, phone call). If certified mail was used, provide receipts of delivery.
 - Provide copies of letters or other means used to contact neighbors, the school district, and HOA's.
 - Provide originals of all comments, letters, and correspondence received.
- Verify the "Project Under Review" Sign Posting or Newspaper listing as follows:
 - Provide affidavit of posting, and pictures of sign, which are date and time stamped.
 - Copy of Newspaper listings with date of publication.
- Document the Open House Meeting(s) as follows:
 - List dates, times, and locations of open house meeting(s).
 - Provide the sign-in sheets, list of people attended the meeting(s), comment sheets, and written summary of the comments, issues and concerns provided at the open house meeting(s).
 - List the method by which the applicant has addressed, or intends to address, the issues, concerns, and problems identified during the process.
 - List dates, times, and locations of any follow-up with interested parties.
- List any other neighborhood, citizen involvement.

Related Resources:

- Project Under Consideration Sign Posting Requirements
- Affidavit of Posting
- Public Hearing Sign Posting Requirements

Planning and Development Services

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Neighborhood Notification Report

Methods of Contact

- Neighbors within 750 feet of the project site were sent letters on January __, 2016 of an open house held on January 30, 2016.
- The applicant, Ceda Austerman, has responded by phone to inquiries and comments by nearby neighbors subsequent to the open house meeting.
- The site sign posting was erected on January __, 2016.
- Don Hadder met with Kathe Barnes, manager of the Scottsdale Ranch Homeowners Association, on February 10, 2016.
- Don Hadder and Ceda Austerman have been in contact with Susie Wheeler and Dawn Brokaw regarding the ranch proposal.

Comments Received

- At the open house meeting 19 neighbors signed in attendance. Of these, about a third came with the intent to oppose the proposal, about one third voiced support of the proposal and about one third came to find out what was being proposed. Some of the questions asked focused on how the proposed plan for the ranch would be held to while others were focused on the timing of when changes might occur. Only one written comment was turned in at the open house meeting. Subsequent questions after the open house in part have been to determine the validity or lack thereof rumors being circulated in the neighborhood.

Attachments

The following are attachments of materials used in the Neighborhood Notification and Review process:

- A. Letter sent to neighboring property owners within 750 feet of the property.
- B. List of the owner names and addresses letters were sent to.
- C. List of attendees at the open house
- D. *Written comments received at the open house*
- E. Other correspondence received regarding the proposal.
- F. Photographs of the sign posted at the property.
- G. Map of Area of Letters Sent and Attendees of Open House

Attachment A. Letter to Property Owners Within 750 Feet

January 10, 2016

Neighborhood Open House

Dear Neighbor,

I am Ceda Austerman, owner of the property at 9840 N 110th Street. I am preparing an application to the City of Scottsdale to request approval of a Conditional Use Permit on my property to allow for modifications of the equestrian facilities in order to improve the property for ranch purposes. This property has been used for equestrian ranch purposes for several decades. I wish to make certain modifications in order to sustain viable ranch use of the property.

As part of this process I will be having an open house for neighbors to come to the property to see what we have now and learn of our plans and hopes for the future. This will be held on the property on Saturday January 30, 2016 from 11:00 AM to 1:00 PM. I will be assisted by my son, Matt Austerman, and by Donald Hadder, who I have retained to help me through this process.

I look forward to meeting you and being able to share our hopes for the property.

Respectfully,

Ceda Austerman

(480-745-9418)

cedaausterman@cox.net

Attachment B. Names and Addresses of Owners Within 750 Feet

Name	Address
ABBATE FAMILY TRUST	11051 E FANFOL LN
ALAN C ROGA AND ILANA D ROGA LIVING TRUST	10865 E COCHISE AVE
AMB/CB TRUST	10220 N 110TH ST
AYOUB BRENDA	10825 E FANFOL LN
AZ LUXURY HOLDINGS LLC	3225 MCLEOD DR UNIT 100
BEARINGER JARED EUGENE	10931 E FANFOL LN
BIBBY MICHAEL H	4344 E BECK LN
BIBBY MICHAEL H	6439 E GELDING DR
BLUMER THOM/CAROL TR	10922 E FANFOL LN
BLUMLING LISA E	10200 N 110TH ST
BURSTEIN FAMILY TRUST	11020 E IRONWOOD DR
CASPIAN TRUST	11042 E IRONWOOD DR
CEDA MILES LARKIN FAMILY TRUST	9840 N 110TH ST
CHALLENGER PROPERTIES XXXII LLC	9319 N 94TH WY STE 300
CHESIN MICHAEL/SUSAN	10892 E FANFOL LN
EBEL SHELLEY H/CLARY JEANINE C	9836 N 110TH ST
ERFTMIER ADELAIDE A/DONALD L TR	6279 S 118TH ST
ESTATES AT SCOTTSDALE RANCH HOA IN	7904 E CHAPARRAL RD STE A110 #214
EVERSMAN WILLIAM G/CECILIA A TR	11075 E GOLD DUST AVE
FANN LAWRENCE A/HEATHER N	10876 E GOLD DUST AVE
GAZAWAY BRAD/FARHART ELIZABETH	11087 E IRONWOOD DR
GHIZ DAVID J/MELANIE T TR	11105 E IRONWOOD DR
GILLIGAN JAMES P/DEIDRA B TR	PO BOX 14567
GUNTER KEVIN/REES KAREN	5 QUEEN PARADE HARROGATE
HAINÉ CANDACE G	9969 N 107TH ST
HARRIS STEWART/SUSAN	10919 E GOLD DUST AVE
HEIGH RUSSELL I/SUSAN D TR	10961 E FANFOL LN
HEMPLER JOHN R/DELORES I (CONSERVATORS)	10761 E FANFOL LN
HENN DONALD/WENGER GARY	10982 E FANFOL LN
HUANG CHAO HUNG/WANG LI-YU	11015 E GOLD DUST AVE
JACOBS STEVEN	11051 E IRONWOOD DR
JAFFEE DANIEL C/JORDANA R	10861 E FANFOL LN
JEFFREY JOHN MONGAN AND KAREN KNUTZEN MONGAN	11123 E IRONWOOD DR
JENNINGS MARK/VALDEZ RAMONA	11020 E GOLD DUST AVE
KELLY CHRISTOPHER/KRISTINA B	10891 E FANFOL LN
KHAN NAVÉD/ERAM	9917 N 108TH ST
KIERNAN PHILIP S/LOWRY NANCY	9860 N 110TH ST
KLEIN LEE J/STACEY TR	10855 E GOLD DUST AVE
KOVALSKY ERIC	10894 E TURQUOISE AVE
LAHOTI ASHISH/NAYANA	9907 N 108TH ST
LALANI ATUL P/ABRAHAM-LALANI LEINA TR	11168 E IRONWOOD DR
LARRY MILLER AND ADRIENNE MILLER TRUST	10887 E GOLD DUST AVE
LAWRENCE KEVIN C/VICTORIA	11055 E GOLD DUST AVE
LESSLER CRAIG S/MICHAELA	10901 E FANFOL LN
LESTER STEVEN J/DANA M TR	11033 E IRONWOOD DR
LOTT DAVID/JENNIFER	9867 N 107TH ST

LUBOLD ROBERT RICHARD IV/KAREN ANNE TR	10212 N 109TH PL
LYLE AND SHAPIRO FAMILY TRUST	10170 N 110TH ST
MANDALE RAHUL B/DEEPA R	3636 E SALTSAGE DR
MARIE PIRANEO REVOCABLE TRUST	10019 N 107TH ST
MARK AND ABBY CURTIS TRUST	10831 E FANFOL LN
MARY JANE SCHULTZ SURVIVORS TRUST	11015 E IRONWOOD DR
MELINE DANIEL A/LISA TR	10881 E COCHISE ST
MERHEGE BRAD K/JULIE L	10860 E GOLD DUST AVE
NEWMAN BRUCE/URSULA TR	10201 N 109TH PL
NIELSEN FAMILY TRUST	10206 N 108TH PL
OWNERS OF RANCHO SANTA FE CORP	PO BOX 2257
OWNERS OF RANCHO SANTA FE CORP	P O BOX 13062
PARKER BLAKE D/MELINDA L TR	6617 N SCOTTSDALE RD STE 202
PETER N TOURIAN REVOCABLE TRUST	11069 E IRONWOOD DR
PICARELLO KAREN A	10822 E FANFOL LN
PRICER ROGER N/SARAH W	10791 E FANFOL LN
QUIGG BILL/CAROL	PO BOX 2170
QUINZI MARK J/LISA L TR	10892 E GOLD DUST AVE
RANCHO MIRADA HOMEOWNERS ASSOC	P O BOX 73259
RLT TRUST I	10801 E FANFOL LN
ROBEY WILLIAM J & ELIZABETH ANN	8114 E LIPPIZAN TRL
ROEDL MICHAEL J/CLAUDIA	10742 E FANFOL LN
ROMEO DOMINIC A/LORI A	381 BELLE FORET
RONEY JOHN HARVEY/JOAN E	10908 E GOLDDUST AVE
ROSENBERG DAVID/GINA	10202 N 109TH WY
SADDLE ROCK RANCH COMMUNITY ASSOCIATION	608 E MISSOURI AVE STE 100
SADDLE ROCK RANCH COMMUNITY ASSOCIATION	PO BOX 73259
SADEGI BARRY J/KIMBERLY H	10069 N 107TH ST
SCHOLLE ROBERT D/LUCIEN-SCHOLLE JANE TR	9980 N 110TH ST
SCOTTSDALE RANCH COMMUNITY ASSOC	10585 N 100TH ST
SHANCE LLC	10850 E TURQUOISE AVE
SMITH SCOTT	10820 E TURQUOISE AVE
STARR ANDREW	10903 E GOLD DUST AVE
STEVENS FAMILY TRUST	9880 N 110TH ST
TALARICO MICHAEL/CECILE	10702 E FANFOL LN
THAKKAR SNEHAL G/NEEPA V	11177 E IRONWOOD DR
TODD AND SARA GOLDMAN FAMILY TRUST	11141 E IRONWOOD DR
TUBB JAMES M/CHERYL BACON	257 BRECKENBRAUGH COURT
WEIL JOHN D/MARCIE B	10849 E COCHISE AVE
WEISIGER JOSEPH/PEGGY S	10992 E FANFOL LN
WESTCOTT DOUGLAS M/SANDI E	9841 N 107TH ST
WHITFILL GWENDOLYN S TR	9940 N 110TH ST
WILLYARD JAMES D/CHERI	10772 E FANFOL LN
ZIKIAS JOHN/NANCY	3309 ENVIRON WAY
ZILLWOOD TREVOR CHARLES/MARY ANN	11146 E IRONWOOD DR
ZYWICKI JEFFEREY T/KATHLEEN M	10871 E GOLD DUST AVE

SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
PHOENIX	AZ	85048
SCOTTSDALE	AZ	85258
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SCOTTSDALE	AZ	85259
ABERDEEN	WA	98520
SCOTTSDALE	AZ	85259
PHOENIX	AZ	85050
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85258
SCOTTSDALE	AZ	85259
LAKE BLUFF	IL	60044
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
PHOENIX	AZ	85012
PHOENIX	AZ	85050
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SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85258
CHAPEL HILL	NC	27517
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259

Name	Address
ABBATE FAMILY TRUST	11051 E FANFOL LN
ALAN C ROGA AND ILANA D ROGA LIVING TRUST	10865 E COCHISE AVE
AMB/CB TRUST	10220 N 110TH ST
AYOUB BRENDA	10825 E FANFOL LN
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BEARINGER JARED EUGENE	10931 E FANFOL LN
BIBBY MICHAEL H	4344 E BECK LN
BIBBY MICHAEL H	6439 E GELDING DR
BLUMER THOM/CAROL TR	10922 E FANFOL LN
BLUMLING LISA E	10200 N 110TH ST
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CHALLENGER PROPERTIES XXXII LLC	9319 N 94TH WY STE 300
CHESIN MICHAEL/SUSAN	10892 E FANFOL LN
EBEL SHELLEY H/CLARY JEANINE C	9836 N 110TH ST
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FANN LAWRENCE A/HEATHER N	10876 E GOLD DUST AVE
GAZAWAY BRAD/FARHART ELIZABETH	11087 E IRONWOOD DR
GHIZ DAVID J/MELANIE T TR	11105 E IRONWOOD DR
GILLIGAN JAMES P/DEIDRA B TR	PO BOX 14567
GUNTER KEVIN/REES KAREN	5 QUEEN PARADE HARROGATE
HAINÉ CANDACE G	9969 N 107TH ST
HARRIS STEWART/SUSAN	10919 E GOLD DUST AVE
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HENN DONALD/WENGER GARY	10982 E FANFOL LN
HUANG CHAO HUNG/WANG LI-YU	11015 E GOLD DUST AVE
JACOBS STEVEN	11051 E IRONWOOD DR
JAFFEE DANIEL C/JORDANA R	10861 E FANFOL LN
JEFFREY JOHN MONGAN AND KAREN KNUTZEN MONGAN	11123 E IRONWOOD DR
JENNINGS MARK/VALDEZ RAMONA	11020 E GOLD DUST AVE
KELLY CHRISTOPHER/KRISTINA B	10891 E FANFOL LN
KHAN NAVÉD/ERAM	9917 N 108TH ST
KIERNAN PHILIP S/LOWRY NANCY	9860 N 110TH ST
KLEIN LEE J/STACEY TR	10855 E GOLD DUST AVE
KOVALSKY ERIC	10894 E TURQUOISE AVE
LAHOTI ASHISH/NAYANA	9907 N 108TH ST
LALANI ATUL P/ABRAHAM-LALANI LEINA TR	11168 E IRONWOOD DR
LARRY MILLER AND ADRIENNE MILLER TRUST	10887 E GOLD DUST AVE
LAWRENCE KEVIN C/VICTORIA	11055 E GOLD DUST AVE
LESSLER CRAIG S/MICHAELA	10901 E FANFOL LN
LESTER STEVEN J/DANA M TR	11033 E IRONWOOD DR
LOTT DAVID/JENNIFER	9867 N 107TH ST

LUBOLD ROBERT RICHARD IV/KAREN ANNE TR	10212 N 109TH PL
LYLE AND SHAPIRO FAMILY TRUST	10170 N 110TH ST
MANDALE RAHUL B/DEEPA R	3636 E SALTSAGE DR
MARIE PIRANEO REVOCABLE TRUST	10019 N 107TH ST
MARK AND ABBY CURTIS TRUST	10831 E FANFOL LN
MARY JANE SCHULTZ SURVIVORS TRUST	11015 E IRONWOOD DR
MELINE DANIEL A/LISA TR	10881 E COCHISE ST
MERHEGE BRAD K/JULIE L	10860 E GOLD DUST AVE
NEWMAN BRUCE/URSULA TR	10201 N 109TH PL
NIELSEN FAMILY TRUST	10206 N 108TH PL
OWNERS OF RANCHO SANTA FE CORP	PO BOX 2257
OWNERS OF RANCHO SANTA FE CORP	P O BOX 13062
PARKER BLAKE D/MELINDA L TR	6617 N SCOTTSDALE RD STE 202
PETER N TOURIAN REVOCABLE TRUST	11069 E IRONWOOD DR
PICARELLO KAREN A	10822 E FANFOL LN
PRICER ROGER N/SARAH W	10791 E FANFOL LN
QUIGG BILL/CAROL	PO BOX 2170
QUINZI MARK J/LISA L TR	10892 E GOLD DUST AVE
RANCHO MIRADA HOMEOWNERS ASSOC	P O BOX 73259
RLT TRUST I	10801 E FANFOL LN
ROBEY WILLIAM J & ELIZABETH ANN	8114 E LIPPIZAN TRL
ROEDL MICHAEL J/CLAUDIA	10742 E FANFOL LN
ROMEO DOMINIC A/LORI A	381 BELLE FORET
RONEY JOHN HARVEY/JOAN E	10908 E GOLDDUST AVE
ROSENBERG DAVID/GINA	10202 N 109TH WY
SADDLE ROCK RANCH COMMUNITY ASSOCIATION	608 E MISSOURI AVE STE 100
SADDLE ROCK RANCH COMMUNITY ASSOCIATION	PO BOX 73259
SADEGI BARRY J/KIMBERLY H	10069 N 107TH ST
SCHOLLE ROBERT D/LUCIEN-SCHOLLE JANE TR	9980 N 110TH ST
SCOTTSDALE RANCH COMMUNITY ASSOC	10585 N 100TH ST
SHANCE LLC	10850 E TURQUOISE AVE
SMITH SCOTT	10820 E TURQUOISE AVE
STARR ANDREW	10903 E GOLD DUST AVE
STEVENS FAMILY TRUST	9880 N 110TH ST
TALARICO MICHAEL/CECILE	10702 E FANFOL LN
THAKKAR SNEHAL G/NEEPA V	11177 E IRONWOOD DR
TODD AND SARA GOLDMAN FAMILY TRUST	11141 E IRONWOOD DR
TUBB JAMES M/CHERYL BACON	257 BRECKENBRAUGH COURT
WEIL JOHN D/MARCIE B	10849 E COCHISE AVE
WEISIGER JOSEPH/PEGGY S	10992 E FANFOL LN
WESTCOTT DOUGLAS M/SANDI E	9841 N 107TH ST
WHITFILL GWENDOLYN S TR	9940 N 110TH ST
WILLYARD JAMES D/CHERI	10772 E FANFOL LN
ZIKIAS JOHN/NANCY	3309 ENVIRON WAY
ZILLWOOD TREVOR CHARLES/MARY ANN	11146 E IRONWOOD DR
ZYWICKI JEFFEREY T/KATHLEEN M	10871 E GOLD DUST AVE

SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
PHOENIX	AZ	85048
SCOTTSDALE	AZ	85258
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
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SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85252
SCOTTSDALE	AZ	85267
SCOTTSDALE	AZ	85250
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
ABERDEEN	WA	98520
SCOTTSDALE	AZ	85259
PHOENIX	AZ	85050
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85258
SCOTTSDALE	AZ	85259
LAKE BLUFF	IL	60044
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
PHOENIX	AZ	85012
PHOENIX	AZ	85050
SCOTTSDALE	AZ	85258
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85258
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SCOTTSDALE	AZ	85258
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85258
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
METAIRIE	LA	70005
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85258
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85258
CHAPEL HILL	NC	27517
SCOTTSDALE	AZ	85259
SCOTTSDALE	AZ	85259

Attachment C. Open House Attendees

19 individuals signed as attendees

Please Sign In

Neighborhood Open House - Austerman Ranch

January 30, 2016

Name	Mailing Address	Contact Information (phone/e-mail)
1. Jeff Mongan	11123 E. IRONWOOD DR. 85259	480-664-1314 jmongan@athensdevco.com
2. Tobi Black	9915 N. 111 th PL.	602.451.8808
3. Lynn & Larry Brown	Scottsdale Ranch	
4. Chris Newland		RAZLEDAZZ-AZ@MSU.com
5. Alin Janca	9880 N. 111 th PL 85259	480-272-4555
6. Barbara & Anne Abbate	11051 E. FANFOL LN. barbara.abbate@lv.net	480-391-3409
7. Cheri Bacon Tubb	10952 E. FANFOL LN.	betkam3@aol.com
8. Lauren Blumer	10922 E FANFOL LN	480-860-0494
9. Sara Stevens	9880 N. 110 th ST.	480.694.3739
10. William Prophet		347.323.1964 wprophet20@gmail.com
11. Tom Nielson		617.945.4585 tnielson25@gmail.com
12. Shelley Ebel	9836 N. 110 th ST. 85259	flyingfoxfarm@cox.net Drew.6.15.14
13. Andrew Borushik	10220 N. 110 th ST 85259	4806644813 amboru@yahoo.com
14. Jim & Gayla Ciparuzzi	9606 N. 106 th CT	480-773-9290
15. Terra Schaad	9250 E Arabian Park Dr Scottsdale	480.510.6296
- Cecile Delaney	15702 Scottsdale-	

January 30, 2016 Neighborhood Open House – Austerman Ranch

Attendees:

- | | | |
|---------------------------|--|---|
| a) Jeff Mongan | 11123 E Ironwood Dr (85259) | 480-664-1314 /jmongan@ |
| | Athens devco.com | |
| b) Toby Block | 9915 N 111 th Pl | 602-451-8808 |
| c) Lynn & Larry Brown | Scottsdale Ranch | |
| d) Chris Newland | | razldazl_az@msn.com |
| e) Alin landl | 9880 N 111 th Pl (85259) | 480-272-4555 |
| f) Barbara & Andee Abbate | 11051 E Fanfol Ln | barbarajabbate@cox.net / 480- |
| | 391-3409 | |
| g) Cheri Bacon Tubb | 10952 E Fanfol Ln | betcam3@aol.com |
| h) Lauren Blumer | 10922 E Fanfol Ln | 480-860-0494 |
| i) Sara Stevens | 9880 N 110 th St | 480-694-3739 |
| j) William Prophet | | 347-323-1964 / |
| | wprophet2@gmail.com | |
| k) Tom Nielson | | 617-945-4585 / |
| | tmnielson25@gmail.com | |
| l) Shelley Ebel | 9836 N 110 th St (85259) | flyingfoxfarm@cox.net |
| m) Andrew Borushik | 10220 N 110 th St (85259) | 480-664-4813 / |
| | amboru@yahoo.com | |
| n) Jim & Gayla Aranzini | 9666 N 106 th Ct | 480-773-9290 |
| o) Terra Schaad | 11250 E Arabian Park Dr | 480-510-6296 |
| p) Cecile Falanico | | |

(19 signed in)

Attachment D. Written Comments Received at Open House

Your Comments and Suggestions:

January 30, 2016 Austerman Ranch Open House

Name: Shelley Ebel (close neighbor)

Address: 9836 N 110th St

Contact Information:

Comments: They do not have significant dust.

(transcribed by DH)

Attachment E. Other Correspondence



Date: Saturday, January 30, 2016 1:48 PM
From: Ceda Austerman <cedaausterman@cox.net>
To: donh1211@cox.net
Cc: Matt Austerman <austermanmatt@gmail.com>
Subject: Fw: Thank you do meeting with me today

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

From: "Gwendolyn Whitfill" <gwhitfill@mac.com>
To: "Ceda Austerman" <Cedaausterman@cox.net>
Sent: Saturday, January 30, 2016 2:42 PM
Subject: Thank you do meeting with me today

Ceda,

Thank you for letting me stop by earlier since we couldn't make the open house. It was a pleasure to meet Don and talk about all the plans for your property. Like I said we haven't witnessed any issues with the dust since you made improvements. Of course, normal dust will be present due to us living in the desert and the amount of land and dirt you have, but there hasn't been anything excessive. I am excited about the clean up you have done over the past year and the property is looking very nice. I think the addition of an enclosed barn and a covered arena with a sprinkler system will also be a great addition that will help the property value and help with dust and fly control. I am especially excited about the landscaping plans to improve the properties look from 110th street as well as from our property. Please keep us updated on any future plans and thank you for being very open to explain anything we inquired about.

Best regards,
Your neighbor, The Whitfill's



Date: Monday, January 18, 2016 9:31 AM
From: Ceda Austerman <cedaausterman@cox.net>
To: dhadder85@gmail.com, donh1211@cox.net
Subject: LORI BRIDWELL LETTER

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

From: info@cowboycollege.com
To: Cedaausterman@cox.net
Sent: Monday, January 18, 2016 9:03 AM
Subject: Horses at this address

To whom this may concern. Lloyd Bridwell ran a cowboy horse camp at 9840 N 110th street in 1998 and 1999. He had around 45 horses there for 2 years. This area has always been a horse area, and has always had horses on this property as long as we can remember. He also ran a horse facility for 12 years on 110 and Shea blvd from 1986 to 1998 and have watched horses be at the 9840 N 110th street since that time also. Please feel free to call me at 480-471-3151 if you have any questions about horses being on that property for as long as I can remember.
Lori Bridwell

"The Cowboy knew his life had a purpose. It was a gift from God. To be Steward of the land, livestock and the people he loved."

Arizona Cowboy College
Lorill Equestrian Center
30208 N. 152nd ST.
Scottsdale, AZ 85262
480-471-3151
info@cowboycollege.com

Attachment F. Site Posting

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: January 30, 2016

Time: 11:30 AM to 1:00 PM

Location: 9840 N. 110th Street, Scottsdale, AZ 85259

**Site Address: 9838/9840 N. 110th Street
Scottsdale, AZ**

Project Overview:

- Request: Conditional Use Permit
- Description of Project and Proposed Use: Proposed Ranch Use Permit
- Site Acreage: 5 acres
- Site Zoning: R43

Applicant Contact:

Ceda Austerman 480-745-9418
cedaausterman@cox.net

City Contact:

Jeff Barnes 480-312-7000
jbarnes@scottsdaleaz.gov

Pre-Application #: 989-PA-2015 Available at City of Scottsdale: 480-312-7000

Project information may be researched at:

<http://www.scottsdaleaz.gov/projects/>

Posting Date: 1/14/16

-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal

Attachment G. Map of Area of Letters Sent and Attendees of Open House

Crosshatched areas are locations of attendees at the open house that listed their address. Note that there were two that came who were outside of the mailing area and also note that one attendee came from a neighborhood east of 112th St.

