

# Case Research

Wants Jesus Merillo



# Pre-Application Request

### Purpose:

The purpose of the Pre-Application submittal, and meeting, is for the applicant and City Staff to discuss a proposed Development Application, and the information and process that is necessary for City Staff to process the proposal.

In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with City Staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

### Submittal:

The completed Pre-Application request form, all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road; or, may they be submitted digitally at following website:

<https://eservices.scottsdaleaz.gov/eServices/PreApps/Default.aspx>

All checks shall be payable to "City of Scottsdale."

### Scheduling

After the Pre-Application packet has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

Project Name: <u>Diamond L Ranch</u>	
Property's Address: <u>9838/9840 N. 110th St. Scottsdale</u>	APN: <u>85259</u>
Property's Zoning District Designation:	<u>217-34-021 L</u> <u>217-34-021 K</u>
Property Details:	
<input checked="" type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other	
Has a 'Notice of Compliance' been issued? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No     If yes, provide a copy with this submittal	
Owner: <u>Ceda Miles Larkin Family Trust</u>	Applicant: <u>Ceda Larkin Austerman</u>
Company:	Company:
Address: <u>9838 N. 110th St.</u> <u>9840 N. 110th St. Sols 85259</u>	Address: <u>9840 N. 110th St. Sols A85259</u>
Phone: <u>480-745-9418</u> Fax:	Phone: <u>480-745-9418</u> Fax:
E-mail: <u>cedaausterman@cox.net</u>	E-mail: <u>cedaausterman@cox.net</u>
Owner Signature: <u>Ceda Miles Larkin (Trustee)</u>	Applicant Signature: <u>Ceda Vauki Austerman</u>
Official Use Only	Submittal Date: <u>10-22-15</u> Application No.: <u>989</u> -PA- <u>2015</u>
Project Coordinator: _____	



# Pre-Application Request

## Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input checked="" type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions (PP)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Subdivision (Minor) (MD)	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions (PE)	<input type="checkbox"/> Single-Family Residential
<input type="checkbox"/> Minor Amendment (MA)		<input type="checkbox"/> Other

### Submittal Requirements: (fees subject to change every July)

Pre-Application Fee: \$ 87.00  
(No fees are changed for Historic Preservation (HP) properties.)

Records Packet Fee: \$ \_\_\_\_\_  
Processed by staff. The applicant need not visit the Records desk to obtain the packet.  
*(Only required for ZN, II, UP, DR, PP, AB applications, or otherwise required by Staff)*

Application Narrative:  
The narrative shall describe the purpose of the request, and all pertinent information related to the request, such as, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.

Property Owner Authorization Letter  
*(Required for the SA and MS Pre-Applications)*

Site / Context Photographs

- Provide color photographs showing the site and the surrounding properties. Use the guidelines below for photos.
- Photos shall be taken looking in towards the project site and adjacent to the site.
- Photos should show adjacent improvements and existing on-site conditions.
- Each photograph shall include a number and direction.
- Sites greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
- Photos shall be provided 8 1/2 x 11 paper, max. two per page.



Other

- *The following list of Additional Submittal Information is not required for a Pre-Application meeting, unless indicated below by staff prior to the submittal of this request.*
- *Applicants are advised to provide any additional information listed below. This will assist staff to provide the applicant with direction regarding an application.*

### Additional Submittal Information

- Site Plan
- Subdivision plan
- Floor Plans
- Elevations
- Landscape plans
- H.O.A. Approval letter
- Sign Criteria Regulations & Language
- Material Samples – color chips, awning fabric, etc.
- Cross Sections – for all cuts and fills
- Conceptual Grading & Drainage Plan
- Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
- Boundary Survey (required for minor land divisions)
- Areal of property that includes property lines and highlighted area abandonment request.
- One copy of the recorded document for the area that is requested to be abandoned. Such as: subdivision plat, map of dedication, GLO (General Land Office) federal patent roadway easement, or separate dedication document. A copy of most recorded documents to be abandoned may be purchased at the City of Scottsdale Records Dept. (480-312-2356), or the Maricopa County Recorder's Office (602-506-3535). A copy of the General Land Office (GLO) federal patent roadway easement may be purchased from the Bureau of Land Management (602-417-9200).

## Planning and Development Services Department

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

Our five acre horse property has been and currently is a horse facility. It has been used as a horse ranch for over forty years.

We have boarded and trained horses here, as have all the previous owners.

We are in a great location in Scottsdale for horse owners to enjoy their horses, close to the riding trails and WestWorld. Our five acres is next to Flying Fox Farm, which also boards and trains many horses.

We would like to build up our current facility to have an additional barn and more pens. The barn and pens will be added on the south side of the property, next to the existing Flying Fox facilities. We will also add a covered arena in the future and use part of our open space for another outdoor arena.

The drainage, parking and design will remain basically the same as we have now, because it works well. We will be planting more trees and adding landscaping.

Our current facilities works efficiently and we want to add to and improve what we have.

We look forward to remaining true to Scottsdale's heritage as "The West's Most Western Town."

217-34-021K  
94/684364  
(9838)

217-34-021L  
94/684364  
(9840)

Our  
property ↗  
  
Flying Fox  
& Farm ↘

RAW 4934/535

N 110TH ST

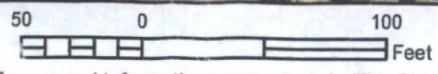
6435/149

30'

W.D. V  
91/509746

6435/149

E TURQUOISE AV  
TRACT "A" 26'D.E.



Notice: This document is provided for general information purposes only. The City of Scottsdale does not warrant its accuracy, completeness, or suitability for any particular purpose. It should not be relied upon without field verification.

45,000 ↓

43,000 ↓

52,000 ↓





# 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